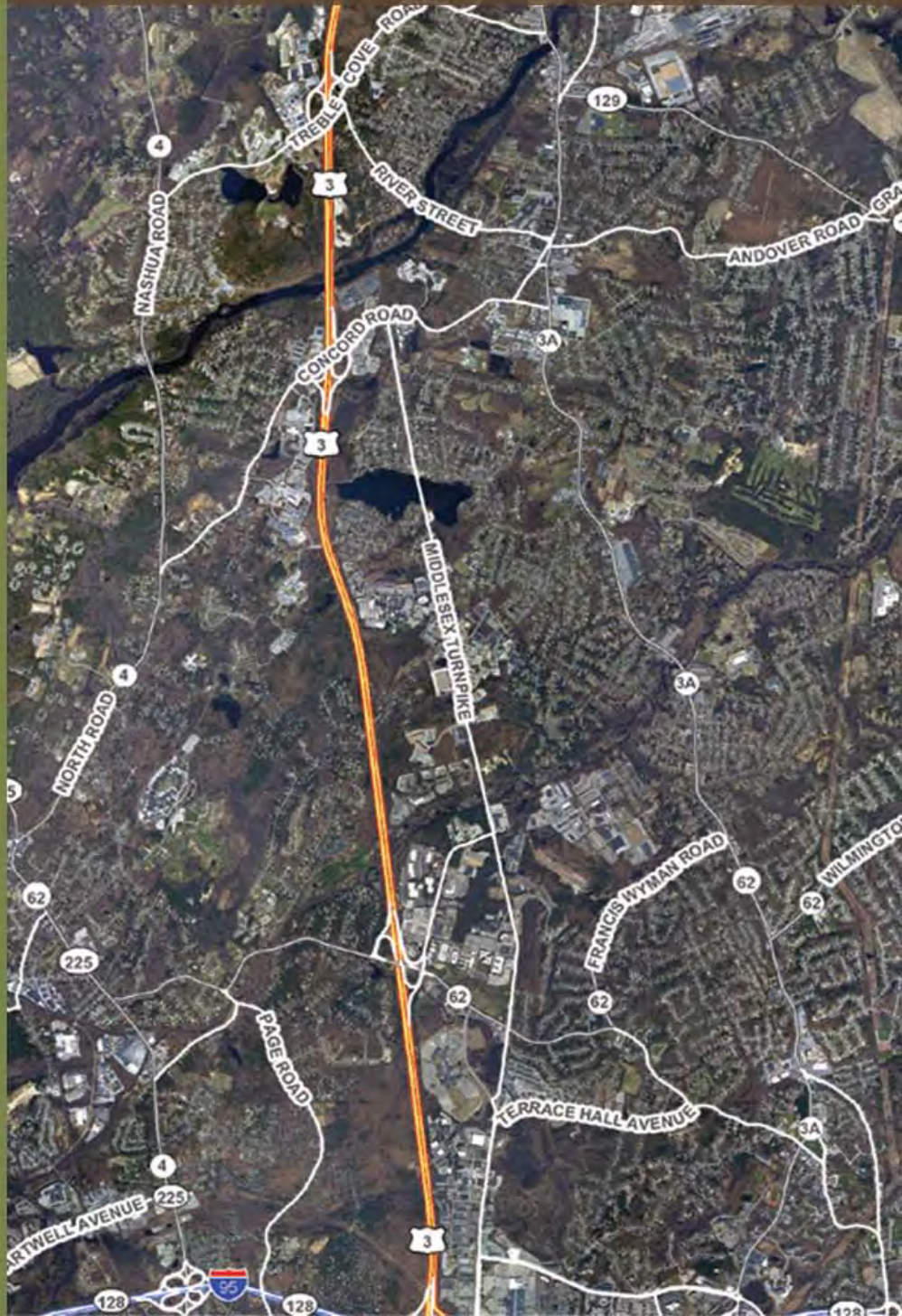


Route 3 Corridor

Infrastructure Analysis for
the Towns of Bedford, Billerica, Burlington
and Chelmsford and the City of Lowell

Report

February 2010



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Executive Summary

The Route 3 Corridor Study area, consisting of the Towns of Bedford, Billerica, Burlington, Chelmsford and the City of Lowell, represents a major segment of the economic base of the Commonwealth of Massachusetts. The corridor is typically not perceived as a regional entity by businesses seeking development locations and is often overshadowed by other areas. Even though much of the corridor has experienced significant development, it nonetheless possesses great potential for further economic development. While the bulk of the corridor's future development will be in the form of infill development, redevelopment, and consolidation of unutilized or functionally obsolete properties, this study has also identified several undeveloped sites.

Even though much of the Route 3 Corridor has experienced significant development, it nonetheless possesses great potential for further economic development.

The five area communities share in common the Route 3 Corridor as a major transportation link and they share similar challenges for continued economic growth. Additionally there are unique issues confronting each community that must be resolved to achieve economic development objectives. The issues range from those which can be locally addressed to those which require action at the intermunicipal, regional, and state level. The issues are primarily focused around wastewater disposal capacity and transportation, as they relate to the sites analyzed in this study and their potential for economic development.

Wastewater Disposal Capacity

Wastewater disposal capacity is an issue each community faces in common. Each community needs to achieve reduction in current wastewater flow via inflow and infiltration (I&I) reduction, combined sewer overflow (CSO) reduction, or water conservation measures as a prerequisite for additional flow capacity from new development. Additionally, there are portions of the Town of Billerica lacking sewer service which significantly hampers development. This report identifies these areas and projects order of magnitude costs for improvements.

While the communities are actively pursuing resolution, there are issues which remain outside of their reach. For example:

- No amount of I&I reduction in Burlington will solve sewer flow capacity issues if other communities, downstream in the Massachusetts Water Resources Authority (MWRA) system, do not take steps to reduce I&I. Chelmsford, which is served by the Lowell Regional Wastewater Utility, is reaching its limits in allocated capacity. Lowell is unable to increase capacity as it is under order by the federal government to reduce its CSO. Therefore, Chelmsford can only accommodate additional flow from development with a corresponding reduction in water consumption through water conservation measures.
- Billerica is nearing its permitted capacity at its local wastewater treatment facility. Billerica has prepared a wastewater management treatment plan to increase capacity of its facility. Additionally, there are potential sites in Billerica which are not currently served by the sewer system. As the northern portion of Billerica (which is lacking sewer service) borders south Chelmsford near the Route 129 interchange on Route 3, the potential for an intermunicipal approach for wastewater treatment should be examined.

Transportation

Route 3, which is the spine of the Corridor Study area, has recently been upgraded by the Commonwealth of Massachusetts and should be able to accommodate demands for the foreseeable future. However, certain road segments and intersections have been identified for improvements and upgrades to accommodate future demand. Conceptual level traffic improvement costs have been identified, and are presented in Section 4 of this report.

Development Sites

This study presents an inventory of approximately 200 parcels which represent approximately 50 development sites. The sites have been rated as “high,” “medium,” or “low” representing their “readiness” as candidates for consideration as 43D sites.

The sites rated in this report as “high” are candidates as 43D sites.

The number of parcels and sites identified in this study precluded a detailed analysis of the build-out potential associated with each site. Such an analysis could serve as the basis in evaluating the economic benefit in terms of tax revenue and increased employment associated with the development of each site. This would assist decision makers in evaluating the economic benefit associated with the capital expenditures identified in this report.

The site and parcel data presented herein is a valuable tool in establishing an inventory of the Route 3 Corridor's economic development potential. Its value could be augmented with the incorporation of the potential build-out and economic benefit estimates into a dynamic interactive database to assist public decision makers in the strategic deployment of capital investments and the potential return in terms of jobs and tax revenue. Such a database would also assist in efforts to market the Route 3 Corridor.

1. Introduction

Project Purpose

This Route 3 Infrastructure Analysis (referred to as the Route 3 Corridor Study), commissioned by the Commonwealth of Massachusetts, examined the potential for economic development of underutilized real estate by identifying and evaluating constraints that may hamper expansion of properties served by Route 3, the Middlesex Turnpike, and the Lowell Connector. The study focused on identifying and evaluating underutilized sites, including vacant or underdeveloped land, developed land with obsolete and/or deteriorated improvements, and land which may not have been previously considered as a candidate for economic development. Overall study results will determine the barriers to expansion in the Route 3 Corridor Study area and recommend means of overcoming them.

Route 3 Corridor Funding

The Route 3 Corridor Study was funded by a grant from the Commonwealth's Interagency Permitting Board, Chapter 43D Technical Assistance Program. Under the MGL 43D Priority Development Sites and Expedited Permitting program, communities, having the consent of the property owner, may designate certain properties that are zoned commercial, industrial, or mixed use, and that have the capacity to be developed with a minimum of 50,000 sf of building area,

as Priority Development Sites (PDS). Sites receiving this designation are considered priority for development by the host municipality pledging a commitment to complete the local permitting process in fewer than 180 days.

The Town of Billerica, which initiated this process and secured the study funding, has enlisted the participation of the Towns of Bedford, Burlington, and Chelmsford, and the City of Lowell. These communities have previously worked together in promoting economic development along the Route 3 Corridor. The collaboration of the neighboring Route 3 Corridor communities will enhance the prospects of resolving regional impediments to growth in this area.

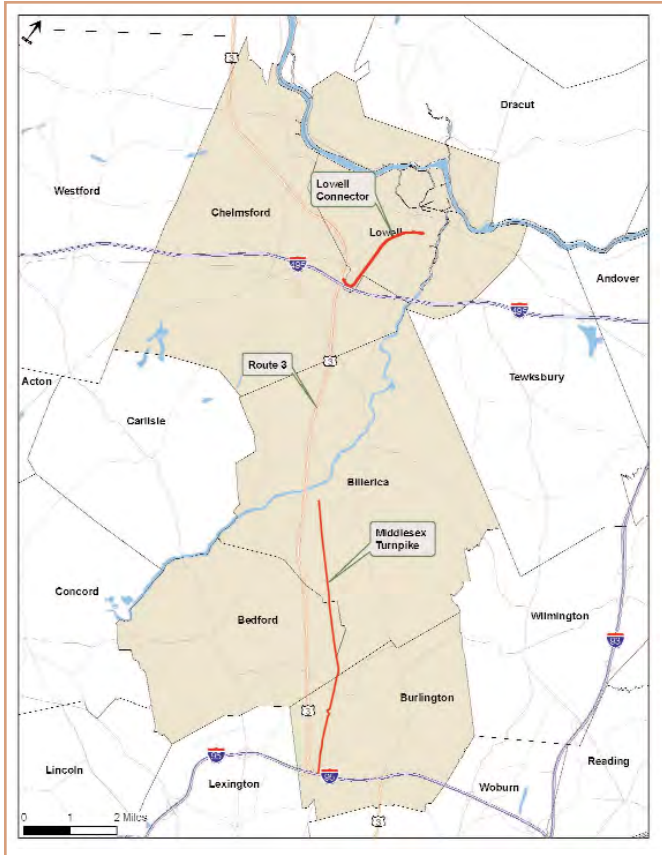
Study Objectives

The Route 3 Corridor Study objectives are to:

- Identify sites that may be candidates for consideration as 43D Priority Development Sites.
- Describe and inventory the characteristics of the sites.
- Identify impediments that potentially hinder the development of the sites.

- Assess the availability/adequacy of infrastructure serving the sites' water, sewer, utilities, and roadways.
- Identify areas of possible intermunicipal cooperation to promote economic development of the sites.
- Recommend infrastructure improvements/upgrades/extensions which may eliminate obstacles to development.
- Identify regulatory strategies to facilitate development.
- Provide conceptual cost estimates associated with recommended capital improvements.
- Develop an implementation strategy and specific actions to be taken.

Route 3 Infrastructure Analysis – Bedford, Billerica, Burlington, Chelmsford, and Lowell, Massachusetts



2. Project Context

Precise project boundaries were not defined. Instead, a potential site's accessibility to Route 3, the Middlesex Turnpike, and/or the Lowell Connector was considered to be the determining factor in defining the extent of the study area. As noted below, the study incorporated a large area:

- The Route 3 portion extends 11.2 miles and contains five exit ramps.
- Middlesex Turnpike is a major arterial route which runs parallel to Route 3 and serves as a major access link to many of the sites in the study area. The Middlesex Turnpike extends 5.95 miles from its intersection with Interstate 95 (Route 128) to its terminus at Concord Road in Billerica.
- The Lowell Connector is a major access point to the City of Lowell. The Connector has four exits including its terminus at Gorham Street and extends 2.8 miles.

Project Area

The project area encompasses Route 3 from its intersection with Interstate 95 (Route 128) in Burlington and extends to its intersection with, and includes, the Lowell Connector. The project area, referred to as the Route 3 Corridor Study area, includes Middlesex Turnpike which runs parallel to Route 3 from its intersection with Interstate 95 (Route 128) to its terminus in Billerica at Concord Road.

During the first half of the 19th Century, the Middlesex Canal offered the most efficient means of transporting goods between Boston and Lowell. The canal operated from 1793 to 1853.



still exist today, provided a quicker and more efficient transportation link than the Middlesex Canal.

With the rise of the automobile and truck transport, the Route 3 Corridor has picked up the mantle and now provides the dominant transportation access and anchoring for the study area.

Route 3 is the major highway servicing the northwest corridor from Interstate 95 (Route 128) circumferential to New Hampshire. The highway recently underwent major renovations and upgrades along its entire length from Route 128 to the New Hampshire border.

Transportation Network Background

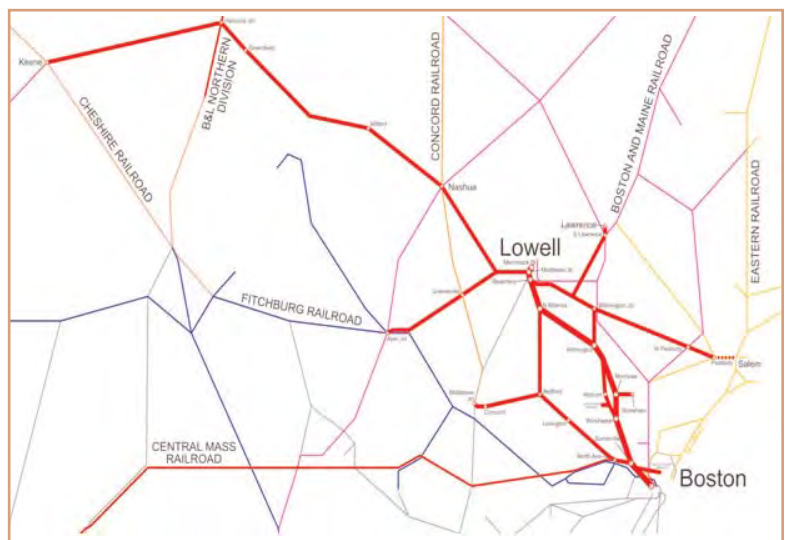
The Route 3 Corridor Study area is the contemporary manifestation of a succession of transportation systems connecting the City of Lowell and the Boston Metropolitan region. Due to its available hydropower, the City of Lowell developed as a textile manufacturing center. Consequently, transportation linkage to Boston was a critical factor for access to raw materials, and the shipment of finished goods to market.

During the first half of the 19th Century the Boston to Lowell transportation link was accommodated by the 27-mile Middlesex Canal which ran parallel to portions of current Route 3 in Billerica, Chelmsford, and Lowell.

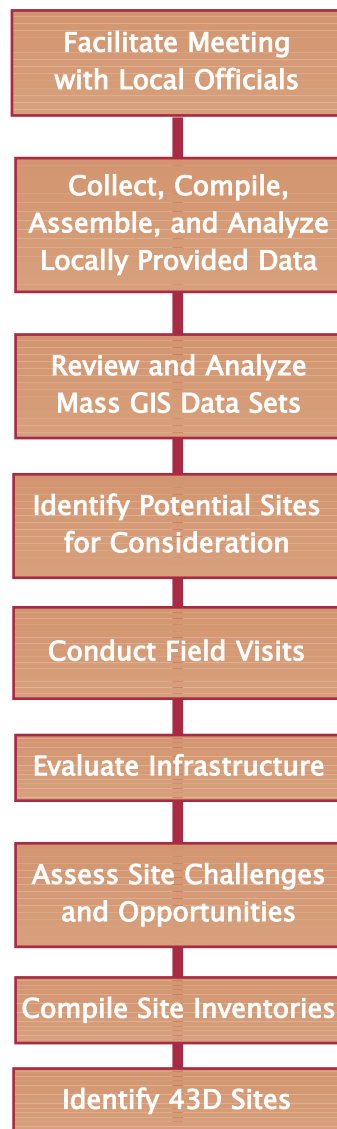
The Middlesex Canal fell victim to railroad development in the mid-1800's. The steam engine locomotive enabled rail transportation to become the dominant transportation mode until the advent of the automobile in the 20th Century. The Boston Lowell Railroad, whose rail lines

Corridor Branding

Concurrent with this Route 3 Corridor Study, the Commonwealth has funded a branding / market study for the area. The study purpose is to assist the five communities in establishing a Route 3 brand or identity, and to develop a strategy to effectively promote and market the corridor as a desirable location for business. Efforts will be focused on what makes the Route 3 Corridor unique from other communities in the Commonwealth.



The Boston to Lowell Railroad line had a historic role in the Route 3 Corridor.



Shown above are the key steps conducted during this project from data collection to site selection, and development of the rating criteria.

3. Methodology

Working with the Corridor Study communities, BSC Group developed a project approach and scope of services to respond to the work plan outlined in the solicitation for the Route 3 Corridor Study.

BSC developed a methodology to undertake the Corridor Study in an efficient and effective manner using community resources and available data sources.

Facilitate Meeting with Local Officials

For coordination purposes, each community was asked to designate a point of contact with BSC Group. An initial meeting was convened with the designated representatives of each community and BSC staff for these purposes:

- Detail the work plan and schedule for the Route 3 Corridor Study.
- Distribute and review a data inventory request form to be used for providing site data and/or for identifying the appropriate department or staff person to be contacted for the requested data.
- Identify any properties which the community representatives thought should be included in the Route 3 Corridor Study.

- Discuss certain unanswered questions relative to the study. Specifically, were there any expectations regarding the number of sites to be included in the analysis or should each community have the same number of sites examined? It was decided that the analysis itself should determine the number of sites. Additionally it was decided that in the case of individual parcels, which are adjacent to one another or are closely located with shared infrastructure and access, that they be treated as a single site for the purposes of this analysis.

Collect, Compile, Assemble, and Analyze Locally Provided Data

Subsequent to the initial meeting BSC conducted individual meetings with representatives of each community. The purpose of the follow-on meetings was to gather data from the community data request forms and meet with the responsible local officials to discuss concerns and constraints which might impede economic development within the study area. These meetings were helpful in assembling the requisite data and in identifying issues in the community which may affect development. These meetings also provided the contact information to access the communities' GIS and assessors' data in a digitized format which greatly assisted the compilation and analysis of data on a parcel by parcel basis. At these meetings, community representatives also offered suggestions for properties which might be considered as part of the study.

Review and Analyze Mass GIS Data Sets

In addition to locally provided data, BSC utilized the data sets available for each community from the Massachusetts GIS database. This data augmented the locally provided data in completing the assemblage of all information.

Identify Potential Sites for Consideration

Upon completion of the data gathering and initial analysis, BSC conducted a second round of community meetings to present the sites

Individual parcels with shared infrastructure and access were treated as a single site.

which were identified as possible candidates for inclusion in the study. These meetings were not part of the original scope of work, but were viewed as an essential step in vetting the properties identified thus far and gaining further feedback in terms of deletions, additions, and corrections to the property list. As the individual parcels numbered approximately 200, the data was assembled in a database format. Additionally, parcels which were adjacent to one another or shared common infrastructure were sorted and grouped together. By doing so, the number of "Development Sites" was reduced to a more manageable number of about 50 sites.

Conduct Field Visits

BSC staff performed site visits to gain an on-the-ground assessment of the sites and their surroundings. Through these inspections, BSC was able to gain a greater understanding of each property and its potential for development.

Evaluate Infrastructure

The approximate 50 resulting sites were examined and evaluated in terms of their natural features, access, infrastructure availability, and zoning. An inventory of each parcel was developed which encompassed over 40 data fields.

Assess Site Challenges and Opportunities

To fully assess the site challenges and opportunities, the same criteria were considered for each of the sites. These include:

- Ability to support a building greater than 50,000 square feet
- Relative cost of site development

- Zoning and regulatory considerations
- Infrastructure availability or cost to make available
- Assemblage and ownership issues
- Natural features (wetlands, slope, shape, soils, water bodies)
- Adjoining sensitive uses
- Access/traffic

Compile Site Inventories

Following the site assessments, the site inventories were evaluated for each community and then ranked as high, medium, or low priority based on criteria previously listed. The ranking is to assist the communities in establishing planning priorities to address the actions (public and/or private) which must be taken to foster development of the sites thereby increasing the economic base and creating / retaining employment in the study area.

The high, medium, or low ranking of the corridor wide sites indicates the “market readiness” of each site.

Identify 43D Sites

The noted ranking of the site inventories resulted in 15 sites receiving a "high" rating. These sites were assessed as being "most-ready" to be promoted as 43D sites. The "medium" and "low" ranked sites could also become 43D sites, but were considered to be "less-ready" because of existing impediment(s).

In this section

- Community Overview
- Utility Summaries
- Transportation
- Environmental
- Site Ratings

4. Community Overview

The Corridor Communities

The five communities in the Route 3 Corridor Study area share a connection to some regional resources, and all the communities face some similar challenges to economic development. However, each community also has its own unique footprint, deals with different concerns, and must address both regional and local issues to take advantage of opportunities for future economic development.

Overview of Each Community

Relevant statistics for each community are shown in the following table. The total area encompassed by the five communities represents approximately three percent of the Commonwealth's total population. Both Billerica and Burlington are on the Commonwealth's list

of top 30 cities and towns gaining the most population between 2000 and 2008.

A summary listing of sites, including parcel(s) which comprise each site, is provided at the end of this section. Following the site listing, are aerial views of each community's area within the study. The aerial views show all of the parcels evaluated in this study. Individual parcels may form a single site; in other cases, multiple parcels are assembled to form a single site.

Community-specific information is as follows:

TOWN OF BEDFORD

The economic base in the Town of Bedford is largely located within six areas, only one of which, the Middlesex Turnpike--located east of Route 3, falls within the limits of this study.

Community	Population	Land Area sq. miles	Labor Force	Unemployment Rate
Bedford	12,996	13.87	6,899	6.2%
Billerica	37,609	26.39	23,378	8.4%
Burlington	23,302	11.88	14,324	7.1%
Chelmsford	32,383	23.18	18,937	7.4%
Lowell	103,439	14.54	50,837	11.5%
TOTAL	209,729	90	114,375	9.3%

Data sources: MA Department of Housing and Community Development, Community Profiles 2009, and Mass Executive Office of Labor and Workforce Development-Labor Force, Employment, and Unemployment, Nov 2009.

The Middlesex Turnpike area is serviced by the Route 62 exit (Exit 26) off Route 3. The business addresses in this area are located on Crosby Drive, Middlesex Turnpike, Oak Park Drive, Plank Street, Albion Road, Bedford Woods, and Wyman Road. This area is best described as a mature office/research and development park, and the dominant businesses include Mitre Corporation and Progress Software.

A significant issue impacting future economic development in this area of Bedford is the planned Middlesex Turnpike Phase II link which will widen and relocate a segment in Burlington through the Mitre Corporation athletic fields to link with Middlesex Turnpike north of its intersection with Crowley Road. More details of this project are included later in this section.

The majority of Route 3 Corridor economic development opportunities in Bedford consist of the construction of projects that have already been permitted and approved, reuse/redevelopment of vacant/obsolete buildings, or infill development. Of note is the 50-acre property at the intersection of Crosby Drive and Middlesex Turnpike, recently vacated by IBM, that contains surplus land area which could accommodate additional development on the site.

Region-wide increased wastewater capacity will expand economic opportunities like the Route 3 roadway improvements did in terms of vehicle capacity and safety.

TOWN OF BILLERICA

Containing almost five miles of Route 3 and having access via three ramps, the Town of Billerica occupies the greatest stretch of land along the corridor. Billerica has one approved 43D site, the EMD Serono site, located at 45 Middlesex Turnpike, which has recently completed a major expansion of its facility.

Commercial and industrial properties represent nearly 24% of the town's accrued real estate value. With a split tax rate, the economic base supports a large share of the cost for local government and education.

With much of its industrial and commercial properties previously developed, there is limited undeveloped land remaining. Many development opportunities are in the form of in-fill development or redevelopment of underutilized or obsolete properties.

Among the most significant issues that need to be addressed are water availability and wastewater capacity.

While Billerica has been receptive to new development initiatives in the past, the town, according to local officials, has become more circumspect towards new development, subjecting applications to more rigorous scrutiny. This trend poses challenges for economic development planning. For example, a recent initiative to create a mixed-use zoning district for Billerica Center was defeated at town meeting in part due to public trepidation that it may spur unwanted development.

TOWN OF BURLINGTON

Burlington is the gateway community to the Route 3 Corridor Study area where it intersects with Interstate 95 (Route 128). In addition to its presence on Route 3 and the Middlesex Turnpike, Burlington also benefits from its exposure on Route 128 (Interstate 95).

With respect to local initiatives that impact development, the Planned Development District (PDD) overlay in the Burlington zoning bylaw has been used to customize zoning requirements and meet the development objectives of individual sites thereby fostering creativity and innovation in site planning. Burlington is also unique with its off-street parking requirements which set a maximum number of spaces instead of a minimum number of spaces.

Through the PDD process, a developer presents the community with a site development master plan in addition to proposed customized development standards for review and approval by town meeting. If adopted, a subsequent specific development plan is submitted for consideration which complies with the approved master plan and development provisions as a prerequisite for the issuance of a special permit by the Planning Board.

Burlington has one designated 43D site in Northwest Park, a proposed redevelopment of 2,100,000 sf of commercial space. The PDD process was used to establish a master development plan for Northwest Park.

Although not recommended as a high priority site, of particular note in Burlington is a 244-acre portion of the town which juts out to the west side of Route 3. This property, actually comprised of multiple parcels, is generally known as the "landlocked" parcel, is owned by the Town of Burlington, and has been the subject of preliminary interest for a significant mixed-use development.

TOWN OF CHELMSFORD

Chelmsford, like Billerica, has extensive frontage along Route 3, however only the 2.2 mile portion south of the Lowell Connector interchange serviced by one exit (Route 129) is within the study area. Despite the proximity to Route 3, I-495, and the Lowell Connector, many of the potential areas for development lack good accessibility. There is one 43D site in Chelmsford located just beyond the study area boundaries at 45 Katrina Road, which is on the northwest quadrant of the Route 3/I-495 intersection.

Of particular concern to Chelmsford is its dwindling capacity for additional connections to its municipal sewer system. This severely limits the town's ability to attract new business, especially those with a heavy water demand.

Chelmsford has a single tax rate for all properties which makes the commercial property taxes among the lowest in the region. The predominant zoning designation for the Chelmsford properties in the study area is IA - Limited Industrial. The district allows numerous commercial light industrial uses but does not permit retail uses that might service the area employees. The available undeveloped sites are typically smaller in size and may require assemblage to accommodate buildings in excess of 50,000 sf.

CITY OF LOWELL

The Lowell Connector is the major highway access to the City of Lowell connecting it with Routes 3 and I-495. It measures 2.8 miles from its intersection with Route 3 and contains four exits along its length including its terminus at Gorham Street. There has been an upsurge of recent retail development along the Connector as evidenced by the redevelopment of the shopping center off Plain Street now anchored by Target and the Lowes Home Center under construction on Chelmsford Street off Industrial Avenue.

Unique to Lowell is its commuter rail station which is the only one located within the Route 3 Corridor Study area. Additionally, it is the only community with rail freight access to sites within the study area. As a mature urban area Lowell has a compact land use pattern unlike the other communities in this study.

There are two 43D sites in the City of Lowell. The Hamilton Canal District is located in the downtown area outside the study area and the former Prince property is in the study area.

As the City of Lowell is a mature community, the potential sites identified in this study are redevelopment or infill opportunities. As such, there is greater potential for environmental concerns based on previous or adjacent uses.

Community Utility Summaries

Utility information including water, sewer, electric, gas and telecom for each community is shown in the table below. As noted, the study area communities are generally well served with electric, gas, and telecom, however there are some areas with aging electrical infrastructure that suffer periodic outages, requiring users to maintain backup systems. More significantly, there are regional water and wastewater issues that impede the ability of the region to grow.

TOWN OF BEDFORD

Existing Conditions

The Town of Bedford is serviced by all major utilities and is well positioned for development in terms of utility services.

Domestic water service is through a combination of MWRA (approximately three quarters of town) and municipal water wells, and all areas of town are currently served. While no specific water system capacity information is available, the town

	BEDFORD	BILLERICA	BURLINGTON	CHELMSFORD	LOWELL
GAS	YES	YES	YES	YES	YES
Provider	KeySpan (National Grid)	KeySpan (National Grid)	KeySpan (National Grid)	KeySpan (National Grid)	KeySpan (National Grid)
Issues/Concerns	Age/Future Reliability	Age/Future Reliability	Age/Future Reliability	Age/Future Reliability	Age/Future Reliability
ELECTRICAL	YES	YES	YES	YES	YES
Provider	NSTAR	National Grid	NSTAR	National Grid	National Grid
Issues/Concerns	Age/Future Reliability	Age/Future Reliability	Age/Future Reliability	Age/Future Reliability	Age/Future Reliability
TELECOMMUNICATIONS	YES	YES	YES	YES	YES
Provider	NSTAR	National Grid	NSTAR	National Grid	National Grid
Issues/Concerns	None	None	None	None	None
WATER	YES	YES	YES	YES	YES
Provider	MWRA/Town	Town	Town	Chelmsford Water Commission	City
Issues/Concerns	None	Capacity for Large Users	None	Pressure; Three Commissions	Age
SEWER	YES	YES	YES	YES	YES
Provider	MWRA	Town	MWRA	Town (Lowell Regional Wastewater Utility)	City (Lowell Regional Wastewater Utility)
Issues/Concerns	Infiltration/ Inflow	I/I; WWTP Capacity	Infiltration/ Inflow (ACO)	Allocated Capacity	Combined Sewer; I/I

Each of the communities faces a range of utility issues whether it be aging utility infrastructure, lack of wastewater capacity, or a need for water conservation.

performs regular hydrant flow testing and all measured flow rates meet applicable requirements.

Sewer service in Bedford is provided by the MWRA. The town maintains a sewer inspection program (list) to identify I/I issues. This I/I list is provided to developers of projects requiring sewer connection and/or extension permits, and the town requires I/I removal at a four to one ratio to added sewer flows. Recent sewer system upgrades in the area of Middlesex Turnpike are expected to meet new development needs for the foreseeable future.

Electric service in Bedford is provided by NSTAR and is primarily on overhead wires with all utility poles owned by NSTAR. Street lights are owned by the town with power cable for street lights both underground and overhead.

Telecommunications and cable services are provided by all major carriers (Verizon, AT&T, RCN, Comcast, etc.) and are primarily located overhead using the NSTAR owned utility poles.

Natural gas service in Bedford is provided by KeySpan (National Grid).

While private utility service in Bedford is generally reliable, the age of some utilities presents some concern for future reliability.

Instituting an I/I bank in Bedford may be more attractive to developers considering projects in Bedford.

Potential Improvements

While there are no major utility improvements required in Bedford to stimulate economic development along the Route 3/Middlesex Turnpike Corridor, Bedford should continue to take full advantage of the MWRA's I/I Local Financial Assistance to actively identify and remove I/I in

order to maintain sewer capacity and avoid future sewer system issues that could negatively impact development in Bedford. In addition, Bedford may wish to create an "I/I bank" similar to that in Burlington from which developers could purchase I/I credits to meet the MWRA/Town required ratio of four gallons of I/I removal for each gallon of additional sewer flow for sewer connection and extension permits. While this "I/I bank" would require additional I/I removal on Bedford's behalf, it may be more attractive to potential developers as it may only require payment of a fee rather than active construction efforts by the developer.

TOWN OF BILLERICA

Existing Conditions

The Town of Billerica is serviced by all major utilities including water, sewer, gas, electric, and telecom.

Domestic water service is provided through a town system drawing from the Concord River and treated at Billerica's water treatment plant off Treble Cove Road with distribution throughout the town. Capacity of the water system is generally sufficient but may not be capable of providing for large-scale users such as major industrial or research water users. Billerica is currently approaching the limit of its withdrawal permit from the Concord River and has instituted water conservation efforts to regain capacity in the system. Some areas of Billerica have older infrastructure that may require upgrading or replacement to support large redevelopment efforts.

Billerica's sewer system capacity is a major concern for additional development in Billerica. The municipal sewer system does not extend to the entire town and capacity is shrinking due to an increased demand and requirements to reduce I/I. New sewer connections are required to remove I/I at a one to one ratio with added sewer flows. Capacity of Billerica's Letchworth Avenue Wastewater Treatment Plant is also of concern as current sewer flows are near plant capacity.

Billerica has begun the process of permitting additional wastewater treatment plant capacity and discharge to the Concord River in order to meet its projected future sewer needs.

Electric service in Billerica is provided by National Grid and is primarily on overhead wires.

Telecommunications and cable services are provided by all major carriers (Verizon, AT&T, RCN, Comcast, etc.) and are primarily located overhead.

Natural gas service in Billerica is provided by KeySpan (National Grid).

Like Bedford, some of the private utilities in Billerica are older, which, if left alone, could pose future reliability issues.

Potential Improvements

The Town of Billerica is currently working to address its large-scale (town wide) water and sewer issues. As discussed previously, Billerica has instituted water conservation efforts to regain capacity under its current withdrawal permit from the Concord River, going so far as to codify these conservation efforts in the Billerica General By-Laws. Efforts must continue to be made to ensure that these conservation efforts are being enforced and measurements must continue to be taken to determine their effectiveness. If it is determined that these conservation efforts are insufficient to meet projected future needs, Billerica will have to investigate options to increase its available water supply. As additional surface water withdrawal from the Concord River is unlikely, sources such as groundwater wells and connections to, and intermunicipal supply agreements with surrounding communities will need to be investigated.

Sewer system capacity, particularly in the Towns of Billerica and Chelmsford emerged as the primary issue associated with future development of the Route 3 Corridor.

As also previously discussed, the Town of Billerica has initiated efforts to expand wastewater treatment plant capacity and discharge permit limits to meet its projected future sewer needs. While the expanded capacity and discharge limits will be sufficient to support future growth within Billerica, on a regional basis, Billerica

may wish to jointly investigate sewer capacity with the Town of Chelmsford since the southeastern portions of Chelmsford also need service, thereby providing a solution to sewer capacity issues in both communities. If this type of expansion were pursued, it would require intermunicipal agreements and possibly an Inter-Basin Transfer Act review by the Massachusetts Water Resources Commission.

While municipal sewer service extends throughout the majority of Billerica, some areas are currently serviced by only on-site septic systems. In fact, two particular areas of this study are within these non-sewer serviced areas. The first is Rangeway Road east of Route 3 to Route 129 (Chelmsford Road), and the second is Rangeway Road west of Route 3 to Sterling Road and Sterling Road to Esquire Road.

■ Rangeway Road East of Route 3 –

Installing municipal sewer would provide service to existing businesses and homes in the area including the northern portion of the Holland (Used Auto Parts) site analyzed in this study. This improvement would require the installation of approximately 1,000-feet of 8-inch PVC sewer main at a minimum slope of 0.4% and approximately six to eight sewer manholes. This new main could connect to an existing main in Route 129 (Chelmsford Road). While additional study and design would be needed to deter-

mine whether or not a pump station would be required to connect to the main in Route 129, based on available topography, there is sufficient change in surface elevation to accommodate the slope in the pipe. An order of magnitude construction cost for this improvement is approximately \$300,000 assuming no pump station is required and approximately \$600,000 if a pump station were necessary.

- **Rangeway Road West of Route 3 and Sterling Road** – Installing municipal sewer in this area would provide service to existing businesses including the northern portion of the Republic Road site analyzed in this study. This improvement would require the installation of approximately 1,600-feet of 8-inch PVC sewer main at a minimum slope of 0.4% and approximately 11-14 sewer manholes. This new main could connect to an existing main in Esquire Road. While additional study and design would be needed to determine whether or not a pump station would be required to connect to the main in Esquire Road, based on available topography there appears to be sufficient change in surface elevation to accommodate the slope in the pipe. An order of magnitude construction cost for this improvement is approximately \$500,000 assuming no pump station is required and approximately \$800,000 if a pump station were necessary.

Rangeway Road (both east and west of Route 3) businesses and residents would benefit from municipal sewer service.

TOWN OF BURLINGTON

Existing Conditions

The Town of Burlington is serviced by all major utilities and stands in excellent overall shape

in terms of utility services for development. Domestic water service is through a municipal system and all areas of Burlington are currently served. The Town of Burlington estimates that there is approximately 600,000 gpd capacity remaining on its 3.9 million gpd withdrawal permit, not including permitted but unbuilt projects. Burlington maintains emergency water connections with the MWRA, Lexington, Wilmington, and Billerica.

Sewer service in Burlington is provided by the MWRA. Burlington has been under an Administrative Consent Order (ACO) from the Massachusetts Department of Environmental Protection (DEP) for I/I removal since 1986. The ACO has been amended numerous times and according to town officials may be lifted in the near future due to Burlington's successful I/I removal operations. Burlington DPW actively performs I/I removal projects and has a sewer bank of removal that can be sold to developers to meet the five to one I/I to new sewer flow ratio that Burlington requires. While Burlington has no specific sewer capacity issues, it is located at the upper end of the MWRA system so that capacity issues in downstream cities and towns at times cause issues in Burlington.

Electric service in Burlington is provided by NSTAR and is primarily on overhead wires.

Telecommunications and cable services are provided by all major carriers (Verizon, AT&T, RCN, Comcast, etc.) and are primarily located overhead.

Natural gas service in Burlington is provided by KeySpan (National Grid).

The age of some private utilities in Burlington may be of some concern. It has been noted that many businesses have installed backup generators in response to the frequency of power outages attributed to the aging overhead transmission lines which serve the community. While service is currently generally reliable, without upgrades/replacements it may become an issue in the future.

Potential Improvements

While there are no major utility improvements required in Burlington to stimulate economic development along the Route 3/Middlesex Turnpike Corridor, Burlington

should continue to take full advantage of the MWRA's I/I Local Financial Assistance to actively identify and remove I/I in order to maintain sewer capacity and continue to move towards a lifting of the ACO. In addition, Burlington should pursue means to eliminate sewer issues in downstream cities and towns, in an effort to eliminate back-up issues in Burlington. Based on the latest available I/I Local Financial Assistance Program Funding Summary available from the MWRA, several cities and towns downstream of Burlington do not appear to be taking full advantage of this program to reduce I/I in their sewer systems. As a starting point, Burlington should work with the MWRA to convince these downstream cities and towns to use this funding to reduce I/I, increasing their sewer capacities and reducing the frequency and severity of system back-ups that ultimately impact Burlington. This may require significant political pressure and support from local state legislators should this approach be pursued.

TOWN OF CHELMSFORD

Existing Conditions

The Town of Chelmsford is serviced by all major utilities but the condition of some utilities poses obstacles to additional development. Chelmsford is split into three quasi-public water districts that operate independently of one another. Water capacity is generally sufficient, however some higher elevations of Chelmsford require pumps to meet fire protection flow rate requirements.

Sewer service is provided by a municipally owned system that discharges to the Lowell

The age of some private utilities in Burlington presents a future issue of reliability should the older utilities not be upgraded or replaced.

Regional Wastewater Utility (LRWU). While the sewer system is relatively new (approximately 25-30 years old) and is therefore expected to experience minimal I/I problems, Chelmsford is very close to its allocated sewer flows to the

LRWU. This sewer capacity issue and the expected inability to gain capacity from I/I reduction is one of the largest obstacles to further development in Chelmsford.

Electric service in Chelmsford is provided by National Grid and is primarily on overhead wires.

Telecommunications and cable services are provided by all major carriers (Verizon, AT&T, RCN, Comcast, etc.) and are primarily located overhead.

Natural gas service in Chelmsford is provided by KeySpan (National Grid).

Potential Improvements

The most pressing area for improvement is sewer capacity. As the LRWU does not have the ability to allocate additional sewer discharges to Chelmsford, an alternate means of discharge must be explored to increase its sewer capacity. There are long-term solutions to ultimately gain the ability to discharge more sewer flows, and shorter term solutions to reduce existing flows, essentially gaining capacity.

Short-term Options

Development in Chelmsford is stifled due to sewer capacity issues. Therefore, action must be taken to "gain" capacity by reducing existing sewer discharges. Two primary methods for reducing existing discharges are reducing I/I and implementing water conservation efforts.

While the Chelmsford sewer system is relatively new (25-30 years old), there still may be signifi-

cant I/I problems in the system. Chelmsford should undertake a system wide I/I study to determine the extent of I/I problems, and subsequently perform I/I reduction projects. In addition, if the I/I problem is large enough, Chelmsford may choose to require new developments wishing to connect to Chelmsford's sewer system to remove I/I at some rate higher than the proposed new sewer flows.

Chelmsford faces a greater wastewater capacity issue than any other community in the Route 3 Corridor, and should investigate all possible alternatives to gain capacity in the system.

Additionally, Chelmsford should encourage and enact water conservation measures to help reduce existing sewer flows. Chelmsford could provide assistance/guidance to residents and business owners wishing to reduce their water use. Options include encouraging, and possibly even incentivizing, use of low flow and automatic shut off plumbing fixtures for homes and businesses, as well as town-wide educational campaigns and conservation efforts.

Long-term Options

While reductions in current sewer flows will provide some relief from Chelmsford's sewer capacity issues, additional capacity for sewer discharges must be gained in the long-term. One option is to work in conjunction with the other cities and towns in the LRWU to study, design, and construct a second wastewater treatment plant for the LRWU, thereby expanding the total capacity of the system and gaining additional sewer discharges for each municipality. This second facility would also require additional collection system design and construction as well as significant

state and federal permitting. However, this type of intermunicipal/regional planning and cooperation would potentially make the project attractive to state, and possibly federal, funding sources. It would also have the advantage of keeping all of Chelmsford on one sewer system.

A second option is to pursue a joint effort with Billerica to expand its existing wastewater treatment plant to a size that could accommodate both Billerica's projected sewer needs as well as a portion of Chelmsford's. Since the Town of Billerica has begun studying an expansion of its wastewater treatment plant, this option would require an agreement between the towns in the near term. In addition, this option would require an intermunicipal agreement between the towns for sewer transfer and possibly an Inter-Basin Transfer Act review by the Water Resources Commission. This option would also require the construction of significant collection systems to carry sewer from Chelmsford to Billerica and would result in portions of Chelmsford being parts of separate sewer systems with potentially separate requirements, fees, etc. However, similar to the first option, this type of intermunicipal/regional planning and cooperation would potentially make the project attractive to state, and possibly federal, funding sources.

A third long-term option is the construction of a town-owned wastewater treatment plant in Chelmsford. In this option, the new wastewater treatment plant could either be sized to support all of Chelmsford or only a portion, with the rest remaining on the LRWU.

Chelmsford could provide technical guidance to homeowners and business owners letting them know how they can do their part to improve water conservation.

A final and least appealing option is to maintain currently allowed sewer discharge levels and require future developments in Chelmsford to provide on-site septic systems. This option would make Chelmsford less attractive to most developers due to the high costs of designing, constructing, and maintaining on-site septic systems.

CITY OF LOWELL

Existing Conditions

The City of Lowell is serviced by all major utilities with utility services for development available throughout the city. Domestic water is provided through a municipal system with sufficient capacity for the foreseeable future. Potential issues with the water system are the age of the system and a lack of redundancy in some areas of the city. While infrastructure reliability is not a current issue, it is a consideration for long-term planning and maintenance.

Sewer service is provided by the LRWU that experiences capacity issues during rain events as much of the city is still on a combined sewer/drain system. The LRWU has no ability to expand, so any additional sewer capacity must come from separation of sewer and drainage systems and removal of I/I. Replacing aging sewer systems and separating the sewer and drain systems have been recent priorities for Lowell with many separation projects completed or under way. The City of Lowell has additionally created capacity for redevelopments by requiring projects to maintain stormwater runoff on site, thereby removing it from the combined sewer systems. While the city has no additional sewer capacity to sell to other towns in the LRWU, to date sewer capacity has not been an impediment to development in Lowell.

Electric service in Lowell is provided by National Grid and is primarily on overhead wires.

Telecommunications and cable services are provided by all major carriers (Verizon,

AT&T, RCN, Comcast, etc.) and are primarily located overhead.

Natural gas service in Lowell is provided by KeySpan (National Grid).

The age of some private utilities in Lowell presents a future issue of reliability should these older utilities not be upgraded or replaced.

Potential Improvements

The City of Lowell is actively working towards improving its utility systems and should continue to do so. Continuing its sewer separation projects is critical to maintaining sewer capacity as well as eliminating combined sewer overflows that damage the environment. While this sewer separation and the removal of stormwater discharges to sewer on an individual project basis seem likely to meet the sewer needs of Lowell, at least one other community in the Lowell Regional Wastewater Utility (LRWU), Chelmsford, requires additional discharge capacity that is not available. As was previously suggested for Chelmsford, Lowell may wish to pursue additional wastewater treatment plant capacity in conjunction with the other towns in the LRWU. Since the existing facility does not appear to have an ability to expand, this would require construction of a second wastewater treatment plant and associated collection system. This second plant could not only provide additional sewer capacity for the other towns in the LRWU, but could provide Lowell with significant future expansion capability.

Transportation

The section of the Route 3 Corridor in this study extends from I-95 in the south to and including the Lowell Connector in the north. The study area is bounded by Middlesex Turnpike to the east and Route 4 to the west and runs through the Towns of Burlington, Bedford, Billerica, Chelmsford and the City of Lowell. Several modes of transportation can be found in the corridor with the automobile (single occupancy)

Study Area Transportation

	BEDFORD	BILLERICA	BURLINGTON	CHELMSFORD	LOWELL
Route 3/ Lowell Connector (miles)	2.4	4.9	1.7	2.2	1.0/2.8
# Interchanges Route 3/Lowell Connector	1	3	1	4	4
Public Transportation LRTA/MBTA	LRTA, MBTA	LRTA	LRTA, MBTA	LRTA	LRTA

Each community is exposed to Route 3 and has its own public transportation option. However, in some instances, public transit is very limited.

being by far the most dominant. There are limited public transportation options in the form of local and regional bus services, and commuter rail to and from Boston. Pedestrian and bicycle amenities are generally absent in most of the study area, and where they exist are not always continuous. The table, shown above, identifies each communities' exposure to Route 3 along with their public transportation each communities' public transportation options.

Existing Conditions

Route 3 is a principal arterial providing access to/from New Hampshire and northern Middlesex county area to destinations within the I-95 belt. Reconstruction of Route 3 was completed in 2005 and it provides three lanes of travel in each direction and has a posted speed limit of 55 miles per hour.

Travel in the Route 3 Corridor is directional during the peak hours with most commuters traveling southbound towards I-95 during the morning peak period and northbound during the evening peak period.

Traffic Volume Counts

Existing traffic volume data published by MassDOT Highway Division, the Northern Massachusetts Council of Government (NMCOG) were reviewed. The figure on the fol-

lowing page shows the count locations and the Average Daily Traffic (ADT) volumes. Within the study area, traffic volumes on Route 3 ranged from 85,000 vehicles per day (vpd) south of Route 62 in Burlington to 118,600 vpd in Chelmsford at the Lowell city line.

Traffic volumes in the study area, just as in the entire region, are declining after rising steadily in the early 2000s. The 2008 Traffic Volume report by NMCOG presents traffic growth rates for all roadways in the region segmented by community and also provides an overall average. The average growth rate for the NMCOG region is 0.88 percent per year. This is consistent with the one percent annual growth rate used in traffic studies in Burlington and Bedford recently.

Hot Spots – Congestion Areas/Times

A review of congestion monitoring reports prepared by CTPS (2004) and NMCOG (2006) shows segments of the study area that experienced congestion during the peak hours. The congestion data preceded the completion of Route 3 reconstruction and therefore are not entirely reflective of current conditions. Field observations, however, do show that current trends are similar. During the morning peak period, southbound traffic on Route 3 experiences heavy congestion between Route 40 (Exit 33) in Westford and Treble Cove (Exit 28) in

Billerica. There is also congestion as Route 3 south-bound approaches I-95. Heavy congestion is experienced in the north-bound direction during the week-day evening peak hour, from Route

62 (Exit 26) to Exit 32. Middlesex Turnpike also experiences congestion in the northbound direction near Concord Road during the evening peak period.

Future Projects – on TIP

The state prepares an annual list of priority transportation improvement projects (TIP) compiled by various regional metropolitan planning organizations. The TIP is a federally mandated process containing four years of approved projects. The current TIP covers projects slated for 2008-2011. Within the study area, items on the TIP include the phased reconstruction of Middlesex Turnpike in Bedford, Billerica and Burlington. Phase two of the Middlesex Turnpike improvements is the Mitre Extension which involves the construction of a new roadway section to connect Middlesex Turnpike to Network Drive/Route 62 to north of Plank Street. Phase three will involve the reconstruction of the Middlesex Turnpike from the north of Plank Street to Manning Road in Billerica.

The TIP also includes funds for the purchase of buses and parts, as well as facilities for Lowell Regional Transit Authority (LRTA) under the Transit category.

Public Transportation

Public transportation in the study area is limited in coverage and also in frequency of operation. The public transportation options consist of fixed bus routes, and demand responsive services. The lack of wide coverage by public transportation, affects movement of workers from the residential

Currently on the TIP is the phased reconstruction of Middlesex Turnpike in Bedford, Billerica, and Burlington as well as funds for LRTA buses, parts, and facilities.

areas to the job locations.

Fixed route transit services in the Route 3 corridor are provided by the LRTA, MBTA, and the Burlington B-Line. LRTA provides a fixed bus

route service from the Kennedy Center at the Gallagher Transportation Terminal--the transit and commuter rail hub in Lowell. Bus Route 14 travels from the Kennedy Center to Lahey Clinic and the Burlington Mall in Burlington. The route includes Chelmsford Road and Boston Road in Lowell, Brick Kiln in Chelmsford; Route 129 (Chelmsford Road), Boston Road, Concord Road in Billerica. It continues on the entire length of Middlesex Turnpike in Billerica, Bedford and Burlington to the Burlington Mall and Lahey Clinic. Another LRTA Bus, Route 15, travels from the Kennedy Center to Chelmsford and Westford via Brick Kiln Road, Route 129, to Route 110 ending at IBM in Littleton.

The Massachusetts Bay Transportation Authority (MBTA) provides an express bus route service from Alewife Commuter station on Redline to Oak Park Drive off of Middlesex Turnpike via the Burlington Mall area. This route operates only during the peak commuter hours.

The closest MBTA commuter rail service to the Route 3 corridor is the Lowell line at Gallagher Regional Transportation Terminal in Lowell and at the North Billerica station. There is also the Fitchburg Line with stops in Waltham and Belmont Center.

The Burlington "B-Line" offers local transit services to schools and malls in the town of Burlington and overlaps the LRTA and MBTA services at the Burlington mall.

One apparent omission in the transportation network is the absence of public transportation connections from the Route 3 Corridor to the

Anderson Regional Transportation Center in Woburn, a major hub with bus services to Logan Airport and commuter rail service to the North Station. Providing a bus service connection is desirable and will enhance the reach and effectiveness of the existing transit network in the Route 3 corridor.

Safety Issues

Safety concerns on the roadway are manifested by the number and type of crashes that result in property damage and in some cases fatalities. The "2006 Top Crash Locations" report compiled by MassDOT did not list any of the study area intersections. A Road Safety Audit was completed for Route 3 in 2008 from Exit 26 in Burlington to Exit 29 in Billerica/Chelmsford with the main focus on median crossing accidents. The audit concluded that high differences between posted speed and prevailing speeds, high volumes, flat and open median, contributed adversely to the numerous cross median accidents, including one fatality at Exit 28.

Mitigation steps should be taken to address traffic operation impacts arising from future development in the corridor and current deficiencies.

Transportation Improvements

Future development in the corridor will impact traffic operations if steps are not taken to mitigate project impacts and also to correct some existing deficiencies. Such deficiencies include high use of single occupancy vehicles, limited public transportation options, lack of pedestrian and bicycle facilities.

Improvement to public transportation is one of the most pressing transportation needs in the

corridor. Providing additional bus route coverage and shorter headways between buses will more effectively connect the job centers to the residential areas and attract more riders. The cost implications for increased bus coverage are beyond the scope of this report but more funds will be required by LRTA and MBTA to expand services.

Pedestrian and bicycle facilities should be provided where feasible to promote these alternate modes of transportation.

Roadway/Intersection Improvements

Proposed roadway improvements for Middlesex Turnpike in Bedford, Burlington, and Billerica are to be constructed in phases and include the construction of two travel lanes in each directions with wide shoulders for bicycle accommodation, the upgrade of existing and installation new traffic signals, and the construction of sidewalks and crosswalks. Other roadway improvements identified in this study are generally localized and specific to individual sites.

TOWN OF BILLERICA

Treble Cove Road at Republic Road intersection may require the installation of traffic signals to facilitate access to several existing commercial properties and future developments on Republic Road, Sterling Road, and Esquire Road (Estimated cost - \$250,000).

TOWN OF BURLINGTON

A comprehensive corridor wide study for Middlesex Turnpike from Mall Road/Second Avenue to the Lexington town line is required to determine traffic mitigation measures for proposed build-out in the area.

A direct access from I-95 southbound off-ramp at Middlesex Turnpike into the former Burlington Dodge site will alleviate some of the traffic congestion on Middlesex Turnpike. Cooperation between the former Dodge site and the adjacent Barnes and Nobles property will facilitate the construction of this direct access.

TOWN OF CHELMSFORD

Access to two development parcels east of Route 3 in Chelmsford is through Billerica. The adjacent intersection of Route 129/Brick Kiln Road currently has a police officer directing traffic in the morning to allow vehicles from Brick Kiln, especially UPS trucks to get onto Route 129. In the evening, long delays at this intersection create queues extending to the signals at Route 3 northbound off-ramps at Route 129. Installing a traffic signal at the intersection of Route 129/Brick Kiln Road will improve traffic operations and eliminate the need for a police officer in the morning and also provide a safe access to the parcels identified in this area (Estimated cost - \$250,000).

CITY OF LOWELL

BSC reviewed these two locations for traffic issues:

- **Former Prince Pasta site** – The Existing traffic signals at Gorham Street/Moore Street intersection should be upgraded to current standards and with optimized signal timings. Geometrical changes may be required to provide turn lanes that clearly delineate the lane usage on each approach to the intersection. Pavement improvements on Moore Street and Prince Court, Carter Avenue may also be required (Estimated cost - \$350,000).
- **Tanner Street** – Pavement and drainage improvements are recommended for the entire length of Tanner Street. The current roadway surface is poor and will further deteriorate with additional truck traffic (Estimated cost - \$500,000).

Environmental Issues

Determination of the development potential of any given site in any of the five communities will need to assess the impact of environmental issues including wetlands permitting and/or hazardous materials contamination. With respect to wetlands, the Massachusetts Wetlands Protection Act as well as local wetlands bylaws may need to be addressed for each development. Similarly, with respect to contamination issues, each site will need to be evaluated on a case by case basis. Based on preliminary research done for this study, and review of the selected site listing by the communities, there is no indication that environmental issues are likely to preclude development on the selected sites.

Site Ratings

Using the criteria discussed in Section 3, Methodology, and the expansion on key issues discussed throughout this Section 4, the approximately 50 sites were evaluated across the five communities and then ranked as high, medium, or low priority. More specific information on the sites is presented in the next section along with a parcel look at the composition of each site.

Community	Ranking	Grouping Name	Parcel Number	Lot Size (acres)	Site Address
Bedford	High	100 Plank Street			
			023/021. -0008-1	3.56	PLANK STREET
		170 Middlesex Turnpike			
			023/012. -0017-1	13.54	MIDDLESEX TURNPIKE
		172 Middlesex Turnpike			
			023/012. -0017-2	11.19	MIDDLESEX TURNPIKE
		40 Crosby Drive			
			023/021. -0004-	50.44	CROSBY DRIVE
	Low	155 Middlesex Turnpike WSA			
			023/013. -0007-	45.33	MIDDLESEX TURNPIKE
Billerica	High	Concord Road			
			68-22-0	17.76	CONCORD RD
	Medium	20 Linnell Circle			
			97-137-1	2.42	LINNELL CR
		Fortune Drive			
			96-146-2	4.13	FORTUNE DR
		Linnell Circle			
			97-120-1-1	3.88	LINNELL CR
		Minuteman Sportsmans Club			
			108-2-0	99.58	MIDDLESEX TP
		Technology Park Drive			
			95-129-8-1	5.11	TECHNOLOGY PARK DR
	Low	Albion Road WSA			
			105-2-1	19.65	ALBION RD
		Holland			
			30-70-1	0.65	TREBLE COVE RD
			30-2-1	14.49	WINNING RD
			30-4-1	15.67	TREBLE COVE RD
			21-5-8	34.44	RANGEWAY RD
			30-1-0	9.71	WINNING RD
			21-5-11	4.39	RANGEWAY RD
		Republic Road			
			48-48-0	1.06	REPUBLIC RD
			38-33-0	4.23	STERLING RD
			48-29-0	1.07	REPUBLIC RD
			38-5-2	7.18	STERLING RD

Community	Ranking	Grouping Name	Parcel Number	Lot Size (acres)	Site Address
Burlington	High	Suburban Park Drive	38-28-0	4.64	STERLING RD
			48-30-0	2.05	REPUBLIC RD
			48-49-0	1.34	REPUBLIC RD
			97-109-1	2.72	SUBURBAN PARK DR
		43 South Avenue			
		Network Drive 1	51-10-0	7.08428	SOUTH AVE
		Network Drive 2	32-3-9	8.3462	NETWORK DR
			32-3-2	30.5285	NETWORK DR
	Medium	90 Middlesex Turnpike			
			52-8-0	11.9878	MIDDLESEX TPK
		240 Middlesex Turnpike			
		AMC	26-21-0	2.78227	MIDDLESEX TPK
			51-9-1	1.76716	SOUTH AVE
	Low		51-7-2	0.87823	SOUTH AVE
			51-9-0	1.35556	SOUTH AVE
			51-8-0	4.08863	SOUTH AVE
			51-7-1	0.90599	SOUTH AVE
		Bedford Street			
			26-2-0	20.20113	BEDFORD ST
		Land Locked Parcel			
			38-12-0	0.03985	ROUTE 3
			38-2-0	10.20268	ROUTE 3
			51-2-0	4.3173	ROUTE 3
			38-7-0	12.94873	ROUTE 3
			51-2-A	0.31134	ROUTE 3
			44-5-0	18.97987	ROUTE 3
			38-5-0	16.93773	ROUTE 3
			38-1-0	16.18648	ROUTE 3
			44-1-0	13.00623	ROUTE 3
			44-3-0	17.07251	ROUTE 3
			44-4-0	5.82454	ROUTE 3
			45-26-0	3.20981	SOUTH AVE
			44-2-0	13.71597	ROUTE 3
			51-12-0	0.21672	ROUTE 3
			51-1-0	1.51436	ROUTE 3
			51-4-0	66.54669	ROUTE 3
			38-4-0	2.34609	ROUTE 3
			38-6-0	16.53349	ROUTE 3

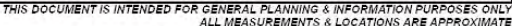
Community	Ranking	Grouping Name	Parcel Number	Lot Size (acres)	Site Address
			51-3-0	4.54678	ROUTE 3
			32-4-0	0.67348	ROUTE 3
			45-1-0	19.83869	ROUTE 3
			38-13-0	2.32306	ROUTE 3
			38-11-0	1.29621	ROUTE 3
			38-3-0	1.8714	ROUTE 3
		Terrace Hall			
			33-42-0	1.15648	B STREET
			33-39-0	1.82184	A STREET
			33-38-0	0.74478	A STREET
			33-72-0	0.89365	MIDDLESEX TPK
			33-73-0	0.35393	TERRACE HALL AVE
			33-37-0	0.49057	A STREET
			33-43-0	0.57751	B STREET
			33-50-0	1.12694	TERRACE HALL AVE
			33-44-1	0.52269	B STREET
			33-48-0	0.83909	TERRACE HALL AVE
			33-89-0	0.34912	MIDDLESEX TPK
			33-36-0	0.76562	A STREET
			33-41-3	0.41302	B STREET
			33-78-0	0.26471	A STREET
			33-79-0	0.74768	A STREET
			33-46-0	0.56438	A STREET
			33-80-0	0.84895	A STREET
			33-41-1	0.57716	B STREET
			33-86-0	1.00693	MIDDLESEX TPK
			33-87-2	0.61762	MIDDLESEX TPK
			33-81-0	0.4674	A STREET
			33-41-4	0.45485	B STREET
			33-44-0	0.49344	A STREET
			33-85-0	0.50405	MIDDLESEX TPK
			33-44-2	0.25774	B STREET
			33-77-0	0.39714	TERRACE HALL AVE
			33-43-1	0.51273	B STREET
			33-41-2	0.57641	B STREET
			33-87-1	0.33818	MIDDLESEX TPK
			33-91-0	0.47971	MIDDLESEX TPK
			33-88-0	1.17805	MIDDLESEX TPK
			33-76-0	0.38242	TERRACE HALL AVE
			33-82-0	0.9861	A STREET
			33-74-0	2.2315	TERRACE HALL AVE
			33-39-1	1.33547	A STREET
			33-49-0	1.3452	TERRACE HALL AVE
			33-41-A	1.8619	B STREET
			33-84-0	0.80738	A STREET

Chelmsford

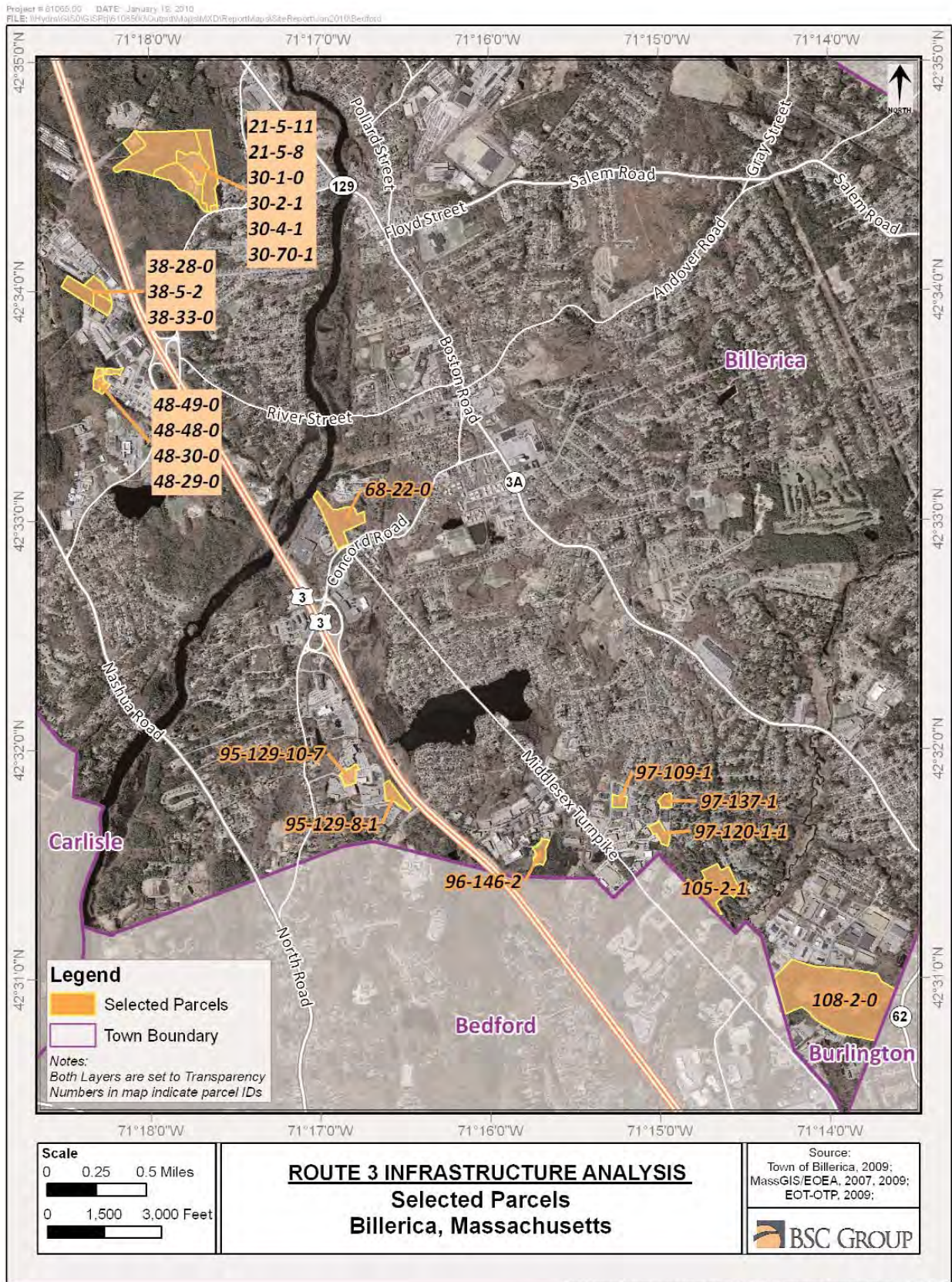
Community	Ranking	Grouping Name	Parcel Number	Lot Size (acres)	Site Address
Lowell	High	104 Turnpike Road	86-328-21	9.18	TURNPIKE RD
		Billerica Road North	75-291-51	1.52	BILLERICA RD
			75-291-52	1.19	BILLERICA RD
		Billerica Road South	86-328-9	0.94	BILLERICA RD
			86-328-6	0.46	BILLERICA RD
			86-328-8	6.52	BILLERICA RD
			86-328-7	0.2	BILLERICA RD
			86-328-1	1.66	BILLERICA RD
			86-328-2	3.34	BILLERICA RD
			86-328-4	0.29	BILLERICA RD
			86-328-5	1.14	BILLERICA RD
		Mill Road	97-328-11	1.89	MILL RD
			97-328-10	0.43	MILL RD
			97-328-12	2.52	MILL RD
			97-328-13	2.24	MILL RD
			97-328-8	0.48	MILL RD
			97-328-9	4.46	MILL RD
			97-328-7	0.5	MILL RD
	Low	Riverneck Road	64-275-5	5.29	Riverneck Road
		Progress Ave	75-291-50	1.2	PROGRESS AV
			75-291-43	1.05	PROGRESS AV
			75-291-46	1.08	PROGRESS AV
			75-291-54	1.06	PROGRESS AV
			75-291-40	1.06	PROGRESS U1 AV
			75-291-35	3.08	PROGRESS AV
		Water Street	97-385-1	1.6	WALTERS ST
			97-388-1	2.47	WALTERS ST
			98-385-1	0.6	WALTERS ST
	High	Chelmsford St	3855-35	1.11395	MANUFACTURERS ST
			1190-386	0.33767	CHELMSFORD ST
		Tanner Street South West	5640-251	0.51417	TANNER ST
			5640-299	0.10432	TANNER ST
			5640-295	0.04882	TANNER ST

Community	Ranking	Grouping Name	Parcel Number	Lot Size (acres)	Site Address
Medium			5640-289	0.05599	TANNER ST
			5640-279	0.20755	TANNER ST
			5640-277	0.07669	TANNER ST
			5640-267	0.25794	TANNER ST
			5640-291	0.05242	TANNER ST
			5640-297	0.04689	TANNER ST
			5640-275	0.07979	TANNER ST
		Carwash			
			4665-162	0.03238	PLAIN ST
			5640-270	1.02203	TANNER ST
		CrossPoint			
			3150-263	10.31732	INDUSTRIAL AVE
			4890-41	8.16363	REISS AVE
		Manufacturers Street			
			4665-90	2.04664	PLAIN ST
			3855-95	1.19559	MANUFACTURERS ST
			1190-450	1.42416	CHELMSFORD ST
			3855-75	0.50488	MANUFACTURERS ST
		Prince Property			
			1065-25	0.46	CARTER AVE
			3675-34	0.62719	LIVINGSTON ST
			4315-115	0.53	NEWHALL ST
			1140-7	0.69077	CHAMBERS ST
			4315-85	0.54942	NEWHALL ST
			1140-84	1.25606	CHAMBERS ST
			4170-36	0.02841	MOORE ST
			3675-26	0.08937	LIVINGSTON ST
			3675-40	0.2381	LIVINGSTON ST
			2675-812	1.34073	GORHAM ST
			4315-139	0.47	NEWHALL ST
			1070-43	0.08	CARTER ST
			1070-15	0.41841	CARTER ST
			4170-32	0.03944	MOORE ST
			3675-14	0.18	LIVINGSTON ST
			3675-28	0.11336	LIVINGSTON ST
			4765-2	14.28202	PRINCE AVE
		Rail Yard			
			5640-10	3.55205	TANNER ST
			3620-282	6.15679	LINCOLN ST
			5640-16	4.2234	TANNER ST
			5640-12	0.47821	TANNER ST
		Tanner Street North West			
			5640-97.1	0.08077	TANNER ST
			5640-97	1.02204	TANNER ST
			0990-126	0.31131	CAMBRIDGE ST

Community	Ranking	Grouping Name	Parcel Number	Lot Size (acres)	Site Address
			5640-41	0.91304	TANNER ST
		VFW Plain Street			
			4665-190	0.61652	PLAIN ST
			4665-198	0.90658	PLAIN ST
	Low				
		Warehouse Howard St			
			3095-220	1.57797	HOWARD ST
		Chelmsford Street West			
			5400-244	0.19257	SMITH ST
			5400-256	0.21842	SMITH ST
			5305-48	0.09644	SHAW ST
			5400-240	0.27601	SMITH ST
			5305-34	0.28545	SHAW ST
			1190-325	1.3	CHELMSFORD ST
			5400-244.1	1.07175	SMITH ST
			4365-21	1.34362	NOTTINGHAM ST
			5400-258.1	0.01	SMITH ST
			1190-365	0.25866	CHELMSFORD ST
			4365-51	0.93362	NOTTINGHAM ST
			5400-258	0.00969	SMITH ST
		Marsh Rd			
			1605-66	6.05658	CUNNINGHAM ST
			3930-130	2.90188	MARSHALL RD
		Tanner St Stand Alone			
			3620-190	0.53197	LINCOLN ST
		Tanner Street Mid West			
			5640-121	0.37822	TANNER ST
			5640-131	0.3432	TANNER ST
			5640-125	0.17175	TANNER ST
			0800-9	0.45283	BROOK ST
		Tanner Street North East			
			1005-66	3.15869	CANADA ST
			5640-94	0.75982	TANNER ST
		Thorndike Mill Building			
			5705-145	1.57472	THORNDIKE ST

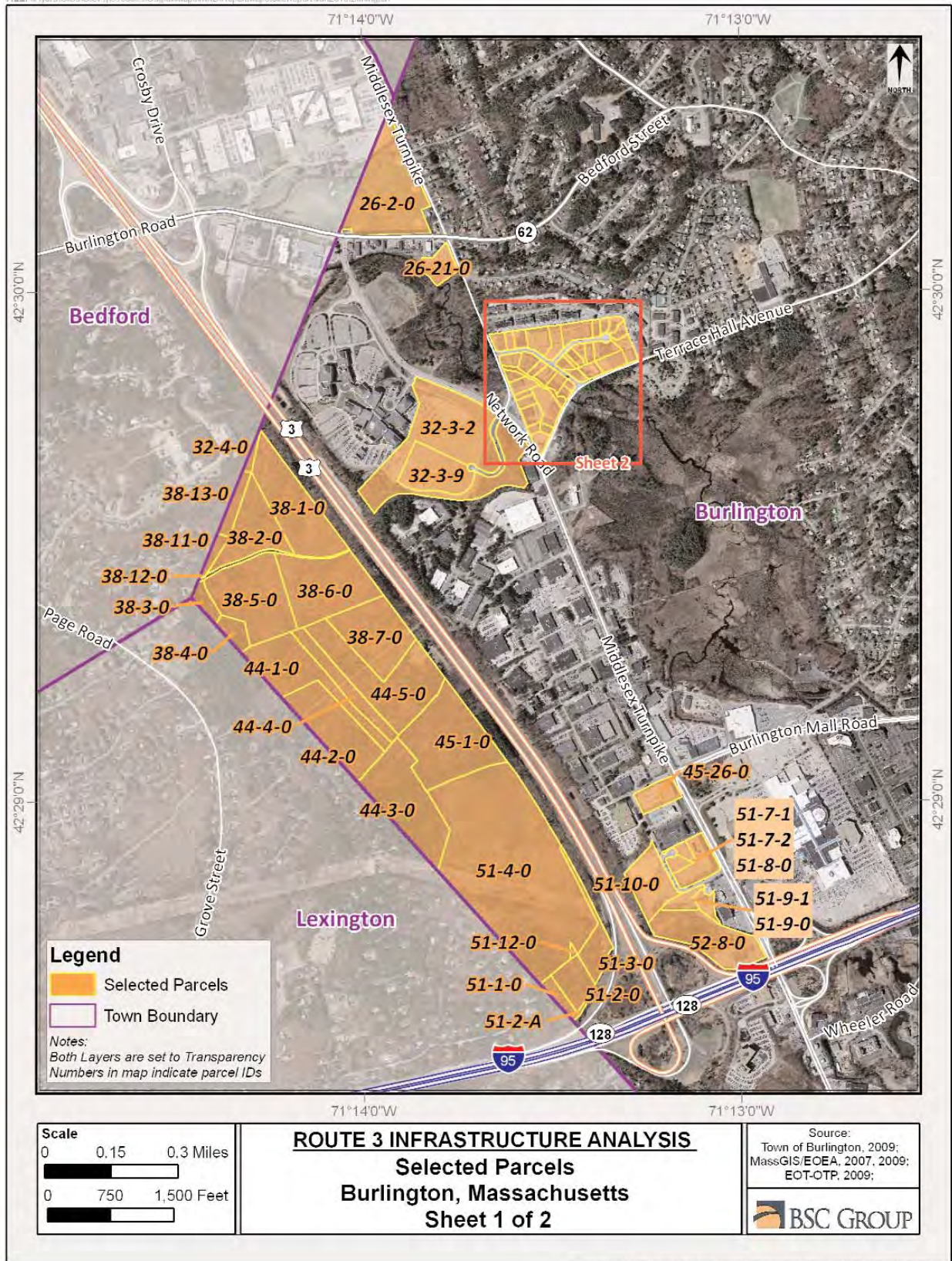


Route 3 Infrastructure Analysis –
Bedford, Billerica, Burlington, Chelmsford, and Lowell, Massachusetts



Route 3 Infrastructure Analysis –
Bedford, Billerica, Burlington, Chelmsford, and Lowell, Massachusetts

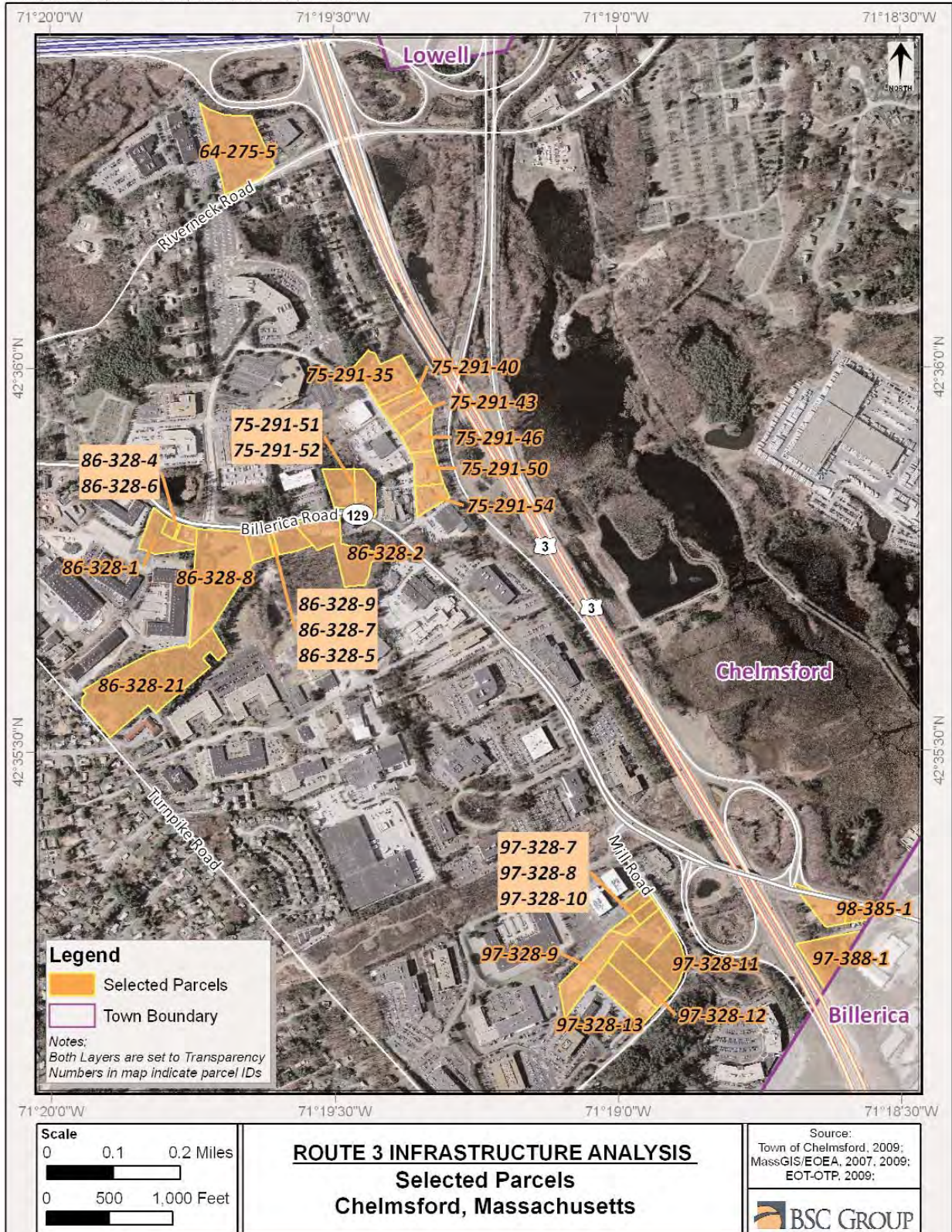
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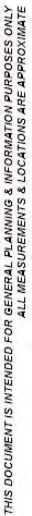


Route 3 Infrastructure Analysis –
Bedford, Billerica, Burlington, Chelmsford, and Lowell, Massachusetts

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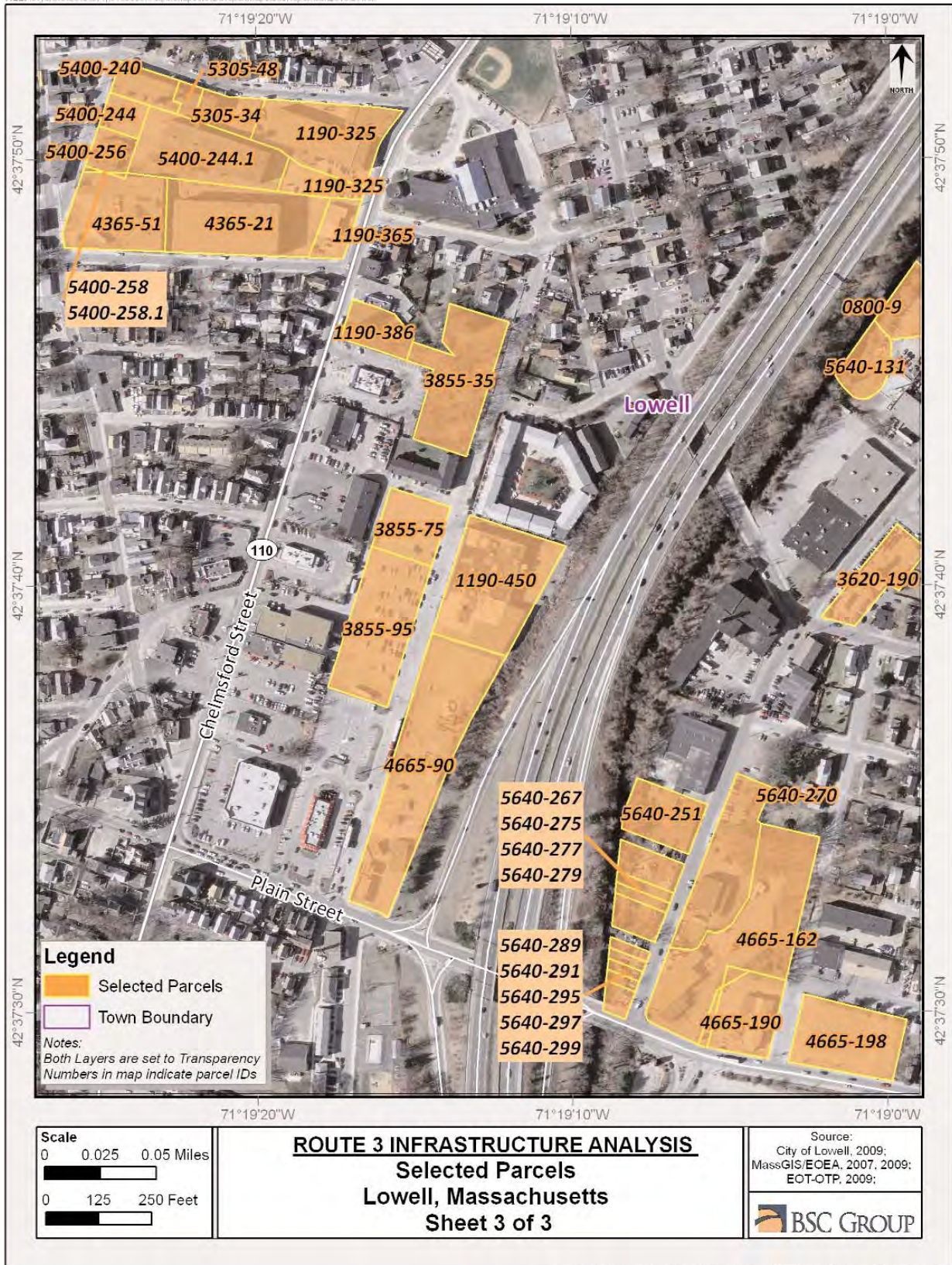


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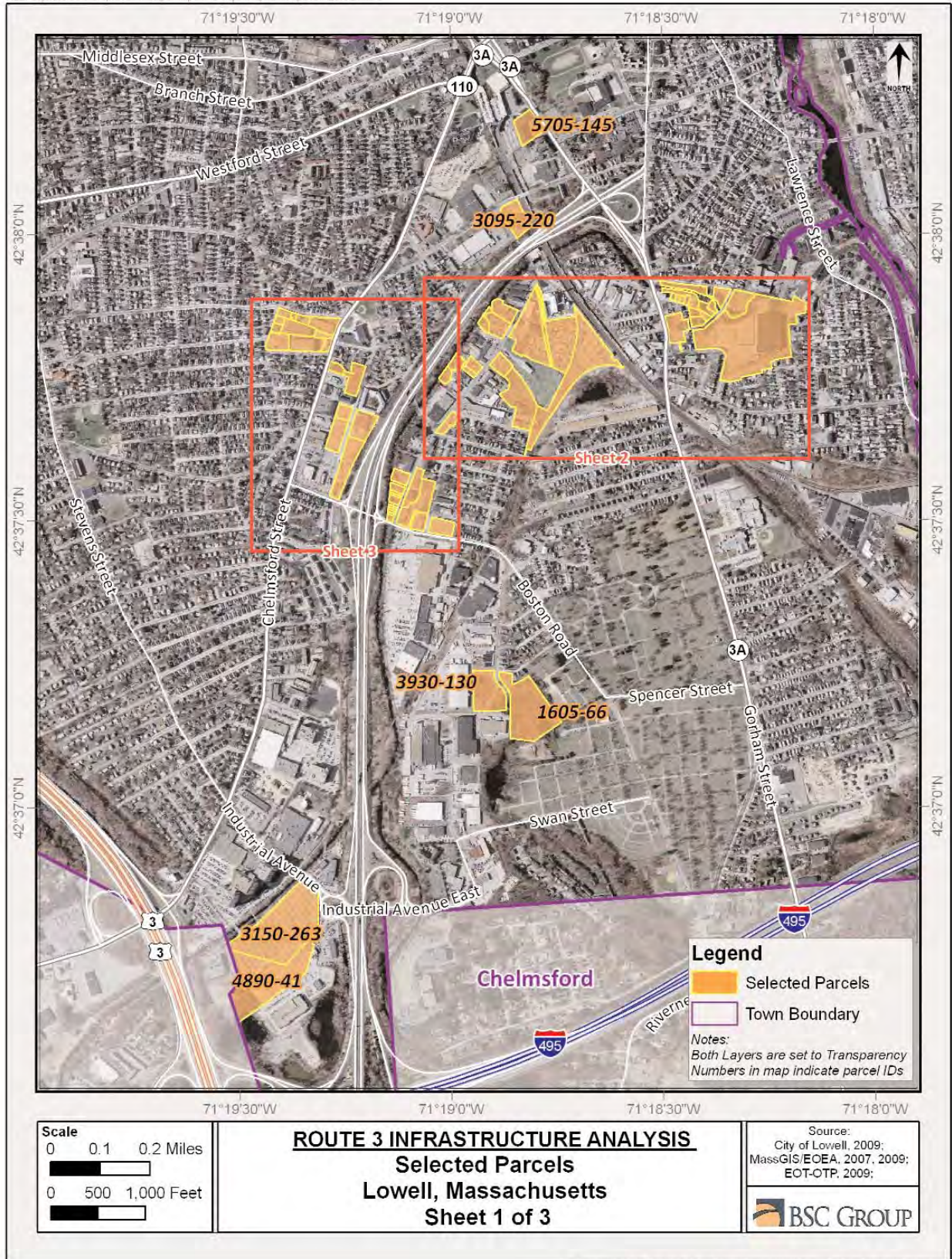
Route 3 Infrastructure Analysis –
Bedford, Billerica, Burlington, Chelmsford, and Lowell, Massachusetts

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Route 3 Infrastructure Analysis –
Bedford, Billerica, Burlington, Chelmsford, and Lowell, Massachusetts

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5. Proposed Development Sites and Database Profiles

Developing the 43D Candidate Site List

Based on the collection and review of pertinent data, BSC conducted an evaluation of prospective properties in each community that could be candidates for future development in the Route 3 Corridor Study area. A summary, by community, of the number of parcels, sites, and their potential for development is shown in the table.

As shown in the table, 47 sites have been identified which are made up of nearly 200 parcels. In the site ranking, the sites are fairly evenly distrib-

uted among low, medium, and high priority with the high as being "most-ready" to be promoted as 43D sites.

Each site was analyzed in terms of its physical characteristics (size, shape, topography), environmental factors (wetlands, vernal pools, water bodies, floodplain, hazardous materials), current usage, zoning, infrastructure availability, access/transportation, and location. Based on these criteria, the properties were identified as potential candidates to meet eligibility criteria as 43D Priority Development Sites.

Community	No. of Sites	No. of Parcels	Site Ranking		
			Low	Medium	High
Bedford	5	5	1	0	4
Burlington	9	73	5	0	4
Billerica	10	22	4	5	1
Chelmsford	7	28	1	1	5
Lowell	16	70	6	8	2
TOTAL	47	198	19	13	15

Summary of all sites and rankings by each community is shown above.

Of the sites identified as potential 43D candidates, BSC further evaluated the properties (using the aforementioned criteria), to rank the properties as being high, medium or low priority in terms of their readiness for development:

- High - Based on information at hand, this is a site that has minimal impediments, does not require costly off-site improvements, and is not subject to severe regulatory hurdles, i.e., it is ready to proceed.
- Medium - This is a site that may face moderate impediments, costs, regulatory issues, or assemblage issues for development.
- Low - The low rated sites are sites with one or more significant impediments, costs, regulatory issues, or assemblage challenges.

The site profiles have been prepared in such a way that they could be easily coordinated with the Massachusetts database of ready sites hosted on the MassEcon website.

Importantly, certain properties (individual parcels) may not individually satisfy the site size requirements of a 43D site. However, if such a parcel is adjacent to other(s) parcel(s) that could be assembled as a single site, then they have been grouped together for purposes of this analysis. Such sites, due to their proximity, share common characteristics and features that lend them to being considered as a single development site.

In addition, we have prepared a detailed property profile for each site. For property profiles that are comprised of more than one parcel, information pertaining to ownership, structures, and site size is provided at the parcel level in order to provide easy access to data that is pertinent to site assemblage.

Proposed 43D Sites

In most cases, properties proposed as 43D sites, received a “high” rating. The sites that received “medium” and “low” ratings are those that could rise to the “high” rating with noted improvements.

In addition to individual site profiles provided at the end of this section, a description of each high priority site is discussed in the following paragraphs, organized by community.

TOWN OF BEDFORD

The Town of Bedford has seen most of the developable sites within the Route 3 Corridor Study area developed. The bulk of new development opportunities include two pad ready sites at Middlesex Technology Center at 170 and 172 Middlesex Turnpike, and a permitted site for 60,000 sf commercial building at 160 Plank Street.

Another remaining development possibility is across Middlesex Turnpike at the Woburn Sportsmen Association property which is presently used as a gun club. Additionally, 40 Crosby Drive is a 20+ acre site containing a 284,600 sf building recently vacated by IBM. The site contains sufficient land to support the construction of additional space on the property.

TOWN OF BILLERICA

The potential sites identified in Billerica are geographically dispersed along the Route 3 Corridor and also run the spectrum from infill development and redevelopment, to greenfield development. In the north, at the Treble Cove Road exit (Exit 28), there are several underutilized properties along Republic Road and Sterling Road, an existing older industrial area, which could be assembled and redeveloped. However much of this area lacks municipal sewer service which limits the development potential. On the east side of Route 3, off Treble Cove Road, there are several properties around and including the Holland Used Auto Parts site which could be

assembled as a development site. This site does pose certain challenges including sewer service, rezoning, assemblage, wetlands, and possible hazardous materials.

There are several isolated undeveloped parcels on Fortune Drive and Linnell Circle which offer infill development potential in existing business parks, though they may contain wetland areas which could limit development. At the terminus of the Middlesex Turnpike, on Concord Road, the Cabot Corporation owns a 17-acre parcel that is prime for development, though it may need to address wetland issues. On Albion Road just off Middlesex Turnpike in the south, there is a 17-acre site owned by the Minuteman Sportsmen Association which could be a candidate for future economic development. The site poses zoning, wetlands, ownership, and hazardous material (lead) issues for development.

Each community is home to highly rated sites and, if desired, would be prepared to proceed with pre-permitting of the noted sites under the 43D program.

TOWN OF BURLINGTON

Northwest Park is near several other sites in the study area with development potential. For example, the former Burlington Dodge site, at the southern end of Middlesex Turnpike, contains 12 acres and has obtained PDD approval for up to 80,000 sf of commercial space. The adjoining AMC property, which occupies three parcels, might also be considered a development opportunity if the company were to relocate from its current location.

While rated “low,” the 244-acre portion of Burlington which juts out to the west side of Route 3 is worthy of attention. This property is generally known as the “landlocked” parcel and is owned by the Town of Burlington. This parcel has been the subject of preliminary interest for a mixed-use development containing 2,000,000 sf of commercial space and 2,500 residential units. This property is without street frontage and would require significant infrastructure improvements for access and utilities.

Terrace Hall is a 14-acre industrial park located on the east side of Middlesex Turnpike. The park was built in the late 1950's and early 60's and is comprised of smaller, individually-owned, single-story, light industrial buildings without the current standards for parking, landscaping, drainage, and traffic circulation. While many of the businesses appear to be viable there may be opportunities for consolidation and redevelopment in the future.

TOWN OF CHELMSFORD

The potential sites identified in Chelmsford are located off the Route 129 interchange between Billerica and Turnpike Roads. Number 104 Turnpike Street is about a nine-acre vacant site that may have issues with respect to stormwater management and possibly wetlands. There are a number of underutilized parcels on the east side of Progress Drive which could be assembled to create an attractive development site with Route 3 exposure. On the south and north side of Billerica Road, potential assemblage of vacant and underutilized parcels could create development sites which may be ideal candidates for service type commercial uses such as banks or restaurants. Straddling either side of Route 3 at the Route 129 interchange are two additional potential sites on Mill Street to the west and on Billerica Road and Water Street to the east. These sites would also involve assemblage of individual parcels.

CITY OF LOWELL

For the most part, the potential development sites in Lowell will require the assemblage of multiple smaller properties. This is a more daunting task when the properties are not in single ownership.

The Prince property has been designated as a 43D Priority Development Site by the City of Lowell. However poor access to the site has proven to be a deterrent to its marketability. It has been suggested that an assemblage of certain city-owned and privately-owned parcels could improve the site's access and marketability.

Tanner Street is an older industrial area comprised of auto sale/repair/salvage uses and is the location of several potential development sites. At its intersection with Plain Street there are assemblage possibilities that could be attractive for retail development. Further to the north are other property consolidation possibilities that could create interesting development opportunities. For example, there is a potential infill opportunity between Crosspoint and the AMC Cinema which could benefit from a shared parking arrangement and take advantage of the alternating parking demand of Crosspoint and the cinema.

Further north on Chelmsford Street there are several assemblage possibilities that could produce redevelopment opportunities.

Site Profiles

As noted, this section concludes with a detailed profile of each site regardless of the site's ranking of high, medium, or low. These profiles, included subsequently, are organized first by community, and second by their high, medium, or low rating. In all, this report contains approximately 50 site profiles which represents nearly 200 parcels.

We have prepared approximately 50 site profiles representing nearly 200 parcels. These profiles tell the story of the potential market readiness of sites in Bedford, Billerica, Burlington, Chelmsford, and Lowell.

Site **100 Plank Street**

Ranking: **High**



Total Area: **3.56** acres

Community: **Bedford**

Summary: **Permitted for 60,000 s. f. Office/Retail**

Impediments: **None**

☒ **Water**

Provider: **Town**

Comments: **Water is being looped through Village at Taylor Pond to Plank Street and back to Middlesex**

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Proposed realignment of Crosby Drive/Plank Street to improve access and traffic operations.**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
023/021-0	390	IC	3.56	PLANK STREET	WALK THE PLANK LLC	434 MASSACHUSETTS AVENUE STE 401, BOSTON, MA	02118
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site **170 Middlesex Turnpike**

Ranking: **High**



Total Area: **13.54** acres

Community: **Bedford**

Summary: **Permitted Pad Site in Middlesex Tech Center**

Impediments: **None**

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Proposed Middlesex Turnpike Improvements project will provide additional roadway capacity, bicycle accommodation and pedestrian sidewalks.

Transportation:

Regional Highway: **No**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
023/012.-0	390	GB	13.54	MIDDLESEX TURNPIKE	MIDDLESEX TECHNOLOGY CTR ASSOC II	1 WALL STREET, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input checked="" type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site **172 Middlesex Turnpike**

Ranking: **High**



Total Area: **11.19** acres

Community: **Bedford**

Summary: **Permitted Pad Site in Middlesex Tech Center**

Impediments: **None**

☐ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Proposed Middlesex Turnpike Improvements project will provide additional roadway capacity, bicycle accommodation and pedestrian sidewalks.

Transportation:

Regional Highway: **No**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

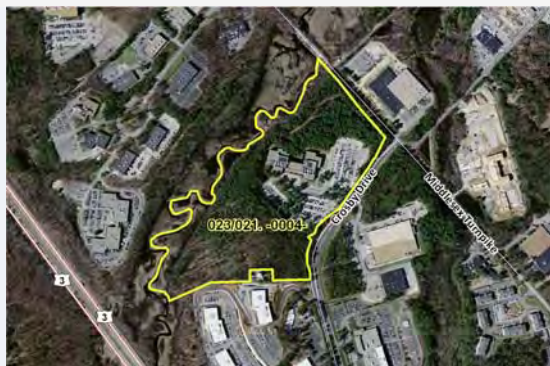
Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
023/012. -0	390	GB	11.19	MIDDLESEX TURNPIKE	MIDDLESEX TECHNOLOGY CTR ASSOC II	1 WALL STREET, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Vernal Pool	<input checked="" type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site **40 Crosby Drive**

Ranking: **High**



Total Area: **50.44** acres

Community: **Bedford**

Summary: **Redevelopment Expansion opportunity**

Impediments: **Permitting**

☒ **Water**

Provider: **Town**

Comments: **Existing water service loops through site to both Middlesex Turnpike and Crosby Drive.**

☒ **Sewer**

Provider: **Town/MWRA**

Comments: **Existing service to Middlesex Turnpike.**

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments: **Existing service is below grade from Crosby Drive.**

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments: **Recently replaced gas service from Crosby Drive.**

Vehicular Access: **Existing driveway on Crosby Drive**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **Yes**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
023/021. -0	340	IC	50.44	CROSBY DRIVE	MSCP CROSBY LLC	575 MARKET STREET 35TH FL, SAN FRANCISCO, CA	94105
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Vernal Pool	<input checked="" type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site **155 Middlesex Turnpike WSA**

Ranking: **Low**



Total Area: **45.33** acres

Community: **Bedford**

Summary: **Woburn Sportsmen Club Long Term Prospect**

Impediments: **Zoning, Environmental, potential Haz Mat, Ownership**

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Proposed traffic signals at Oak Park Drive/WSA drive under proposed Middlesex Turnpike Improvements project (Phase 3). Additional roadway capacity, bicycle accommodation and pedestrian sidewalks to be provided as part of project.

Transportation:

Regional Highway: **No**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
023/013.-0	814	R	45.33	MIDDLESEX TURNPIKE	WOBURN SPORTSMEN'S ASSOC INC	P O BOX 266, BEDFORD, MA	01730
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input checked="" type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site

Concord Road

Ranking:

High



Total Area: 17.76 acres

Community: Billerica

Summary: Prime Location, Requires Permitting

Impediments: Wetland, Vernal Pool

☒ Water

Provider: Town

Comments:

☒ Sewer

Provider: Town

Comments:

☒ Electric

Provider: National Grid

Location: Overhead

Comments:

☒ Telecom

Provider: All major providers

Location: Overhead

Comments:

☐ Gas

Provider: National Grid

Comments:

Vehicular Access:

Driveway to parcel is already constructed as the fourth leg to the Concord Road/Middlesex Turnpike signalized intersection.

Transportation:

Regional Highway: Yes

Major Arterial: Yes

Pedestrian: Yes

Bicycle: Yes

Public Trans: Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
68-22-0		IN	17.76	CONCORD RD	CABOT CORPORATION	157 CONCORD RD, BILLERICA, MA	01821
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site **20 Linnell Circle**

Ranking: **Medium**



Total Area: **2.42** acres

Community: **Billerica**

Summary: **Potential Infill Development Site**

Impediments: **Potential wetlands impact may limit size of development**

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Access is via Suburban Park Drive to Linnell Circle. Proposed Middlesex Turnpike Improvements include signalization of Middlesex Turnpike/Suburban Park Drive intersection. Suburban Park Drive requires pavement improvements.

Transportation:

Regional Highway: **No**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-137-1		IN	2.42	LINNELL CR	18 LINNELL CIRCLE REALTY TRUST	7 WELLS AVE, SUITE 23, NEWTON, MA	02459
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site

Fortune Drive

Ranking: Medium



Total Area: 4.13 acres

Community: Billerica

Summary: Infill Development Site

Impediments: May about wetlands

☒ Water

Provider: Town

Comments:

☒ Sewer

Provider: Town

Comments:

☒ Electric

Provider: National Grid

Location: Overhead

Comments:

☒ Telecom

Provider: All major providers

Location: Overhead

Comments:

☒ Gas

Provider: National Grid

Comments:

Vehicular Access: Access is via Manning Road to Middlesex Turnpike. Traffic signals are proposed at the Manning Road/Middlesex Turnpike intersection under the Middlesex Turnpike Improvement Project

Transportation:

Regional Highway: No

Major Arterial: Yes

Bicycle: No

Pedestrian: No

Public Trans: No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
96-146-2		IN	4.13	FORTUNE DR	EPOXY REALTY ASSOCIATES LLC	14 FORTUNE DR, BILLERICA, MA	01821
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site

Linnell Circle

Ranking:

Medium



Total Area: 3.88 acres

Community: Billerica

Summary: Potential Infill Development

Impediments: Wetlands

☒ Water

Provider: Town

Comments:

☒ Sewer

Provider: Town

Comments:

☒ Electric

Provider: National Grid

Location: Overhead

Comments:

☒ Telecom

Provider: All major providers

Location: Overhead

Comments:

☒ Gas

Provider: National Grid

Comments:

Vehicular Access:

Access is via Suburban Park Drive to Linnell Circle. Proposed Middlesex Turnpike Improvements include signalization of Middlesex Turnpike/Suburban Park Drive intersection. Suburban Park Drive requires pavement improvements.

Transportation:

Regional Highway:

No

Major Arterial:

Yes

Bicycle:

No

Pedestrian:

No

Public Trans:

No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-120-1-1		IN	3.88	LINNELL CR	GUTIERREZ ARTURO J. + CATALDO	1 WALL ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							



Total Area: **99.58** acres

Community: **Billerica**

Summary: **Large site, Industrial Zoned, Permitting, Sportsmans Club**

Impediments: **Ownership, Wetland, Vernal Pool, Haz Mat**

☒ **Water**

Provider: **Town**

Comments:

☐ **Sewer**

Provider:

Comments: **Town of Bedford sewer on Middlesex Turnpike**

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☐ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Access is via Plank Street to Middlesex Turnpike. Proposed realignment of Plank Street and Crosby Drive will improve traffic operations and access.**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
108-2-0		IN	99.58	MIDDLESEX TP	MINUTEMAN SPORTSMANS CLUB	P O BOX 212, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site *Technology Park Drive*

Ranking: Medium



Total Area: 5.11 acres

Community: Billerica

Summary: 1400 Tech Park, Route 3 Exposure

Impediments: Wetland Vernal Pool permitting

☒ **Water**

Provider: Town

Comments:

☒ **Sewer**

Provider: Town

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Technology Park Drive provides access to Concord Road and to Route 3

Transportation:

Regional Highway: Yes

Major Arterial: Yes

Pedestrian: No

Bicycle: No

Public Trans: No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
95-129-8-1		IN	5.11	TECHNOLOGY PARK DR	GUTIERREZ ARTURO J TR	1 WALL ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Total Area: **19.65** acresCommunity: **Billerica**Summary: **Long Term Development potential**Impediments: **Wetlands, floodplain, ownership, multi-jurisdiction, potential haz mat**☒ **Water**Provider: **Town**Comments: **Dead end water main on Naushon Road. May be sized only for adjacent residential uses.**☒ **Sewer**Provider: **Town**Comments: **Sewer main on Naushon Road. May be sized only for adjacent residential uses.**☒ **Electric**Provider: **National Grid**Location: **Overhead**

Comments:

☒ **Telecom**Provider: **All major providers**Location: **Overhead**

Comments:

☒ **Gas**Provider: **National Grid**

Comments:

Vehicular Access: **Access through existing WSA drive or upgraded Albion Road in Bedford. Proposed traffic signals at Oak Park Drive/WSA drive under proposed Middlesex Turnpike Improvements project (Phase 3).**

Transportation:

Regional Highway: **Yes**Major Arterial: **Yes**Pedestrian: **No**Bicycle: **No**Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
105-2-1		IN	19.65	ALBION RD	WOBURN SPORTSMANS ASSOC., INC., C/O TREASURER	P.O. BOX 266, BEDFORD, MA	01730
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site *Holland*

Ranking:



Total Area: acres

Community:

Summary:

Impediments:

☒ **Water**

Provider:

Comments:

☒ **Sewer**

Provider:

Comments:

☒ **Electric**

Provider:

Location:

Comments:

☒ **Telecom**

Provider:

Location:

Comments:

☒ **Gas**

Provider:

Comments:

Vehicular Access:

Transportation:

Regional Highway:

Major Arterial:

Pedestrian:

Bicycle:

Public Trans:

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
<input type="text" value="30-70-1"/>	<input type="text"/>	<input type="text" value="RR"/>	<input type="text" value="0.65"/>	<input type="text" value="TREBLE COVE RD"/>	<input type="text" value="JUNG CHRISTOPHER & KATHLEENG, MAC MORTGAGE CORP"/>	<input type="text" value="P O BOX 569760, TAX DEPT, DALLAS, TX"/>	<input type="text" value="75356"/>
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input checked="" type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
30-2-1		IN, R	14.49	WINNING RD	HOLLAND ROBERT L TR, BM REALTY TR	P O BOX 158.N BILLERICA, MA	01862
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input checked="" type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
30-4-1		RR	15.67	TREBLE COVE RD	HOLLAND ROBERT L., TR.BM REALTY TR.	P O BOX 158, N BILLERICA, MA	01862
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input checked="" type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
21-5-8		IN, R	34.44	RANGEWAY RD	CIRCLE FINANCE INC TR, RANGEWAY REALTY TRUST	P O BOX 13N, BILLERICA, MA	01862
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input checked="" type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
30-1-0		NB	9.71	WINNING RD	TREBLE COVE REALTY, INC.	ONE WINNING RD.NO, BILLERICA, MA	01862
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input checked="" type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
21-5-11		IN	4.39	RANGEWAY RD	MARTIN BRUCE A TRB, B MARTIN REALTY TR.	100 RANGEWAY RD, N BILLERICA, MA	01862
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input checked="" type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							



Total Area: **21.57** acres

Community: Billerica

Summary: Infill/ Redevelopment potential

Impediments: Various owners, Assemblage, lacking Sewer Service, Traffic Impacts

☒ **Water**

Provider: Town

Comments:

☒ **Sewer**

Provider: Town

Comments: Southern portion of Republic Road has town sewer.

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Republic Road /Treble Cove intersection is the main access and requires traffic signals and widening for turning lanes. Secondary access to the area is via Sterling Road to Rangeway Road.

Transportation: \$250,000 for new traffic signal construction

Regional Highway: Yes

Major Arterial: Yes

Bicycle: No

Pedestrian: No

Public Trans: No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
48-48-0		IN	1.06	REPUBLIC RD	TOWN OF BILLERICA	365 BOSTON RD, BILLERICA, MA	01821
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-33-0		IN	4.23	STERLING RD	BECK J. HOWARD + GERTRUDE	18 MEAD ST, SOMERVILLE, MA	02144
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
48-29-0		IN	1.07	REPUBLIC RD	ANTONELLIS LORETO	26 LENGLEN RD, NEWTON, MA	02458
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-5-2		IN	7.18	STERLING RD	BECK J. HOWARD + GERTRUDE, TRS	621 VIA DE LA PAZ, PACIFIC PALISADES, CA	90272
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-28-0		IN	4.64	STERLING RD	BECK J. HOWARD + GERTRUDE	18 MEAD ST, SOMERVILLE, MA	02144
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
48-30-0		IN	2.05	REPUBLIC RD	TOWN OF BILLERICA	365 BOSTON RD, BILLERICA, MA	01821
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
48-49-0		IN	1.34	REPUBLIC RD	TOWN OF BILLERICA	365 BOSTON RD, BILLERICA, MA	01821
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site *Suburban Park Drive*

Ranking:



Total Area: acres

Community:

Summary:

Impediments:

☒ **Water**

Provider:

Comments:

☒ **Sewer**

Provider:

Comments:

☒ **Electric**

Provider:

Location:

Comments:

☒ **Telecom**

Provider:

Location:

Comments:

☒ **Gas**

Provider:

Comments:

Vehicular Access: Access is via Suburban Park Drive. Proposed Middlesex Turnpike Improvements include signalization of Middlesex Turnpike/Suburban Park Drive intersection. Suburban Park Drive requires pavement improvements.

Transportation:

Regional Highway:

Major Arterial:

Bicycle:

Pedestrian:

Public Trans:

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-109-1		IN	2.72	SUBURBAN PARK DR	MERRIMACK EDUCATION CENTER IN	101 MILL RD, CHELMSFORD, MA	<input type="text" value="01824"/>
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site **43 South Avenue**

Ranking: **High**



Total Area: **7.08428** acres

Community: **Burlington**

Summary: **Permitted Site**

Impediments: **Traffic issues**

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Comprehensive corridor improvements required on Middlesex Turnpike from Second Avenue to Wheeler Road to account for full build-out along the corridor.

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-10-0	400	IG	7.08428	SOUTH AVE	GUTIERREZ ARTURO J & J CATALDO, ARTHUR J GUTIERREZ JR TRS	ONE WALL ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		


Total Area: **8.3462** acres

Community: **Burlington**

Summary: **Permitted pad**

Impediments:

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Signalized driveway access already in place.**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **Yes**
Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
32-3-9	404	PD	8.3462	NETWORK DR	Palamor Medical Technologies	82 Cambridge St, Burlington, MA	01803
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		


Total Area: **30.5285** acres

Community: **Burlington**

Summary: **Permitted Pad**

Impediments:

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Signalized driveway access already in place.**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **Yes**
Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
32-3-2	404	PD	30.5285	NETWORK DR	NETVIEW INVESTMENTS LLC	15 THIRD AVE, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		



Total Area: **11.9878** acres

Community: **Burlington**

Summary: **PD District Approval for 80,000 s.f.**

Impediments: **Traffic and wetlands**

☒ **Water**

Provider: **Town**

Comments:

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access:

Comprehensive corridor improvements required on Middlesex Turnpike from Second Avenue to Wheeler Road to account for full build-out along the corridor. Direct access to/from I-95 southbound ramps will improve traffic safety and operations.

Transportation:

\$100,000 for modification of traffic signals

Regional Highway:

Yes

Major Arterial:

Yes

Bicycle:

No

Pedestrian:

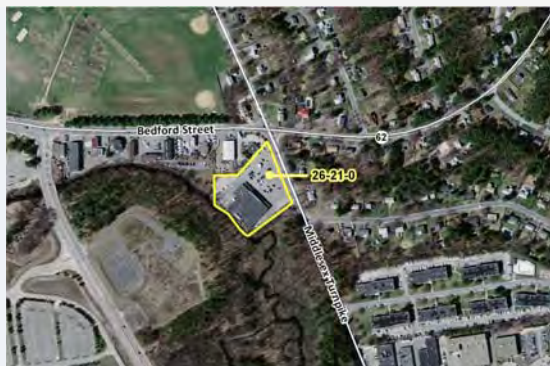
Yes

Public Trans:

No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
52-8-0	330	IG	11.9878	MIDDLESEX TPK	CALVO PAUL A TR, R C TRUST	P O BOX 517, NORTH ANDOVER, MA	01845
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		


Total Area: **2.78227** acres

Community: **Burlington**

Summary: **Partially Vacant Grocery Anchored Shopping Center**

Impediments: **Long Term Master Lease**
☒ **Water**

Provider: **Town**

Comments: **Water in both Middlesex Turnpike and Bedford Road**
☒ **Sewer**

Provider: **Town/MWRA**

Comments: **Existing service to Middlesex Turnpike. Sewer main exists in Bedford Road as well.**
☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments: **Overhead lines in both Middlesex Turnpike and Bedford Road.**
☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Upgrade to traffic signal required at Middlesex Turnpike/Bedford Street (Route 62)**

Transportation: **\$150,000 to upgrade signal**

Regional Highway: **Yes**

Major Arterial: **Yes**

Bicycle: **No**

Pedestrian: **Yes**

Public Trans: **No**
Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
26-21-0	316	BG	2.78227	MIDDLESEX TPK	BURLINGTON EQUITABLE L P	1660 SOLDIERS FIELD ROAD, BOSTON, MA	02135
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site **AMC**

Ranking: **Low**



Total Area: **8.99557** acres

Community: **Burlington**

Summary: **Common Ownership, Redevelopment Opportunity**

Impediments: **Relocation of Existing Business, Permitting,**

☒ **Water**

Provider: **Town**

Comments: **Looped main in South Ave. and dead-ended main in Middlesex Turnpike.**

☒ **Sewer**

Provider: **Town/MWRA**

Comments:

☒ **Electric**

Provider: **NSTAR**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Comprehensive corridor improvements required on Middlesex Turnpike from Second Avenue to Wheeler Road to account for full build-out along the corridor.**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-9-1	337	IG	1.76716	SOUTH AVE	ND BURLINGTON SOUTH AVE LLC	2310 WASHINGTON ST, NEWTON, MA	02462
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-7-2	337	IG	0.87823	SOUTH AVE	ND BURLINGTON SOUTH AVE LLC	2310 WASHINGTON ST, NEWTON, MA	02462
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-9-0	337	IG	1.35556	SOUTH AVE	ND BURLINGTON SOUTH AVE LLC	2310 WASHINGTON ST, NEWTON, MA	02462
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-8-0	362	IG	4.08863	SOUTH AVE	ND BURLINGTON SOUTH AVE LLC	2310 WASHINGTON ST, NEWTON, MA	02462
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-7-1	337	IG	0.90599	SOUTH AVE	ND BURLINGTON SOUTH AVE LLC	2310 WASHINGTON ST, NEWTON, MA	02462
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site *Bedford Street*

Ranking:



Total Area: acres

Community:

Summary:

Impediments:

☒ **Water**

Provider:

Comments:

☒ **Sewer**

Provider:

Comments:

☒ **Electric**

Provider:

Location:

Comments:

☒ **Telecom**

Provider:

Location:

Comments:

☒ **Gas**

Provider:

Comments:

Vehicular Access:

Transportation:

Regional Highway:

Major Arterial:

Pedestrian:

Bicycle:

Public Trans:

Site Parcels

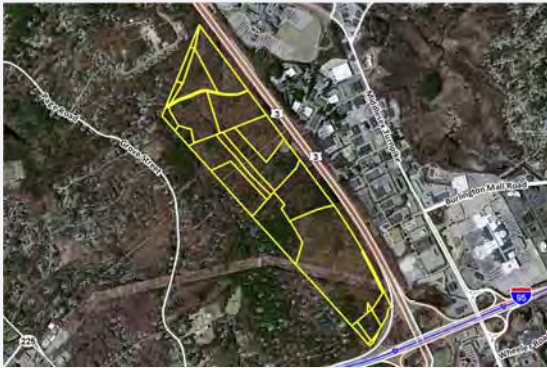
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
<input type="text" value="26-2-0"/>	<input type="text" value="905"/>	<input type="text" value="RO"/>	<input type="text" value="20.20113"/>	<input type="text" value="BEDFORD ST"/>	<input type="text" value="MITRE CORPORATION"/>	<input type="text" value="7515 COLSHIRE DR-MS N680, MCLEAN, VA"/>	<input type="text" value="22102"/>
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site

Land Locked Parcel

Ranking:

Low



Total Area: 250.4600 acres

Community: Burlington

Summary: Feasibility Study for 2 million sf of Commercial and 2500 residential units

Impediments: Access, Lack of services, Public Recreation Ownership, Traffic, complex permitting

☐ Water

Provider:

Comments:

☐ Sewer

Provider:

Comments:

☐ Electric

Provider:

Location:

Comments:

☐ Telecom

Provider:

Location:

Comments:

☐ Gas

Provider:

National Grid

Comments:

Vehicular Access:

Parcel is adjacent to Route 3, but there is no vehicular access in place. Access to site would require new bridge construction for an over pass or underpass.

Transportation:

Major Improvements needed

Regional Highway:

Yes

Major Arterial:

No

Bicycle:

No

Pedestrian:

No

Public Trans:

No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-12-0	903	IG	0.03985	ROUTE 3	TOWN OF BURLINGTON - RECREATION	30 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-2-0	903	IG	10.20268	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-2-0	903	IG	4.3173	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-7-0	903	IG	12.94873	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-2-A	903	IG	0.31134	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
44-5-0	903	IG	18.97987	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-5-0	903	IG	16.93773	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-1-0	903	IG	16.18648	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
44-1-0	903	IG	13.00623	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
44-3-0	903	IG	17.07251	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
44-4-0	903	IG	5.82454	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
45-26-0	343	PD	3.20981	SOUTH AVE			
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
44-2-0	903	IG	13.71597	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-12-0	903	IG	0.21672	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-1-0	903	IG	1.51436	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-4-0	903	IG	66.54669	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-4-0	903	IG	2.34609	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-6-0	903	IG	16.53349	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
51-3-0	903	IG	4.54678	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
32-4-0	903	IG	0.67348	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
45-1-0	903	IG	19.83869	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-13-0	903	IG	2.32306	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-11-0	903	IG	1.29621	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
38-3-0	903	IG	1.8714	ROUTE 3	TOWN OF BURLINGTON - RECREATION	29 CENTER ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site

Terrace Hall

Ranking:

Low



Total Area: 29.29234 acres

Community: Burlington

Summary: Potential Redevelopment Opportunities

Impediments: Ownership, Assemblage, Flood Plain

☒ Water

Provider: Town

Comments:

☒ Sewer

Provider: Town/MWRA

Comments:

☒ Electric

Provider: NSTAR

Location: Overhead

Comments:

☒ Telecom

Provider: All major providers

Location: Overhead

Comments:

☒ Gas

Provider: National Grid

Comments:

Vehicular Access: Signal timing adjustment may be required at Middlesex Turnpike/Terrace Hall Avenue intersection depending on proposed development.

Transportation:

Regional Highway: Yes

Major Arterial: Yes

Pedestrian: Yes

Bicycle: No

Public Trans: Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address
33-42-0	400	IG	1.15648	B STREET	MIMINOS MARK & JAMES, J & M REALTY TRUST	30 B ST, BURLINGTON, MA 01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch						

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-39-0	400	IG	1.82184	A STREET	GOODWAY GRAPHICS OF MASS	16 A STREET, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-38-0	400	IG	0.74478	A STREET	TURTLE BAY REALTY LLC	18 A ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-72-0	341	IG	0.89365	MIDDLESEX TPK	MIDDLESEX BANK NATL ASSOC	101 N TRYON ST, CHARLOTTE, NC	28255
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-73-0	340	IG	0.35393	TERRACE HALL AVE	MENG SIMON CY	113 TERRACE HALL AVE, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-37-0	340	IG	0.49057	A STREET	DISILVA JAMES P & THOMAS A TRS, THE WEBSTER TRUSTS	P O BOX 388, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-43-0	340	IG	0.57751	B STREET	SASTRI FAMILY LLC	31 B ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-50-0	404	IG	1.12694	TERRACE HALL AVE	CHIANG EDWARD T T TR, V & V REALTY TRUST	4 GLENFELD EAST, WESTON, MA	02493
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-44-1	340	IG	0.52269	B STREET	WRIGHT KATHLEEN & FRANCES TRS, WRIGHT REALTY TRUST	241 GROVE ST, LEXINGTON, MA	02420
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-48-0	340	IG	0.83909	TERRACE HALL AVE	TERRACE HALL PARTNERS LLC	87 TERRACE HALL AV, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-89-0	340	IG	0.34912	MIDDLESEX TPK	MICHAUD RICHARD L TRUSTEE, ENFANTS REALTY TRUST	203 MIDDLESEX TPK, BURLINGTON, MA	01810
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-36-0	404	IG	0.76562	A STREET	JOHN GALLANT TRUSTEE, CGMD TRUST	11 REGWILL AVE, WENHAM, MA	01984
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-41-3	340	IG	0.41302	B STREET	SASTRI FAMILY LLC	31 B ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-78-0	340	IG	0.26471	A STREET	TECHEX REALTY HOLDINGS LLC	1 A ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-79-0	337	IG	0.74768	A STREET	PARADIGM REAL ESTATE LLC	11 A STREET, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-46-0	340	IG	0.56438	A STREET	AST LLC	4 A STREET, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-80-0	401	IG	0.84895	A STREET	PARADIGM REAL ESTATE LLC	11 A STREET, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-41-1	13	IG	0.57716	B STREET	PANDOLFO JOSEPH P TRUSTEE, ROSE REALTY TRUST	3 MEADOWCROFT RD, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-86-0	404	IG	1.00693	MIDDLESEX TPK	NEW MID TERRACE LLC	155 WEST ST, WILMINGTON, MA	01887
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-87-2	326	IG	0.61762	MIDDLESEX TPK	MATHUROS LLC	155 EAST EMERSON RD, LEXINGTON, MA	02420
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-81-0	340	IG	0.4674	A STREET	PARADIGM REAL ESTATE LLC	11 A STREET, BURLINGTON, MA	01803
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-41-4	340	IG	0.45485	B STREET	COTE THOMAS P TR, THE 25 B STREET RLTY TRUST	25 B STREET, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-44-0	400	IG	0.49344	A STREET	SALVUCCI FORTUNATO & ROSALBA, TRS NEW CADARO REALTY TRUST	60 BULLARD ROAD, WESTON, MA	02493
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-85-0	340	IG	0.50405	MIDDLESEX TPK	CHIANG VINCENT W S & VICTOR W, TRS V & V REALTY TR	4 GLENFELD EAST, WESTON, MA	02193
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-44-2	403	IG	0.25774	B STREET	SALVUCCI FORTUNATO & ROSALBA, TRS NEW CADARO REALTY TRUST	60 BULLARD ROAD, WESTON, MA	02493
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-77-0	340	IG	0.39714	TERRACE HALL AVE	MUNJAL RENUKA	23 BABE RUTH DRIVE, SUDBURY, MA	01776
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-43-1	403	IG	0.51273	B STREET	WRIGHT KATHLEEN & FRANCES TRS, WRIGHT REALTY TRUST	241 GROVE ST, LEXINGTON, MA	02173
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-41-2	340	IG	0.57641	B STREET	SASTRI SURI A TRUSTEE, R M R REALTY TRUST	31 B ST, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-87-1	340	IG	0.33818	MIDDLESEX TPK	215 MIDDLESEX TPK LLC, C/O HAMEL & MCALISTER INC	16 ADAMS STREET, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-91-0	442	IG	0.47971	MIDDLESEX TPK	GRAHAM ASSOCIATES	P O BOX 597, LOWELL, MA	01853
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-88-0	404	IG	1.17805	MIDDLESEX TPK	SCOTT PETER K & T BROSNAN, THE 209 MIDDLESEX TP RLTY TR	209 MIDDLESEX TPK, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-76-0	132	IG	0.38242	TERRACE HALL AVE	GRAHAM ASSOCIATES	P O BOX 597, LOWELL, MA	01853
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-82-0	404	IG	0.9861	A STREET	FRANKLIN A STREET LLC	50 FRANKLIN ST, BOSTON, MA	02110
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-74-0	404	IG	2.2315	TERRACE HALL AVE	TRITERRACE LLC	942 BEACON ST, NEWTON CENTER, MA	02159
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-39-1	375	IG	1.33547	A STREET	BURLINGTON RECREATON GROUP LLC	344 BORDER ROAD, CONCORD, MA	01742
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-49-0	401	IG	1.3452	TERRACE HALL AVE	NEW MID TERRACE LLC	155 WEST ST, WILMINGTON, MA	01887
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-41-A	404	IG	1.8619	B STREET	AST, LLC	4 A STREET, BURLINGTON, MA	01803
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
33-84-0	340	IG	0.80738	A STREET	MANCIB RICHARD A TR, C/O FRANKLIN PROPERTIES	50 FRANKLIN ST, BOSTON, MA	02110
<div><input checked="" type="checkbox"/> Wetland</div> <div><input checked="" type="checkbox"/> Floodplain</div> <div><input type="checkbox"/> Vernal Pool</div> <div><input type="checkbox"/> Rare Species</div> <div><input type="checkbox"/> Hazardous Material</div> <div><input type="checkbox"/> Historical/Arch</div>							

Site **104 Turnpike Road**

Ranking: **High**



Total Area: **9.18** acres

Community: Chelmsford

Summary: Industrial Zoned vacant site

Impediments: Wetland permitting, sewer capacity

☒ **Water**

Provider: Chelmsford Water

Comments:

☒ **Sewer**

Provider: Town

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Access on Turnpike Road. Turnpike Road connects Route 129

Transportation:

Regional Highway: ☐ Yes

Major Arterial: ☐ Yes

Pedestrian: ☐ No

Bicycle: ☐ No

Public Trans: ☐ Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-21	4400	IA	9.18	TURNPIKE RD	ALTID ENTERPRISES LLC	17 MSGR OBRIEN HIGHWAY, CAMBRIDGE, MA	02141
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							



Total Area: **2.71** acres

Community: Chelmsford

Summary: Common Ownership, Good Access, 2.71 Acre Site

Impediments: Sewer Capacity

☒ **Water**

Provider: Chelmsford Water

Comments:

☒ **Sewer**

Provider: Town

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Driveway access on Route 129 (Billerica Road). Proximity to both Route 3 and I-495

Transportation:

Regional Highway: ☐ Yes

Major Arterial: ☐ Yes

Pedestrian: ☐ Yes

Bicycle: ☐ No

Public Trans: ☐ Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-51	1010	IA	1.52	BILLERICA RD	ALTID ENTERPRISES LLC	17 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MA	02141
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-52	1010	IA	1.19	BILLERICA RD	ALTID ENTERPRISES LLC	17 MONSIGNOR OBRIEN HGWY, CAMBRIDGE, MA	02141
<div><input type="checkbox"/> Wetland</div> <div><input type="checkbox"/> Floodplain</div> <div><input type="checkbox"/> Vernal Pool</div> <div><input type="checkbox"/> Rare Species</div> <div><input type="checkbox"/> Hazardous Material</div> <div><input type="checkbox"/> Historical/Arch</div>							


Total Area: **14.55** acres

Community: Chelmsford

Summary: Potential site for Service Retail

Impediments: Zoning, Ownership/Assemblage, Sewer Capacity

☒ **Water**

Provider: Chelmsford Water

Comments:

☒ **Sewer**

Provider: Town

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Access on Route 129 (Billerica Road). Proximity to both Route 3 and I-495

Transportation:

Regional Highway: ☐ Yes

Major Arterial: ☐ Yes

Pedestrian: ☐ Yes

Bicycle: ☐ No

Public Trans: ☐ Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-9	1010	IA	0.94	BILLERICA RD	SUPPLE RICHARD J	215 BILLERICA RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-6	1010	IA	0.46	BILLERICA RD	LOSPENNATO FRANK H	199 BILLERICA RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-8	1010	IA	6.52	BILLERICA RD	OCZKOWSKI STANLEY J	205 BILLERICA RD, CHELMSFORD, MA	01824
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-7	4420	IA	0.2	BILLERICA RD	CARYE RAYMOND A & BARBARA TRS	17 MGR OBRIEN HWY, PO BOX 207, CAMBRIDGE,MA	02141
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-1	4400	IA	1.66	BILLERICA RD	ALTID ENTERPRISES LLC	17 MSGR OBRIEN HIGHWAY, CAMBRIDGE, MA	02141
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-2	3400	IA	3.34	BILLERICA RD	ALEXANDER CAROLE A TRUSTEE	229 BILLERICA RD, CHELMSFORD, MA	01824
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-4	1320	IA	0.29	BILLERICA RD	LOSPENNATO FRANK H	199 BILLERICA RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
86-328-5	1010	IA	1.14	BILLERICA RD	VAIPAN VICTORIA M	221 BILLERICA RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site **Mill Road**

Ranking: **High**



Total Area: **12.52** acres

Community: Chelmsford

Summary: **Potential Development Site**

Impediments: **Assemblage**

☒ **Water**

Provider: Chelmsford Water

Comments:

☒ **Sewer**

Provider: Town

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Mill Road to Route 129

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-11	1300	IA	1.89	MILL RD	FUCHS LOTHAR U ETUX	262 MILL RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-10	1320	IA	0.43	MILL RD	MCCRENSKY ROBERT L &	248 MILL RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-12	101	IA	2.52	MILL RD	FUCHS LOTHAR U ETUX	262 MILL RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-13	0	IA	2.24	Mill RD			
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-8	1010	IA	0.48	MILL RD	M T C CONSTRUCTION II LLC	7 CEDAR DR, WOBURN, MA	01801
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-9	1010	IA	4.46	MILL RD	MCCRENSKY ROBERT L &	248 MILL RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-328-7	1010	IA	0.5	MILL RD	LEMOS WILLIAM D TRUSTEE	100 HIGH ST, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site **Riverneck Road**

Ranking: **High**



Total Area: **5.29** acres

Community: Chelmsford

Summary: Vacant Site Industrial Zoned

Impediments: Distance to Highway Interchange

☒ **Water**

Provider: Chelmsford Water

Comments:

☒ **Sewer**

Provider: Town

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Distance to Highway Intrchange

Transportation:

Regional Highway: No

Major Arterial: Yes

Pedestrian: Yes

Bicycle: Yes

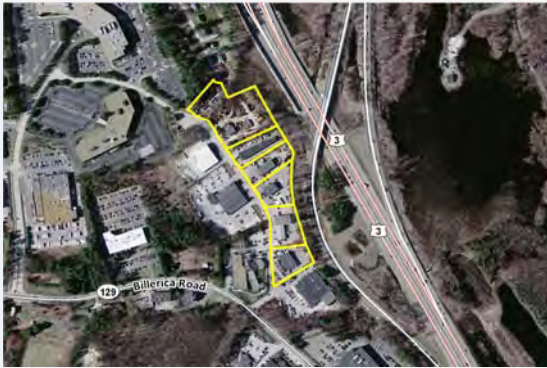
Public Trans: No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
64-275-5	0	IA	5.29	Riverneck Road	BTI-199-201Riverneck LP	2 Ravina St, Atlanta GA	30364
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site *Progress Ave*

Ranking:



Total Area: acres

Community: Chelmsford

Summary:

Impediments:

☒ **Water**

Provider:

Comments:

☒ **Sewer**

Provider:

Comments:

☒ **Electric**

Provider:

Location:

Comments:

☒ **Telecom**

Provider:

Location:

Comments:

☒ **Gas**

Provider:

Comments:

Vehicular Access:

Transportation:

Regional Highway:

Major Arterial:

Pedestrian:

Bicycle:

Public Trans:

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-50	4010	IA	1.2	PROGRESS AV	DISTEFANO ROBERT S TRUSTEE	8 RIVERSIDE ST, WATERTOWN, MA	02472
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-43	4010	IA	1.05	PROGRESS AV	LEDGEVIEW TERRACE LLC	19 PROGRESS AV, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-46	3400	IA	1.08	PROGRESS AV	LEDGEVIEW TERRACE LLC	17 PROGRESS AV, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-54	4010	IA	1.06	PROGRESS AV	GRE REALTY MANAGEMENT LLC	7 PROGRESS AV, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-40	4021	IA	1.06	PROGRESS U1 AV	DESMOND WALTER F et al	88 BENSON ST, FITCHBURG, MA	01420
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
75-291-35	4022	IA	3.08	PROGRESS AV	MAXWELL MARY F TR	MASS AVE P O BOX 212, HARVARD, MA	01451
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site

Water Street

Ranking:

Low



Total Area: 4.67 acres

Community: Chelmsford

Summary: Redevelopment Site at Route 129 Interchange

Impediments: Disparate Ownership, Assemblage, Sewer Capacity

☐ **Water**

Provider:

Comments:

Not clear if water service is available. Nearest developed land is in Billerica.

☐ **Sewer**

Provider:

Comments:

Not clear if sewer service is available. Nearest developed land is in Billerica.

☒ **Electric**

Provider:

National Grid

Location:

Overhead

Comments:

☒ **Telecom**

Provider:

All major providers

Location:

Overhead

Comments:

☐ **Gas**

Provider:

National Grid

Comments:

Vehicular Access:

Route 129 at Brick Kiln Road requires a traffic signal and turn lanes on Route 129 eastbound. Police officer currently directs traffic in the AM. Heavy congestion in the AM/PM

Transportation:

\$300,000 - new traffic signals and turn lanes

Regional Highway:

Yes

Major Arterial:

Yes

Bicycle:

No

Pedestrian:

Yes

Public Trans:

Yes

Site Parcels

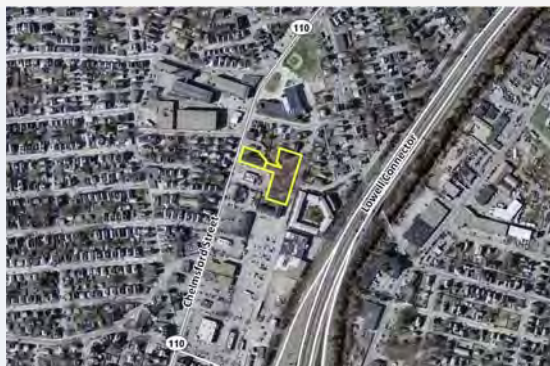
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-385-1	3222	IA	1.6	WALTERS ST	VISNIEWSKI ANTHONY B &	120 CONCORD RD, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
97-388-1	4410	IA	2.47	WALTERS ST	MCKAY MARIE E TRUSTEE	3 WARREN AVE, CHELMSFORD,MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
98-385-1	132	IA	0.6	WALTERS ST	CUMMING BRUCE G	5 WALTERS ST, CHELMSFORD, MA	01824
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site **Chelmsford St**

Ranking: **High**



Total Area: **1.45162** acres

Community: **Lowell**

Summary: **Potential Redevelopment**

Impediments:

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Access on Chelmsford Street**

Transportation:

Regional Highway: **No**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **Yes**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3855-35	3900	TMU	1.11395	MANUFACTURERS ST	FISHMAN SANDRA	158 SAYLES ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

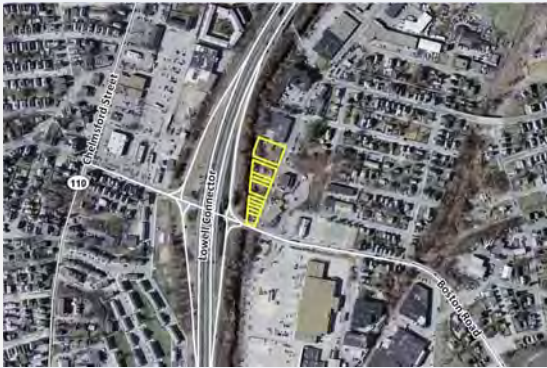
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1190-386	3900	RR	0.33767	CHELMSFORD ST	FISHMAN SANDRA	158 SAYLES ST, LOWELL, MA	01851
<div><input type="checkbox"/> Wetland</div> <div><input type="checkbox"/> Floodplain</div> <div><input type="checkbox"/> Vernal Pool</div> <div><input type="checkbox"/> Rare Species</div> <div><input type="checkbox"/> Hazardous Material</div> <div><input type="checkbox"/> Historical/Arch</div>							

Site

Tanner Street South West

Ranking:

High



Total Area: 1.44458 acres

Community: Lowell

Summary: Prime retail Location at Plain and Tanner Street; Remove 5640-94 record

Impediments: Wetland, Assemblage, Zoning

☒ Water

Provider: City

Comments:

☒ Sewer

Provider: Lowell Regional Wastewater Utility

Comments:

☒ Electric

Provider: National Grid

Location: Overhead

Comments:

☒ Telecom

Provider: All major providers

Location: Overhead

Comments:

☒ Gas

Provider: National Grid

Comments:

Vehicular Access:

Transportation:

Regional Highway: No

Major Arterial: No

Pedestrian: No

Bicycle: No

Public Trans: No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-251	400V	GI	0.51417	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-299	9030	RR	0.10432	TANNER ST	CITY OF LOWELL	375 MERRIMACK STREET, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-295	4030	RR	0.04882	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-289	4030	RR	0.05599	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-279	4030	GI	0.20755	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-277	4030	GI	0.07669	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-267	4030	GI	0.25794	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-291	4030	RR	0.05242	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-297	4030	RR	0.04689	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-275	4030	GI	0.07979	TANNER ST	TANNER CORPORATION	270 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site *Carwash*

Ranking: Medium



Total Area: 1.05441 acres

Community: Lowell

Summary: Potential Retail Redevelopment opportunity

Impediments: Existing Business

☒ **Water**

Provider: City

Comments:

☒ **Sewer**

Provider: Lowell Regional Wastewater Utility

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Access on Tanner Street. Tanner Street at Plain Street intersection require traffic signals in the future depending on land use. Tanner Street needs roadway improvements.

Transportation:

Regional Highway: Yes

Major Arterial: No

Pedestrian: No

Bicycle: No

Public Trans: Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address
4665-162	3350	RR	0.03238	PLAIN ST	TRS D P & W CAR WASH TRUST, LEVINE HOWARD A ET AL TRUSTEES	168 PLAIN ST, LOWELL, MA 01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch						

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-270	4010	LI	1.02203	TANNER ST	TRS P L & D L REAL ESTATE TRUST, LEVINE PHILIP ET AL TRUSTEES	270 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		



Total Area: 18.48095 acres

Community: Lowell

Summary: Potential Infill Opportunity

Impediments: Shared parking required, Flood Plain

☒ **Water**

Provider: City

Comments:

☒ **Sewer**

Provider: Lowell Regional Wastewater Utility

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Access to Lowell Connector. Alternate access via Industrial Avenue to Chelmsford Street to Route 3

Transportation:

Regional Highway: Yes

Major Arterial: Yes

Pedestrian: Yes

Bicycle: No

Public Trans: Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3150-263	3370	HRC	10.31732	INDUSTRIAL AVE	NATIONAL AMUSEMENTS INC, C/O TAX DEPARTMENT	200 ELM ST PO BOX 9126, DEDHAM, MA	02027
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4890-41	3370	HRC	8.16363	REISS AVE	NATIONAL AMUSEMENTS INC, C/O TAX DEPARTMENT	200 ELM ST PO BOX 9126, DEDHAM, MA	02027
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		



Total Area: **5.17127** acres

Community: **Lowell**

Summary: **Potential Redevelopment opportunity**

Impediments: **Assemblage, Zoning**

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Roadway improvements to Manufacturers Street and Plain Street/ Manufacturers Street intersection**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address
4665-90	3330	RR	2.04664	PLAIN ST	MAHONEY OIL CO INC	120 PLAIN ST, LOWELL, MA 01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch	

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3855-95	3370	RR	1.19559	MANUFACTURERS ST	TRS LAA REALTY TRUST, C/O FRONTIER DEVELOPMENT CORP	FOUNDRY INDUSTRIAL PARK, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1190-450	4020	RR	1.42416	CHELMSFORD ST	TRS LAA REALTY TRUSTC/O FRONTIER DEVELOPMENT CORP	FOUNDRY INDUSTRIAL PARK, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3855-75	3370	RR	0.50488	MANUFACTURERS ST	TRS LAA REALTY TRUSTC/O FRONTIER DEVELOPMENT CORP	FOUNDRY INDUSTRIAL PARK, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							



Total Area: **21.39328** acres

Community: Lowell

Summary: Approved 43D Site, possible Charter School Interest

Impediments: Poor Access, requires assemblage to improve access,

☒ **Water**

Provider: City

Comments:

☒ **Sewer**

Provider: Lowell Regional Wastewater Utility

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access: Prince Court to Moore Street to Route 3A. Traffic signal equipment and timing upgrade required at Moore Street/Gorham Street (Route 3A) intersection

Transportation: \$250,000 for traffic improvements

Regional Highway:

Major Arterial:

Bicycle:

Pedestrian:

Public Trans:

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1065-25	9030	TMF	0.46	CARTER AVE	CITY OF LOWELLTAX POSSESSIONS	375 MERRIMACK ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3675-34	4410	TMF	0.62719	LIVINGSTON ST	TRS KING FAMILY REALTY ESTATE TRUSTKING FRANCIS R JR ET AL TRUSTEES	421 FOREST ST, DUNSTABLE, MA	01827
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4315-115	1010	TMF	0.53	NEWHALL ST	TRS KING FAMILY REAL ESTATE TRUSTKING FRANCIS R JR ET AL TRUSTEES	421 FOREST ST, DUNSTABLE, MA	01827
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1140-7	3250	TMF	0.69077	CHAMBERS ST	MURPHY DAVID M	3 CHAMBERS ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4315-85	9030	TMF	0.54942	NEWHALL ST	CITY OF LOWELL	MERRIMACK ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1140-84	9030	TMF	1.25606	CHAMBERS ST	CITY OF LOWELLPARK DEPT	375 MERRIMACK ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4170-36	9030	TMF	0.02841	MOORE ST	CITY OF LOWELLPUBLIC WORKS	LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3675-26	3400	TMF	0.08937	LIVINGSTON ST	TRS KING FAMILY REAL ESTATE TRUSTKING FRANCIS R JR ET AL TRUSTEES	421 FOREST ST, DUNSTABLE, MA	01827
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3675-40	1040	TMF	0.2381	LIVINGSTON ST	TRS KING FAMILY REAL ESTATE TRUSTKING FRANCIS R JR ET AL TRUSTEES	421 FOREST ST, DUNSTABLE, MA	01827
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
2675-812	903C	TMU	1.34073	GORHAM ST	CITY OF LOWELLSCHOOL DEPT	LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4315-139	104	TMF	0.47	NEWHALL ST	TRS KING FAMILY REAL ESTATE TRUSTKING FRANCIS R JR ET AL TRUSTEES	421 FOREST ST, DUNSTABLE, MA	01827
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1070-43	9030	TMF	0.08	CARTER ST	CITY OF LOWELLPUBLIC WORKS	375 MERRIMACK ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

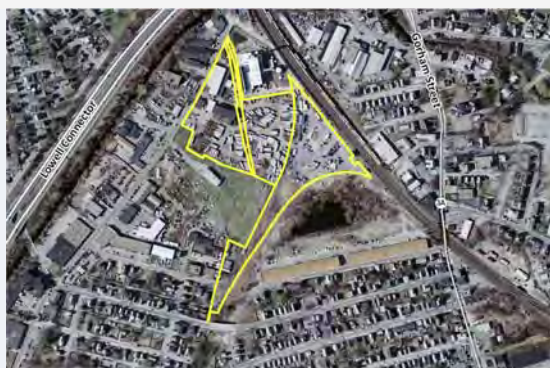
Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1070-15	903C	TMF	0.41841	CARTER ST	CITY OF LOWELLSCHOOL DEPT	375 MERRIMACK ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4170-32	9030	TMF	0.03944	MOORE ST	CITY OF LOWELLPUBLIC WORKS	LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3675-14	3222	TMF	0.18	LIVINGSTON ST	TRS KING FAMILY REAL ESTATE TRUSTKING FRANCIS R JR ET AL TRUSTEES	421 FOREST ST, DUNSTABLE, MA	01827
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3675-28	4400	TMF	0.11336	LIVINGSTON ST	KING FRANCES R JRKING LOUISE L	421 FOREST ST, DUNSTABLE, MA	01827
<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4765-2	400V	LI	14.28202	PRINCE AVE	PRINCE AVENUE ASSOCIATES LLC	100 VESPER EXECUTIVE PK, TYNGSBORO, MA	01879
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							



Total Area: **14.41045** acres

Community: **Lowell**

Summary: **Underutilized Industrial Area with rail siding**

Impediments: **Potential Hazardous material, Assemblage**

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Access on Tanner Street. Alternate access to Howard Street to Hale Street/YMCA Drive. Sharp curve between Tanner Street and Howard Street needs improved signage.

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **No**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-10	4420	GI	3-55205	TANNER ST	TRS HYACINTH TRUST, C/O JOHN P SCANNELL	624 ANDOVER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3620-282	3910	GI	6.15679	LINCOLN ST	LOWELL IRON AND STEEL CO	50 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-16	4000	GI	4.2234	TANNER ST	SCANNELL BOILER WORKS	50 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-12	4420	GI	0.47821	TANNER ST	TRS HYACINTH TRUST, C/O JOHN P SCANNELL	624 ANDOVER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site

Tanner Street North West

Ranking: Medium



Total Area: 2.32716 acres

Community: Lowell

Summary: Potential 2.3 acre development site

Impediments: Assemblage, Disparate Ownership

☒ Water

Provider: City

Comments:

☒ Sewer

Provider: Lowell Regional Wastewater Utility

Comments:

☒ Electric

Provider: National Grid

Location: Overhead

Comments:

☒ Telecom

Provider: All major providers

Location: Overhead

Comments:

☒ Gas

Provider: National Grid

Comments:

Vehicular Access: Access on Tanner Street. Alternate access to Howard Street to Hale Street/YMCA Drive. Sharp curve between Tanner Street and Howard Street needs improved signage.

Transportation: \$500,000-\$1,000,000

Regional Highway: Yes

Major Arterial: Yes

Pedestrian: No

Bicycle: No

Public Trans: No

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-97.1	3920	GI	0.08077	TANNER ST	BURKE ELEANOR CARROLL JOHN	LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-97	3330	GI	1.02204	TANNER ST	SHEEHAN DANIEL JSHEEHAN DORIS P	8 MAPLEWOOD RD, TEWKSBURY, MA	01876
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
0990-126	9030	GI	0.31131	CAMBRIDGE ST	CITY OF LOWELL	375 MERRIMACK ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-41	3160	GI	0.91304	TANNER ST	TRS SHEEHAN REALTY TRUSTSHEEHAN DANIEL J ET AL TRUSTEES	8 MAPLEWOOD RD, TEWKSBURY, MA	01876
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							



Total Area: **1.5231** acres

Community: **Lowell**

Summary: **Potential Retail Site**

Impediments: **Active VFW Post, parcels separated by Public Street**

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **City**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Access is close to an existing signal**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4665-190	3260	RR	0.61652	PLAIN ST	VETERANS OF FOREIGN WARS, C/O JAMES H. GOLDEN	190 PLAIN ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
4665-198	3370	RR	0.90658	PLAIN ST	VETERANS FOREIGN WARS, WALKER-ROGERS P662 INC	190 PLAIN STLOWELLMA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site

Warehouse Howard St

Ranking:

Low



Total Area: 1.57797 acres

Community: Lowell

Summary: Potential Future Reuse/ Redevelopment

Impediments: Existing Business

☒ **Water**

Provider: City

Comments:

☒ **Sewer**

Provider: Lowell Regional Wastewater Utility

Comments:

☒ **Electric**

Provider: National Grid

Location: Overhead

Comments:

☒ **Telecom**

Provider: All major providers

Location: Overhead

Comments:

☒ **Gas**

Provider: National Grid

Comments:

Vehicular Access:

YMCA Drive to Route 3A to Lowell Connector. Signal at YMCA Drive/Route 3A may require timing adjustment.

Transportation:

Regional Highway: Yes

Major Arterial: Yes

Pedestrian: Yes

Bicycle: No

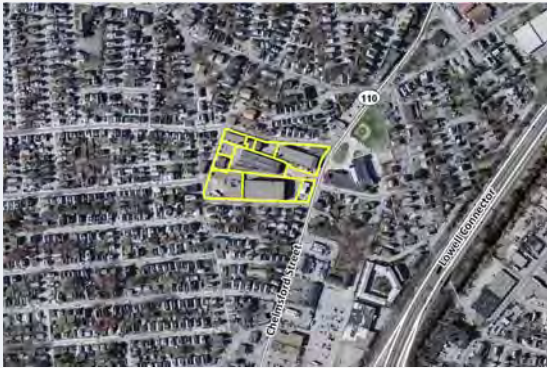
Public Trans: Yes

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3095-220	4000	HRC	1.57797	HOWARD ST	TRS G & S REALTY TRUST GILBERT ALLAN Z TRUSTEE	462 BOSTON RD, SUITE 7, TOPSFIELD, MA	01983
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site **Chelmsford Street West**

Ranking: **Low**



Total Area: **5.99623** acres

Community: **Lowell**

Summary: **Potential Redevelopment Opportunity**

Impediments: **Disparate ownership, Assemblage, hazardous Materials**

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access:

Transportation:

Regional Highway: **No**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **Yes**

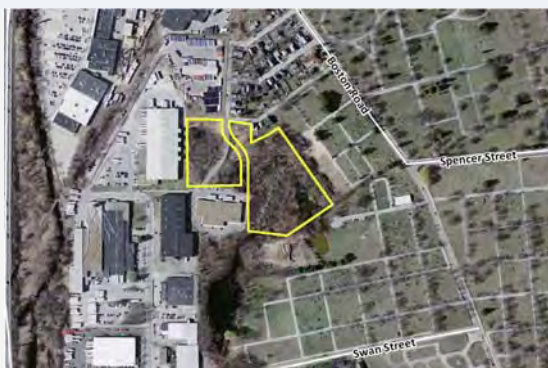
Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5400-244	3900	LI	0.19257	SMITH ST	SMITH & SHAW STREET LLC	PO BOX D2 CASTLE VIEW, GLOUCESTER, MA	01930
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel 5400-256	Use Code 3320	Zoning LI	Lot Size 0.21842	Address SMITH ST	Owner TRS SMITH ST REALTY TRUSTBEAULIEU ROBERT TRUSTEE	Owner Address 256 SMITH ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 5305-48	Use Code 3320	Zoning LI	Lot Size 0.09644	Address SHAW ST	Owner VIEIRA RICHARDVIEIRA RONALD L	Owner Address 78 NEW YORK ST, LOWELL, MA	01854
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 5400-240	Use Code 4000	Zoning LI	Lot Size 0.27601	Address SMITH ST	Owner SMITH & SHAW STREET LLC/O PAT PEPICELLI	Owner Address 2 SCHOONER RIDGE, GLOUCESTER, MA	01930
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 5305-34	Use Code 4010	Zoning LI	Lot Size 0.28545	Address SHAW ST	Owner 345 CHELMSFORD ST PARTNERS LLCC/O PAT PEPICELLI	Owner Address 2 SCHOONER RIDGE, GLOUCESTER, MA	01930
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 1190-325	Use Code 4020	Zoning NB	Lot Size 1.3	Address CHELMSFORD ST	Owner SHAW PRINT INCORPC/O GERVAIS LINCOLN-MERCURY	Owner Address 24 REISS AVE, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 5400-244.1	Use Code 3220	Zoning LI	Lot Size 1.07175	Address SMITH ST	Owner 345 CHELMSFORD ST PARTNERS LLCC/O PAT PEPICELLI	Owner Address 2 SCHOONER RIDGE, GLOUCESTER, MA	01930
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input checked="" type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 4365-21	Use Code 4000	Zoning LI	Lot Size 1.34362	Address NOTTINGHAM ST	Owner NOTTINGHAM PARTNERS LLCC/O PAT PEPICELLI	Owner Address 2 SCHOONER RIDGE, GLOUCESTER, MA	01930
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input checked="" type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 5400-258.1	Use Code 1320	Zoning LI	Lot Size 0.01	Address SMITH ST	Owner KAZANJIAN JON	Owner Address 256 SMITH ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 1190-365	Use Code 3340	Zoning NB	Lot Size 0.25866	Address CHELMSFORD ST	Owner STEVENS ROBERT R JR ET ALC/O BOB STEVENS & SONS INC	Owner Address 365 CHELMSFORD ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input checked="" type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 4365-51	Use Code 4000	Zoning LI	Lot Size 0.93362	Address NOTTINGHAM ST	Owner NOTTINGHAM STREET REALTY CORP	Owner Address 15 LEVERETT ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		
Parcel 5400-258	Use Code 4400	Zoning LI	Lot Size 0.00969	Address SMITH ST	Owner TRS SAINT JUDE REALTY TRUSTC/O JON KAZANJIAN AUTO REPAIR SHOP INC	Owner Address 256 SMITH ST, LOWELL, MA	01851
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Site *Marsh Rd*

Ranking:



Total Area: acres

Community:

Summary:

Impediments:

☒ **Water**

Provider:

Comments:

☒ **Sewer**

Provider:

Comments:

☒ **Electric**

Provider:

Location:

Comments:

☒ **Telecom**

Provider:

Location:

Comments:

☒ **Gas**

Provider:

Comments:

Vehicular Access:

Transportation:

Regional Highway:

Major Arterial:

Pedestrian:

Bicycle:

Public Trans:

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1605-66	3910	LI	6.05658	CUNNINGHAM ST	TRS CUNNINGHAM MIDDLESEX RLTY TRUSTC/O GENESIS COMPUTER CORPORATION	120 FAIRMOUNT STLOWELLMA	<input type="text" value="01852"/>
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3930-130	3910	LI	2.90188	MARSHALL RD	TRS CUNNINGHAM MIDDLESEX RLTY TRUSTC/O GENESIS COMPUTER CORPORATION	120 FAIRMOUNT STLOWELLMA	01852
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		


Total Area: **0.53197** acres

Community: **Lowell**

Summary: **Potential Redevelopment site**

Impediments: **Limited development potential due to lot size**
☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Access on Tanner Street. Tanner Street at Plain Street intersection require traffic signals in the future depending on land use. Tanner Street needs roadway improvements.

Transportation: **\$500,000-\$1,000,000**
Regional Highway: **Yes**
Major Arterial: **Yes**
Bicycle: **No**
Pedestrian: **No**
Public Trans: **No**
Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
3620-190	3300	LI	0.53197	LINCOLN ST	SPINNEY JOHN E	112 SALISBURY ST, DRACUT, MA	01826
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		



Total Area: **1.346** acres

Community: **Lowell**

Summary: **Potential Reuse**

Impediments: **Existing Business Wetlands, Site Size**

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Access on Tanner Street. Tanner Street at Plain Street intersection require traffic signals in the future depending on land use. Tanner Street needs roadway improvements.

Transportation: **\$500,000-\$1,000,000**

Regional Highway: **Yes**

Major Arterial: **Yes**

Bicycle: **No**

Pedestrian: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-121	4030	GI	0.37822	TANNER ST	TUCCI RALPH ET AL, C/O LOWELL USED AUTO PARTS INC	108 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-131	3310	GI	0.3432	TANNER ST	TRS TUCCI & SONS REALTY TRUST, TUCCI RALPH ET AL TRUSTEES	108 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-125	4400	GI	0.17175	TANNER ST	TUCCI RALPH ET AL, C/O LOWELL USED AUTO PARTS INC	108 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland <input type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
0800-9	4410	GI	0.45283	BROOK ST	TUCCI RALPH ET AL, C/O LOWELL AUTO USED PARTS INC	108 TANNER ST, LOWELL, MA	01852
<input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Vernal Pool <input type="checkbox"/> Rare Species <input type="checkbox"/> Hazardous Material <input type="checkbox"/> Historical/Arch							

Site **Tanner Street North East**

Ranking: **Low**



Total Area: **3.91851** acres

Community: **Lowell**

Summary: **Potential Redevelopment site, common Ownership**

Impediments:

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: Access on Tanner Street. Alternate access to Howard Street to Hale Street/YMCA Drive. Sharp curve between Tanner Street and Howard Street needs improved signage.

Transportation: **\$500,000-\$1,000,000**

Regional Highway: **Yes**

Major Arterial: **Yes**

Bicycle: **No**

Pedestrian: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
1005-66	4010	GI	3.15869	CANADA ST	TRS TUCCI & SONS REALTY TRUST, TUCCI RALPH J	108 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5640-94	4400	GI	0.75982	TANNER ST	TUCCI RALPH ET AL, C/O LOWELL USED AUTO PARTS INC	108 TANNER ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		



Total Area: **1.57472** acres

Community: **Lowell**

Summary: **Potential Transit Oriented Development Opportunity**

Impediments: **Existing Business Reuse or Redevelopment?**

☒ **Water**

Provider: **City**

Comments:

☒ **Sewer**

Provider: **Lowell Regional Wastewater Utility**

Comments:

☒ **Electric**

Provider: **National Grid**

Location: **Overhead**

Comments:

☒ **Telecom**

Provider: **All major providers**

Location: **Overhead**

Comments:

☒ **Gas**

Provider: **National Grid**

Comments:

Vehicular Access: **Abuts Commuter Rail Station**

Transportation:

Regional Highway: **Yes**

Major Arterial: **Yes**

Pedestrian: **Yes**

Bicycle: **No**

Public Trans: **No**

Site Parcels

Parcel	Use Code	Zoning	Lot Size	Address	Owner	Owner Address	
5705-145	4000	UMU	1.57472	THORNDIKE ST	RUK REALTY CORP	145 THORNDIKE ST, LOWELL, MA	01852
<input type="checkbox"/> Wetland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Vernal Pool	<input type="checkbox"/> Rare Species	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Historical/Arch		

6. Implementation Strategies

Public and Private Funding Sources

Seeking infrastructure funding sources to supplement the design and construction of Route 3 Corridor capital improvements will be challenging. We believe the two most important elements in the successful acquisition of infrastructure funding are the state of the economy, and the preparedness of the funding applicant. Since the Commonwealth's (2008-2009) economic recession, it is important that investment in infrastructure support economic development and growth in jobs. And, as a funding applicant, being completely prepared to state your case with respect to needs, costs, priorities, benefits, and public support will demonstrate the effectiveness of any proposed Route 3 corridor improvements, and their return on investment in consideration of the limited funds that are available.

Importantly, ARRA program funds are short-term opportunities for Route 3 Corridor improvements.

Throughout this section it is important to note that all funding programs typically have an annual application date that should be verified through the office managing those funds. It is also important to note that any funds available through the American Recovery and Reinvestment Act (ARRA) will be more short term in nature as the program is coming to a close for implementation of certain type projects.

Funding Opportunities and State Programs

There are funding programs and tax credit incentives available to municipalities and private developers from both federal and state resources. On the federal level, programs provide opportunities to make investments in economic development (Recovery Zone Bonds and Incentives), to advance water and wastewater projects through low interest loans (Clean Water and Drinking Water State Revolving Loan Funds), and to make transportation improvements (Reauthorization of SAFETEA-LU). In addition, funded for the first time under the American Recovery and Reinvestment Act of 2009 is the Energy Efficiency and Conservation Block Grant (EECBG) Program.

Massachusetts also offers funding from economic stimulus programs passed in the Commonwealth in 2003, 2006, and 2008, to name a few. These stimulus programs have created opportunities for grants, loans, investments, and incentives to support economic development in workforce training, infrastructure, brownfield redevelopment, and life sciences.

This report is completed with a list of potential funding sources available through the Commonwealth of Massachusetts and the Federal Government. The majority of the funding programs described in this report have come directly from websites, the links to which are also provided thereby acknowledging source information and copy provided. There are numerous grant and funding programs described within the pages of the Commonwealth's website located at www.mass.gov and then through the "Online Services, Grants & Funding" link. Consequently, we've highlighted the programs that we believe are most relevant to the Route 3 Corridor objectives, and organized the programs by these areas:

- Economic Development
- Transportation
- Water and Wastewater
- Remediation / Cleanup
- Private Business Development Assistance

ECONOMIC DEVELOPMENT

Economic Development Administration

Under the 2009 ARRA, Economic Development Administration (EDA), Department of Commerce is the Public Works and Economic Development Facilities Program (CFDA No. 11.300). "EDA will provide Public Works investments to support the construction or rehabilitation of essential public infrastructure and facilities necessary to generate or retain private sector jobs and investments, attract private sector capital, and promote regional competitiveness, including investments that expand and upgrade infrastruc-

ture to attract new industry, support technology-led development, accelerate new business development, and enhance the ability of regions to capitalize on opportunities presented by free trade."

The amount of the EDA grant may not exceed fifty percent of the total cost of the project. In-kind contributions, consisting of contributions of space, equipment, or services, or forgiveness or assumptions of debt, may provide the required non-federal share of the total project cost. For further EDA information, visit: <http://www.eda.gov/InvestmentsGrants/Lawsreg.xml>.

Grant applications are submitted on a rolling basis to EDA's Philadelphia Regional Office. However, funding is discretionary, and all projects must be aligned with the goals and objectives outlined in the five-year Comprehensive Economic Development Strategy of each regional planning agency.

Recovery Economic Development Bonds and Recovery Zone Facility Bonds (Executive Order 514)

Authorized by ARRA, \$556M in recovery zone funds are available to support economic development in Massachusetts. The Recovery Economic Developments Bonds are available to municipalities (target area communities include Bedford, Billerica, Burlington, Chelmsford, and Lowell) for public infrastructure projects, and the Recovery Zone Facility Bonds are available to private enterprise for capital investments in depreciable property (including real estate and equipment). More information on the Recovery Zone Bonds program is available at www.mass.gov/recovery-bonds or by contacting April Anderson

Funds allocated through the recovery zone bond program are quickly being dedicated to Commonwealth projects.

Lamoureux, State Permit Ombudsman and Director, at the MA Executive Office of Housing and Economic Development.

Massachusetts Opportunity Relocation and Expansion (MORE)

The Massachusetts Opportunity Relocation and Expansion (MORE) Jobs Capital Program provides grant funding for public infrastructure improvements needed to support business expansion in the Commonwealth of Massachusetts. Signed into law on June 24, 2006, this program provides grant funding to help finance the public infrastructure associated with economic development projects that support substantial job growth in the Commonwealth of Massachusetts. Grants are awarded by the Secretary of Housing & Economic Development on a competitive basis. In order to be eligible for a grant, the business associated with a project must: generate substantial sales from outside the Commonwealth, create at least 100 new permanent full-time jobs in Massachusetts within 24 months, and maintain the newly created jobs for at least five years.

MA Executive Office of Housing and Economic Development

The Massachusetts Executive Office of Housing and Economic Development (EOHED) manages several grant programs for small Commonwealth communities. However, one program, designed for all communities, is the Community Development Action Grant Program.

The Mass EOHED is responsible for several grant programs, and posts pertinent information on their website at www.mass.gov.

The Community Development Action Grant Program (CDAG)

Program (CDAG) provides funding for publicly owned or managed projects that will have a significant impact on the economic condition of a city or town, including activities that will leverage significant private investment and generate or retain long term employment. CDAG can be used in a variety of ways, including installation, improvement, construction, repair, rehabilitation or reconstruction of publicly owned or managed buildings or other structures, facades, streets, roadways, thoroughfares, sidewalks, rail spurs, utility distribution systems, water and sewer lines, for site preparation and improvements, demolition of existing structures, and relocation assistance. CDAG priorities include the Gateway Plus and Growth District Communities of which the City of Lowell is one, and communities with Chapter 40R Smart Growth initiatives.

Additional programs administered by the MA Executive Office of Housing and Economic Development that provide economic and infrastructure funding depending upon the individual community profile are described in detailed fact sheets at www.mass.gov and are highlighted below:

The Community Development Block Grant (CDBG) Program

is a federally funded (U.S. Department of Housing and Urban Development) competitive grant program for housing, community and economic development activities. The CDBG program has several different components within Massachusetts with different purposes, requirements, grant cycles, and award levels:

- The City of Lowell is eligible for CDBG funding directly from HUD and thus is not eligible for CDBG funding at the state level. Lowell is also eligible for a boost in funding from the CDBG-R funds let out through the American Recovery and Reinvestment Act.
- The towns of Bedford, Billerica, Burlington, and Chelmsford are eligible to apply for CDBG Community Development Funds (II) for money distributed by the state

Department of Housing and Community Development (DHCD) to cities and towns in Massachusetts with populations of less than 50,000 and that do not receive CDBG funds directly from HUD. Applications to the Community Development Fund (II) are accepted once per year for an 18-month project cycle.

- A third component of the CDBG Program, the Economic Development Fund (EDF) provides funding to those municipalities that do not receive CDBG funds directly from HUD and have a population of less than 50,000. EDF finances industrial, commercial, service, and mixed-use projects and programs that create and/or retain jobs, improve the local and/or regional tax base, or otherwise enhance the quality of life in the community. This program is offered to local communities for industrial, commercial, service, real estate and mixed-use projects. Each of the communities of Bedford, Billerica, Burlington, and Chelmsford may apply for funding from the EDF program, however, the City of Lowell, a designated HUD entitlement community, is not eligible for the EDF program.

Economic Development Incentive Program

The Economic Development Incentive Program (EDIP) is a tax incentive program designed to stimulate business growth and foster job creation throughout the Commonwealth. Through this incentive program, a three way partnership is developed between the state, a growing company, and a municipality. Participating companies may receive state and local tax incentives in exchange for job creation and private investment commitments.

Regional Directors of the Massachusetts Office of Business Development (MOBD) are the contacts for guiding the application process as is an EDIP Coordinator in the MA Office of Business Development.

Additional Financing Tools

To assist corridor areas like Route 3 in attracting new businesses, there are a number of tax credits available that support targeted industries. According to the Commonwealth's Economic Development Resource Assessment Report dated July 2008, MA target industries include biotech/life sciences, medical and other instruments, alternative energy, professional/technical/creative services, regional healthcare, aerospace and defense, as well as hospitality/culture/tourism. Since that time, the film industry has also emerged as a target industry in the state with the support of the film tax credit.

The following tax credits and incentives including changes to the EDIP/ITC Program effective January 1, 2010 are highlighted to support the growth of key industries in the Route 3 Corridor area.

Investment Tax Credit (ITC) - The allowable Investment Tax Credit (ITC) is a variable credit (formerly a flat 5%) for certified projects so that the EACC may award a percentage ITC depending on the need for the project. There is a \$25,000,000 per year ITC cap, with set-asides within the \$25,000,000 for certain types of projects. The three types of certified projects are as follows with new criteria for project awards:

- Expansion Projects - Projects must be located in Economic Target Areas (ETAs). Eligible for a tax credit of up to 10% of qualified property costs. There are numerous ETA locations throughout the Commonwealth. In fact, all of the corridor communities are approved ETAs.
- Enhanced Expansion Project (new) - Projects must provide at least 100 new full-time positions and could be located in any area in the state (not just ETAs). Eligible for a tax credit up to 10% of qualified property costs (\$5m tax credit set aside).
- Manufacturing Retention Projects (new) - This program is for projects that will be retaining or increasing employment by at

least 100 full time positions. Projects must be located in gateway municipalities and are eligible to receive a tax credit of up to 40% of qualified property costs. The tax credit may also be refundable. In addition, all companies engaged in manufacturing activities would be eligible for this tax credit (\$5,000,000 tax credit set aside).

The City of Lowell is the only gateway municipality within the corridor area.

- Project costs include costs associated with property that is leased by companies.
- All types of projects must generate sales outside of the Commonwealth.
- Companies must certify that they will keep retained or increased full time positions for five years following certification.

Research and Development Tax Credit - Any costs which would qualify for the Federal R&D tax credit are eligible for a 10% Massachusetts R&D Tax Credit. In addition, a 15% R&D Tax Credit is available for costs related to donations and contributions made to research organizations such as hospitals and universities.

Workforce Development - Grants of up to \$125,000 are available to upgrade skills of incumbent workers in this workforce-training program. The program has no income requirements and is applicable for use for skilled workers.

Utility Energy Efficiency Programs are offered by all of the utility companies in Massachusetts for businesses, including new construction as well as retrofits. These programs are funded by the system benefit charge that is applied to all utility bills in the state. The programs range from technical services to cash incentives and rebates for energy efficiency equipment and systems.

TRANSPORTATION

American Recovery and Reinvestment Act

Enacted on February 17, 2009, ARRA appropriated \$48.2 billion in total transportation funding,

including \$35.2 billion in highway and transit formula programs, \$9.6 billion for competitive discretionary grant programs; and \$3.4 billion for other transportation (Amtrak, transit, aviation, maritime) programs. Federal Highway Administration and Federal Transit Administration allocated funds to states in accordance with statutory formulas. Massachusetts received authority under ARRA to spend \$437.9 million over two years on road and bridge projects. The Commonwealth's 2010 highway infrastructure investment capital budget includes \$65,257,775 for restoration, repair, and construction under the Surface Transportation Program. Included in the Route 3 Corridor area is ARRA Regional Transit Authorities (RTAs) funding for the Lowell Regional Transit Agency vehicles, equipment, and facility improvements. For more information, see:

<http://www.eot.state.ma.us/recovery/>

SAFETEA-LU

Work is underway on the next round of a six-year surface transportation bill. The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) was enacted August 10, 2005, as Public Law 109-59. SAFETEA-LU continues the federal investment of ISTEA and TEA-21 providing guaranteed funding of surface transportation programs for highways, highway safety, and transit for the 5-year period 2005-2009. The current spending law was set to expire at the end of September, then again in mid-December. The current expiration date is February 28, 2010, which represents another short-term measure. A longer extension is anticipated to support the goal of finishing the new six-year bill by the end of 2010. The fiscal 2011 budget request (released on Feb 1st) is likely to demonstrate the administration's priorities for transportation.

Public Works Economic Development Program

The Public Works Economic Development (PWED) Program was created by the Legislature to assist municipalities in funding transportation

infrastructure for the purpose of stimulating economic development. Established in the 1980s, the PWED program is part of the Commonwealth Capital program for Fiscal Year 2009, and is coordinated with other discretionary state spending programs that affect development patterns in Massachusetts. Typical eligible activities include design, construction and/or reconstruction of existing and/or newly relocated streets, sidewalks and related infrastructure. For more information, use the top right hand corner search tool, keyword: PWED on the new MassDOT website <http://www.mass-dot.state.ma.us/main/main.aspx>

Chapter 90 Local Transportation Aid Funding

The Chapter 90 Program was enacted on March 23, 1973, by vote of the Public Works Commission to entitle municipalities to reimbursement of documented expenditures under the provisions of General Laws, Chapter 90, Section 34, Clause 2(a) on approved projects. The funds provided from transportation bond issues authorizes such capital improvement projects for highway construction, preservation and improvement projects that create or extend the life of capital facilities. Projects are coordinated with the appropriate MassDOT District area, which for the corridor communities is District 4. The Chapter 90 Program is distributed by formula to each community considering such factors as population, road miles, and employment. A Chapter 90 District request form, found on the MassDOT website, must be submitted to the District Highway Director to confirm eligibility of a specific project.

WATER AND WASTEWATER

Clean Water and Drinking Water State Revolving Loan Funds

Based on a federal allocation, the State Revolving Fund (SRF) Program provides low interest loans to cities, towns, and other local governmental units for drinking water and wastewater-related infrastructure projects. Depending upon the availability of financing for the SRF loan pro-

gram, projects that enhance drinking water and wastewater infrastructure and protect the public health are selected to receive financial assistance in the form of 2% interest loans. The Department of Environmental Protection (DEP) will issue Request for Proposals through their website for proposals due around October of each year. The Commonwealth's current Intended Use Plan or list of projects funded include these Route 3 Corridor communities: Billerica (Tertiary Wastewater Treatment Plant Construction), Chelmsford (Lateral Sewers Phases 4H & 4I), and Lowell (Phase I CSO LTCP) through the MA Water Pollution Abatement Trust. For more information, see:

<http://www.mass.gov/dep/water/priosres.htm>

According to the DEP July 2009 report Billerica was unsuccessful in securing funding on the Drinking Water Project list for distribution system improvements, however Chelmsford received approval for a green infrastructure project involving a solar photovoltaic installation.

MA DEP received American Recovery and Reinvestment Act Funding which was allocated to existing SRF programs (see Intended Use Plans) as well as green infrastructure, water and energy efficiency, and environmentally innovative projects.

REMEDIATION / CLEANUP

The Massachusetts Brownfields Act established the Brownfields Redevelopment Fund (BRF) to provide low interest loans for site assessment and cleanup to public and private sector parties. Available funding from the Massachusetts Development Finance Agency (MassDevelopment) includes environmental site assessment funding, environmental remediation financing, and remediation and site assessment funding for projects designated as "Priority Projects." For more information, see: www.massdevelopment.com

Should site remediation become an issue for any of the Route 3 Corridor community priority sites then further investigation into such funding programs as the Brownfields Economic Development

Initiative that provides competitive grant funding to communities for activities related to the redevelopment of brownfields sites should be explored.

PRIVATE BUSINESS DEVELOPMENT ASSISTANCE

Massachusetts Infrastructure, Investment Incentive Program aka I-Cubed

Enacted in 2006, the Infrastructure Investment Incentive Program or I-Cubed will finance significant new public infrastructure improvements necessary to support major new private development. These investments will be financed through an innovative cost and risk sharing arrangement among the Commonwealth, the municipality, and the private developer. The new private development will result in new jobs and tax revenue for the Commonwealth and in increased commercial property values and real estate tax revenue for the municipality. The 2010 statewide I-Cubed economic development project budget is \$15,000,000.

I-Cubed requires the developer to obtain zoning, permitting and other local approvals as well as financial commitments. The project feasibility study must be approved by the Executive Office for Administration and Finance as well as the municipality and must demonstrate that the project will generate new revenue sufficient to support infrastructure-related debt. The Massachusetts Development Finance Agency issues the bonds to fund the infrastructure improvements.

Public support for Route 3 Corridor improvements leading to economic development initiatives certainly helps position the funding applicant.

Life Sciences Capital Program

The Life Sciences Capital Program funds grants through the Massachusetts Life Sciences Center to promote job growth, business expansion, discovery and innovation in the industry and the larger Commonwealth economy. To remain competitive with other states, investment and expansion in the life sciences industry was expanded in 2007 through the appropriation of \$15,000,000 for fellowships, research grants and loans, workforce training programs, and to establish a life sciences sector investment incentive program that certifies life sciences sector projects and awards tax incentives to businesses that locate or stay in Massachusetts and grow jobs, and imposes a yearly evaluation to ensure that projects achieve their projected return on investment. The 2010 capital budget supporting the statewide Life Sciences Capital Program is \$30,000,000.

Federal New Market Tax Credits through MassDevelopment

MassDevelopment manages a pool of new markets tax credits. In October 2009 the agency was selected through a competitive process by the United States Treasury Department to allocate New Markets Tax Credits (NMTC) on \$55,000,000 of private investment in Massachusetts. A past successful participant in the NMTC Program, the U.S. Treasury's Community Development Financial Institutions Fund, MassDevelopment has been able to use these credits in the past "to support everything from manufacturing to museums." See: www.massdevelopment.com

Next Steps

Importantly, it is not enough to just know about a funding program. In fact, to best position the Route 3 Corridor for future state or even federal (ARRA) funding, one or more of the communities should work closely with representatives of the Commonwealth to ensure the area's development goals can be successfully implemented

within the Commonwealth's goals, and to stay abreast of new and changing programs, deadlines for applications, and eligibility requirements. Some of the most active offices for economic activity are offices that the Corridor Communities are already working with or have in the past, such as the Massachusetts Housing and Economic Development office, the Massachusetts Development Finance Agency, and the Massachusetts Office of Business Development.

In addition to the Commonwealth's resources, Massachusetts has strong organizations that support target industries. These organizations such as the Massachusetts Biotechnology Council, Plastics Institute of America (Lowell), Massachusetts Life Sciences Center, and the Massachusetts Technology Leadership Council provide information on what's important to

the success of their member firms, as well as discussion on industry trends, and networking opportunities.

Finally, the nuts and bolts of being a successful funding applicant also include clearly articulating a community's objective and outlining the project needs, providing estimated costs and schedule information, identifying priorities for improvements and having an established criteria for ranking project priorities, as well as outlining the benefits and/or return on investment (benefits may serve one site, several sites or maybe one community or two communities). Equally important to providing proper support to a municipal program funding request is garnering public support for a project so that everyone is working in the same direction and there are few surprises with respect to public input as development occurs.

7. Recommendations

The Route 3 Corridor area is unified by geography, a shared reliance on the transportation network, and some common development constraints. As a collective entity, the area can benefit by positioning, branding, economies of scale, shared resources, and a unified effort to encourage economic development.

However, the Route 3 Corridor is made up of five separate municipal entities with distinct political, social, and economic realities that can sometimes discourage cohesion and cooperation.

Given this dynamic, report recommendations address a range of initiatives that can be addressed on local, intermunicipal, regional, and state level. The recommendations are presented in four categories:

Sewer system capacity emerged as the primary issue associated with future development of two communities in the Route 3 Corridor.

- Infrastructure
- Transportation
- Regulatory
- Further Study

Infrastructure

- The estimated cost of extending sewer service to Rangeway Road in Billerica should be further refined and evaluated in the context of the resulting increased development which could be achieved.
- The towns of Billerica and Chelmsford should explore the potential of a joint effort in expanding the Billerica Wastewater Treatment Facility. This would benefit each town through cost sharing and would provide both towns with additional capacity.
- Burlington and Bedford should continue to take full advantage of the MWRA I&I Local Financial Assistance to actively identify and remove I/I to maintain and expand sewer capacity. Bedford may consider the creation of an I&I sewer bank program to meet required I/I reduction ratios.
- The Town of Burlington should examine means to encourage "downstream" communities to take further advantage of I&I reduction financial assistance in an effort to eliminate bottlenecks that constrain sewer capacity in "upstream" communities such as Burlington.

- The communities should support proposed enabling legislation which would allow the assessment of impact fees for new development by local communities to underwrite the direct capital costs associated with new development.
- The communities should consider regulations that allow for the assessment of water use impact fees as a means to foster water conservation and to underwrite capital costs associated with new development.
- The communities should explore the potential of expanding the use of intermunicipal connections for water and possibly sewer as a means of providing redundancy in emergencies.

Transportation

- The towns of Bedford, Burlington, and Billerica should continue to press for the construction of the Middlesex Turnpike Phase III improvements to realize the completion of the project.
- All of the communities stressed the need for improved public transportation along the Route 3 Corridor. As the corridor straddles the MBTA and LRTA service areas, the Commonwealth should enact provisions for service between the service areas, but not require the communities served to be assessed by both transportation authorities.
- Regional transportation management associations should be explored as a means to provide access to and from the major employment centers by the labor pool or other connecting transportation nodes.

More affordable and frequent public transportation would better position the Route 3 Corridor as an economic engine in our Commonwealth.

- Wherever possible, incentives for alternate transportation should be implemented. Among such measures to be encouraged are:

- MBTA and LRTA pass subsidies
- Financial incentives for employees who do not drive/park at work
- Vanpooling
- Carpooling

In addition, telecommuting and variable work hours would also reduce stress on the roadway network.

- The intersection/roadway improvements identified in this report provide a framework for mitigation of project traffic impacts and should be further examined and costs refined.

Regulatory

- All of the communities in the study area face unique challenges with respect to economic development and each of the potential sites has its own special characteristics. Many zoning and development regulations strive for uniformity in a "one size fits all" approach based on dimensional controls and segregation of uses. Such an approach can stifle innovative and creative development.
- The Planned Development District approach employed by the Town of Burlington and the form-based zoning approach in the City of Lowell serve as alternatives to current zoning practices. These creative approaches promote site development that is driven by the individual site and surroundings rather than uniform dimensional standards. It is recommended that the communities consider the adoption of innovative zoning provisions which foster desired site planning objectives such as low impact development, sustainability, connectivity, and compatibility which further the public interest.

- The predominant zoning designation for the properties in the Corridor Study area is industrial. In some instances, this designation precludes certain uses which may be desirable. For example, in the Town of Chelmsford, retail uses are prohibited in the industrial district, however there is an advantage in locating retail uses such as banks, restaurants and convenience commercial to serve the area employees. Additionally, some areas identified as potential sites are zoned residential. Any future development would require the appropriate change of zoning as a prerequisite to development.
- Under the 43D Priority Development Site Program, participating communities have implemented expedited permitting procedures to streamline the approval process to 180 days or less. However, there is no corresponding expedited permitting process at the State level. During the course of this study, it has been suggested that the 43D Program could be enhanced if the State examine those permits and approvals which could be processed in an expedited manner concurrent with local efforts.

Further Study/Research and Analysis

- Due to the number of sites (about 50) and the number of component parcels (approximately 200), the scope of this study did not permit a full assessment of the build-out potential of each site. Such an analysis is a critical step in establishing the potential economic benefit associated with development in terms of increased tax revenue and job creation. This is an important metric for decision makers when targeting capital investments in a strategic manner from a cost benefit standpoint.
- The site inventory contained in the report is an important first step in establishing a dynamic database that could be of assistance to public officials in identifying potential growth areas, devising economic development strategies, and for marketing the Route 3 Corridor. It is recommended that the community data be further refined and incorporated into a dynamic interactive database to assist public officials in their economic development planning endeavors.
- As new development/redevelopment places demands on public infrastructure and transportation systems it is recommended that the regulatory process incorporate measures to capture a fair share of the cost of future improvements from new development. Such measures, employed in other states, have been used sparingly in Massachusetts, and still face legal uncertainty. However, a joint home rule initiative filed collectively by the five corridor communities should be explored.