



WESTFORD

MASSACHUSETTS

ROUTE 40 CORRIDOR STUDY

Advisory Group (AG) Meeting

October 7, 2025



Agenda

- A. Introductions
- B. Overview and committee charge
- C. Review grant scope, schedule and develop action plan
- D. Board organization and election for the following positions:
 - 1. Chair
 - 2. Vice Chair
 - 3. Clerk
- E. Discuss next steps
- F. Adjournment

Introduction



WESTFORD
MASSACHUSETTS

Advisory Committee Members

Michael E Bonenfant, Resident

Scott J. Hazelton, Select Board Member

Disha Patel, Resident

Arnold H Price, Resident

Jeffery Valcourt, ZBA

Ming Zhang, Resident

Town Staff

Jeffrey Morrissette, Assistant Town Manager –
Land Use & Economic Development

Joseph Giniewicz, Town Planner



Consulting Team

Innes Land Strategies Group

Emily Keys Innes, AICP, LEED AP ND, President

Supriya Kelkar, AICP, LEED AP ND, Senior Planner/Urban Designer

Marc Sánchez Olivares, Design Technology Specialist

Grant Perry, Planner



RKG

Eric Halvorsen, AICP, Principal

Erik Woyciesjes, Associate Principal

Alison Christensen, Senior Market Analyst



The Engineering Corp - TEC

Johnathan Rockwell, PE

Eric Riese, PE

Proposed Project Schedule

	Sep	Oct	Nov	Dec	Jan 26	Feb 26	Mar 26	Apr 26
Town Check Ins		10/23	11/17	12/9	01/13	02/10	03/10	04/14
Advisory Committee Meetings	-	10/7 WE ARE HERE!	11/17	12/18	01/22	02/26	03/26	04/23 (optional extra date)
Deliverable Due Dates	9/30 Work plan	10/23 Planning Process	-	12/9 Vision concepts	-	Feb 10 Results of community planning process	Mar 9 or 16 Draft zoning	Week of Apr 20 Final report
Tasks	-	Oct 27 or 29 Staff and advisory committee Co-exploration process	Nov 17 Present existing conditions findings	Dec 1 or 4 Public Workshop #1	Jan 26, 28, or 29 Public Workshop #2	-	-	-

Project Goals



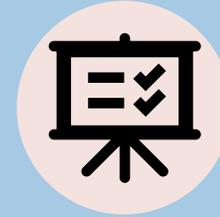
Engage a robust community planning process, which will reflect the needs/desires of the neighborhood and community.

1



Develop and incorporate informative presentations to the public about the corridor's historic development pattern, as well as its evolution over time, and the resulting streetscape as it appears today.

2



Develop consensus around a vision for route 40 Corridor Plan and the best means and procedure to make the vision a reality.

3



Identify potential zoning bylaw amendments that implement the preferred interventions identified in the public consensus process.

4

Deliverables and Tasks

TASK 1: Kick-off and project planning

- Develop a **community-planning process** in consultation with the Advisory Committee.

TASK 2: Existing Conditions

- Facilitate a **co-exploration process** with staff and the advisory committee to develop **visioning scenarios** for community engagement.
- Conduct **focus groups**.
- Present **existing conditions findings**.

TASK 3: Community Co-Design Process

- Conduct **outreach with community members**.
- Facilitate **two public engagement events**.
- Prepare at least **three vision concepts** with graphical representation that incorporate **stakeholder goals and objectives**, and after community feedback, prepare a preferred **final corridor plan**.

TASK 4: Draft and Final Report

- Provide **draft zoning bylaw revisions**, and any other relevant materials by early to mid **March 2026**.
- Produce **final project report** for the week of **April 20, 2026**.

Role of the Advisory Group

- The committee will **conduct a critical review of existing conditions and patterns of development for the corridor** between the towns of Groton and Chelmsford to ensure future development and redevelopment results in a mix of uses, including residential, commercial, industrial, and open space that is complementary to one another.
- The committee will **provide a vision for the corridor**, resulting in greater harmony between new and existing uses.
- By the end of the project, the committee will accomplish several goals, such as to **preserve and/or enhance the area's character, offer opportunities for new growth, and promote a more balanced tax base**. The project will result in concepts and recommendations that provide the roadmap for future infrastructure investments to streetscape design that promote multi-modal mobility and offer new opportunities for existing and future residents and business owners.
- Work with staff and consultants in various ways to support this study, including public outreach.
- **Identify desired development patterns for the corridor and seek ways to incentivize these strategies through proposed zoning changes or other economic development** tools to create, extend, or enhance physical improvements and experiences.

History of Route 40 (Groton Road)

- The path that is now Route 40 has been a local connection through Westford connecting it to Groton and Chelmsford since at least 1730.
- Groton Road was established as Route 40 in the late 1940s, connecting Groton to Chelmsford and running through northern Westford.
- The land along Route 40 is mainly used for single-family homes with some state and municipally owned land and industrial uses near the Route 3 interchange.



Route 40 (Groton Road) Today

- In recent years, there has been more development along Route 40 and two attempts to change the zoning.
- Because of this renewed interest in the corridor, the Town is seeking a plan to understand what's necessary to spur new housing and job growth and make the corridor safe for all modes of transportation, including:
 - Dynamics between existing land uses
 - Market opportunities and redevelopment
 - Potential changes to zoning
 - Future necessary infrastructure investments



MA Route 40, Westford, MA. Google Maps. July 2025

Recent Projects along Route 40

SPALDING HILL ESTATES
29 lot residential subdivision

415-435 GROTON ROAD
Six new residential lots

472 & 476 GROTON ROAD
Seven lot residential subdivision

478 GROTON ROAD
Two commercial and industrial buildings with future plans for three additional buildings

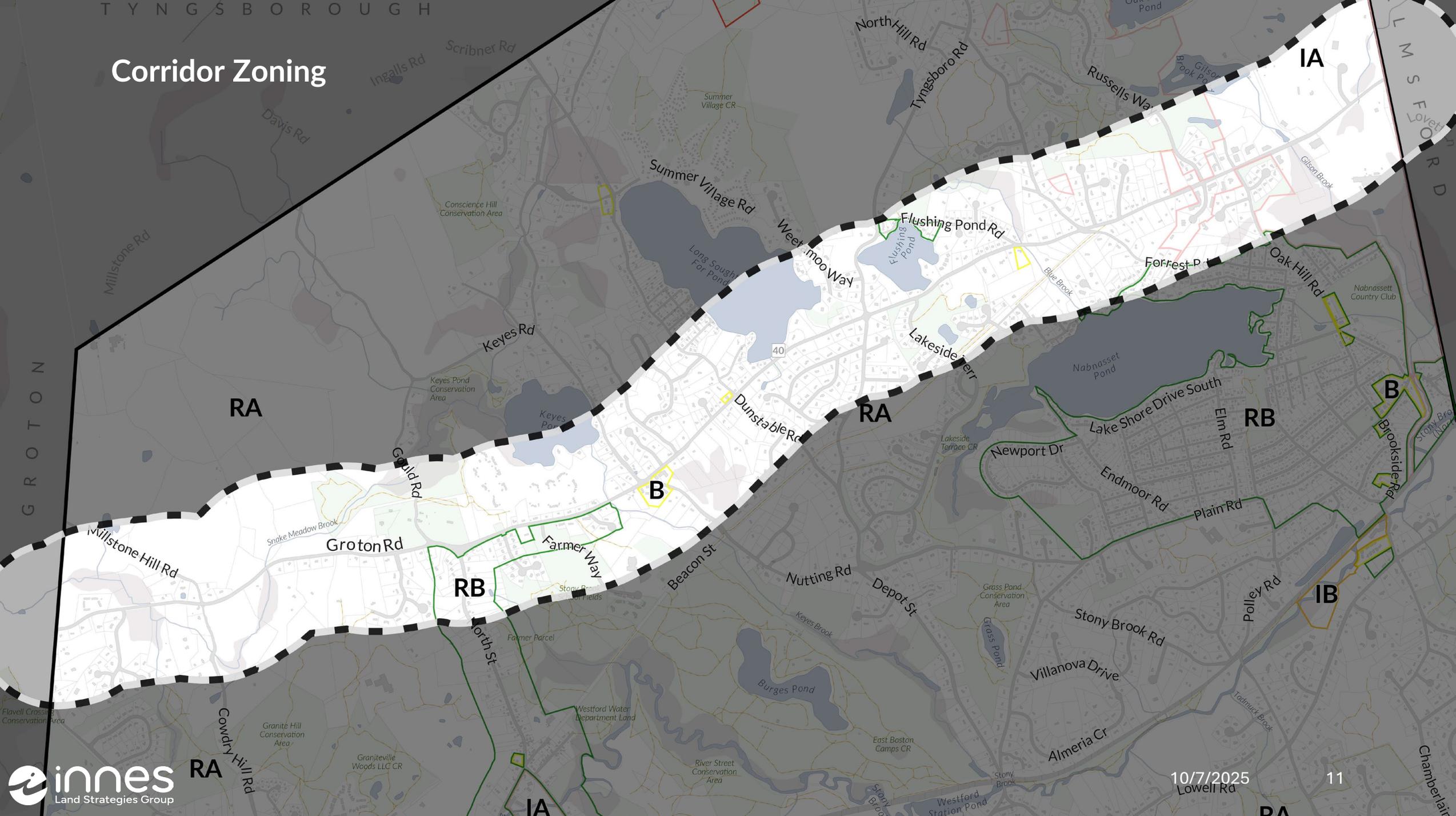
487 GROTON ROAD
1,248 SF storage building and parking lot reconfiguration

497 GROTON ROAD
7,000 SF building renovated for a chimney, fireplace, and venting company

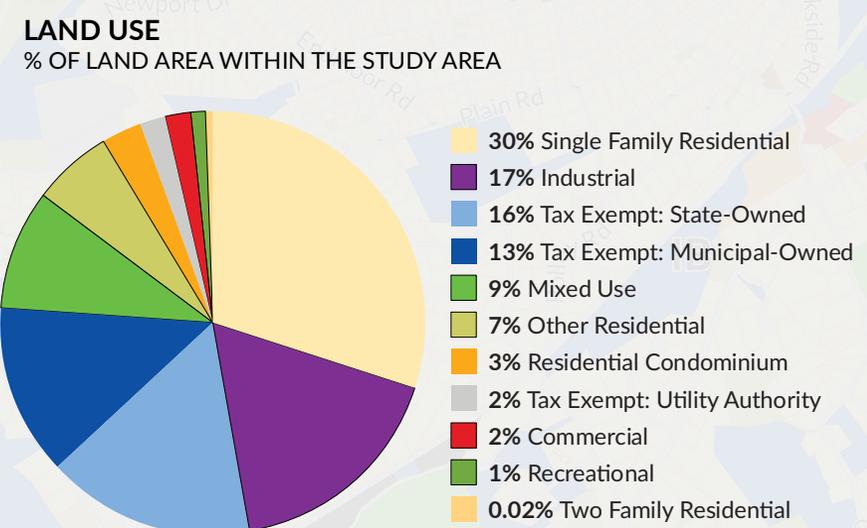
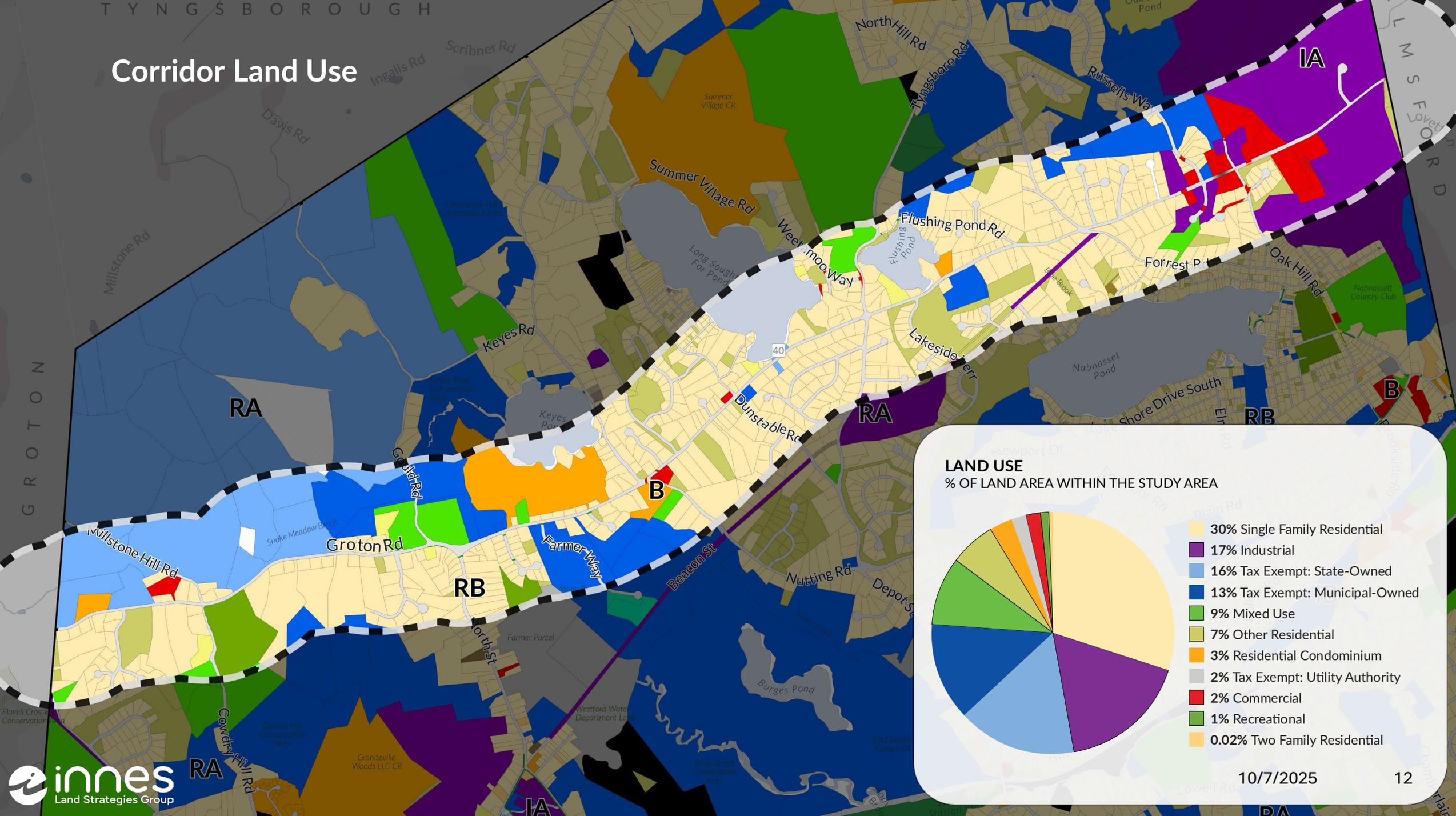
2 CARL THOMPSON ROAD
9,600 SF building renovated for a new business, industrial tool, and supply

7 CARL THOMPSON ROAD
24,987 SF commercial building and associated parking

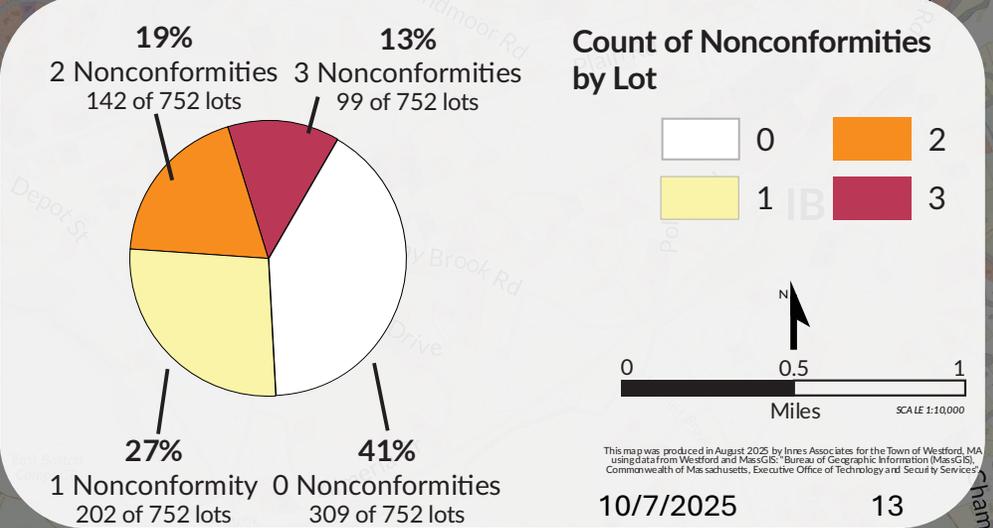
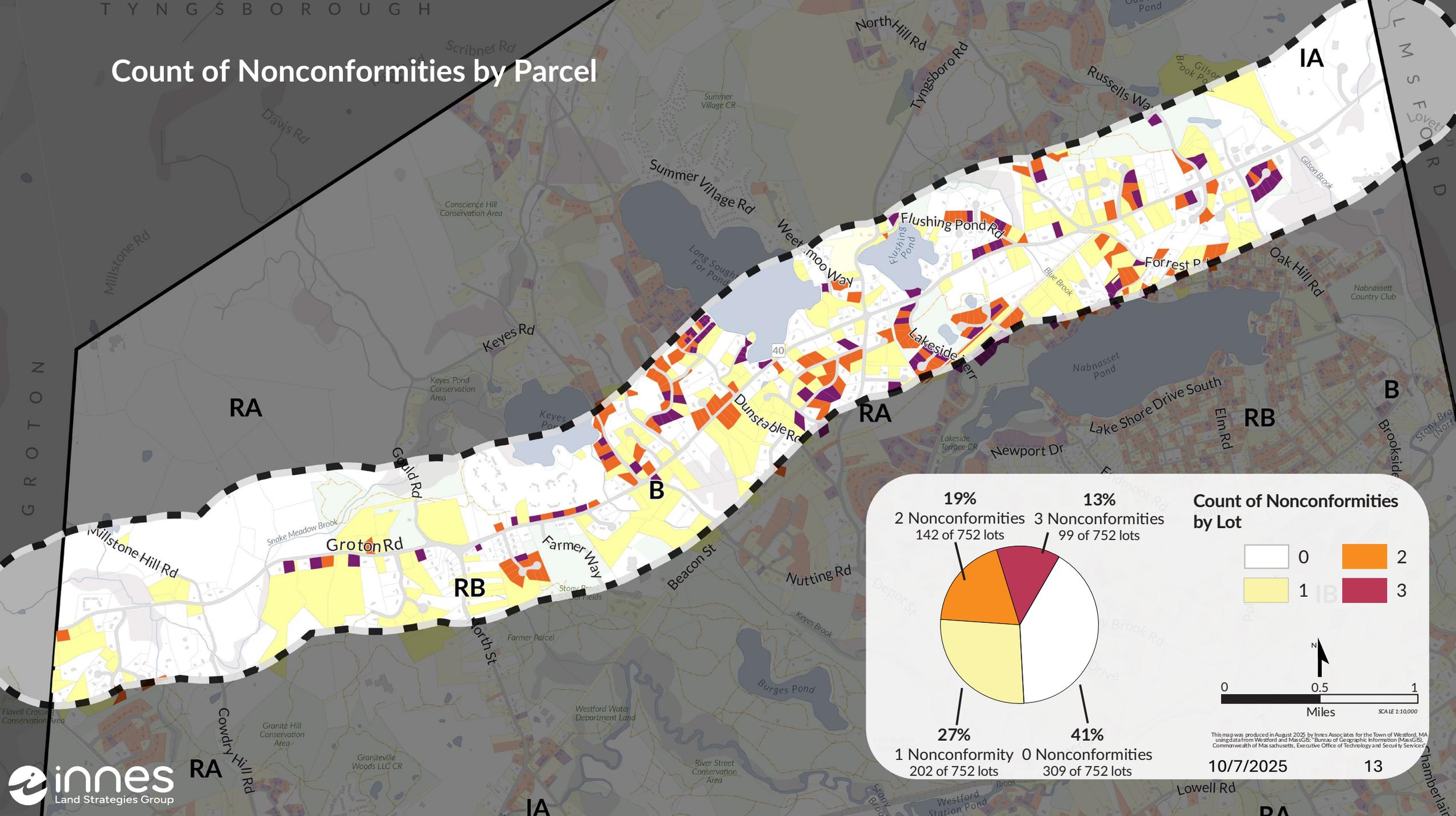
Corridor Zoning



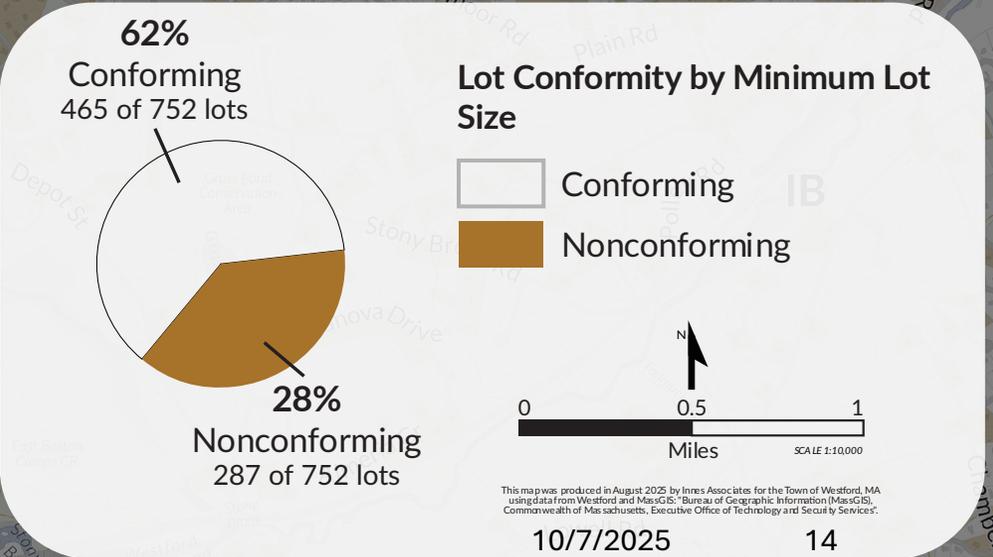
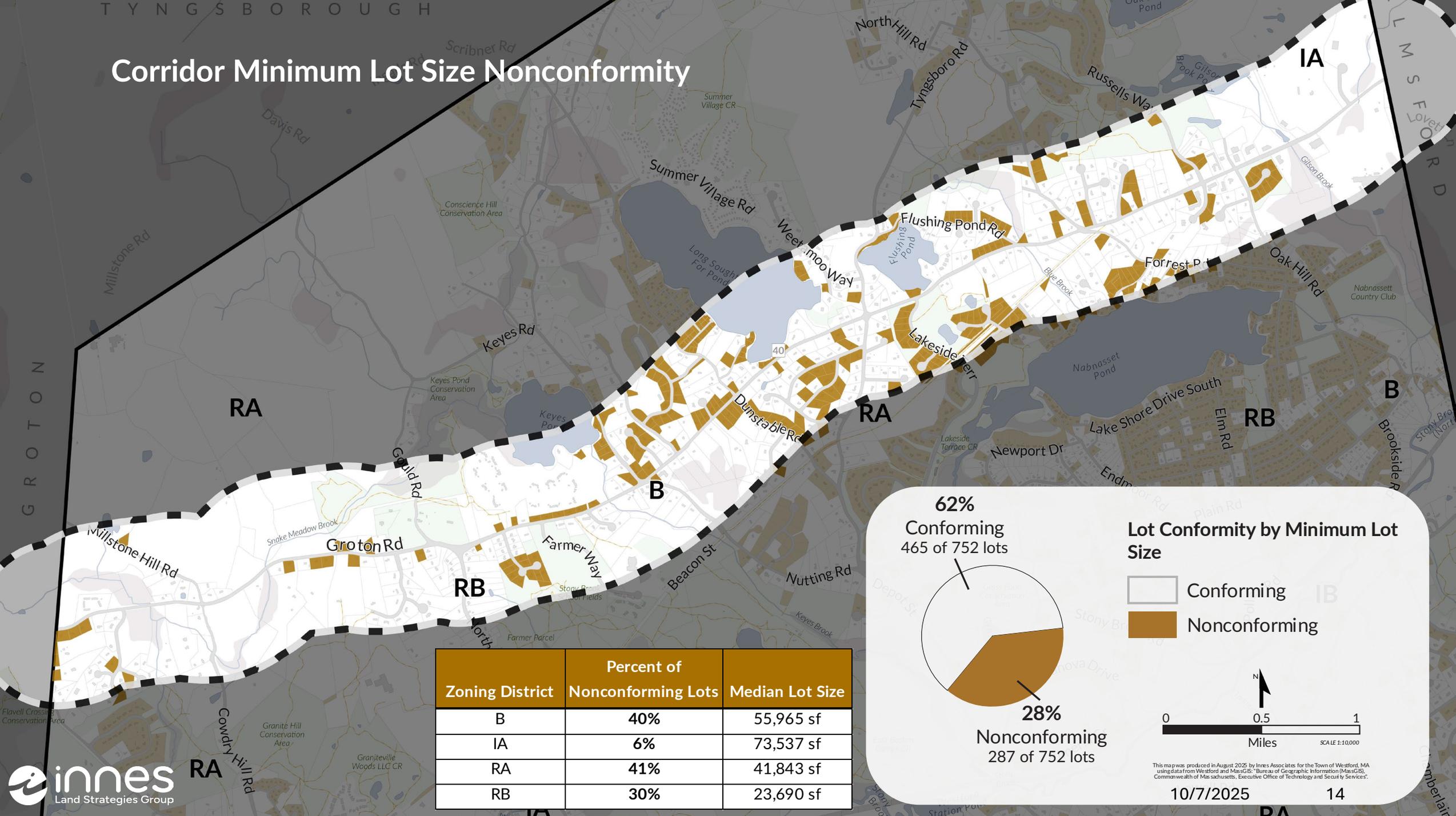
Corridor Land Use



Count of Nonconformities by Parcel

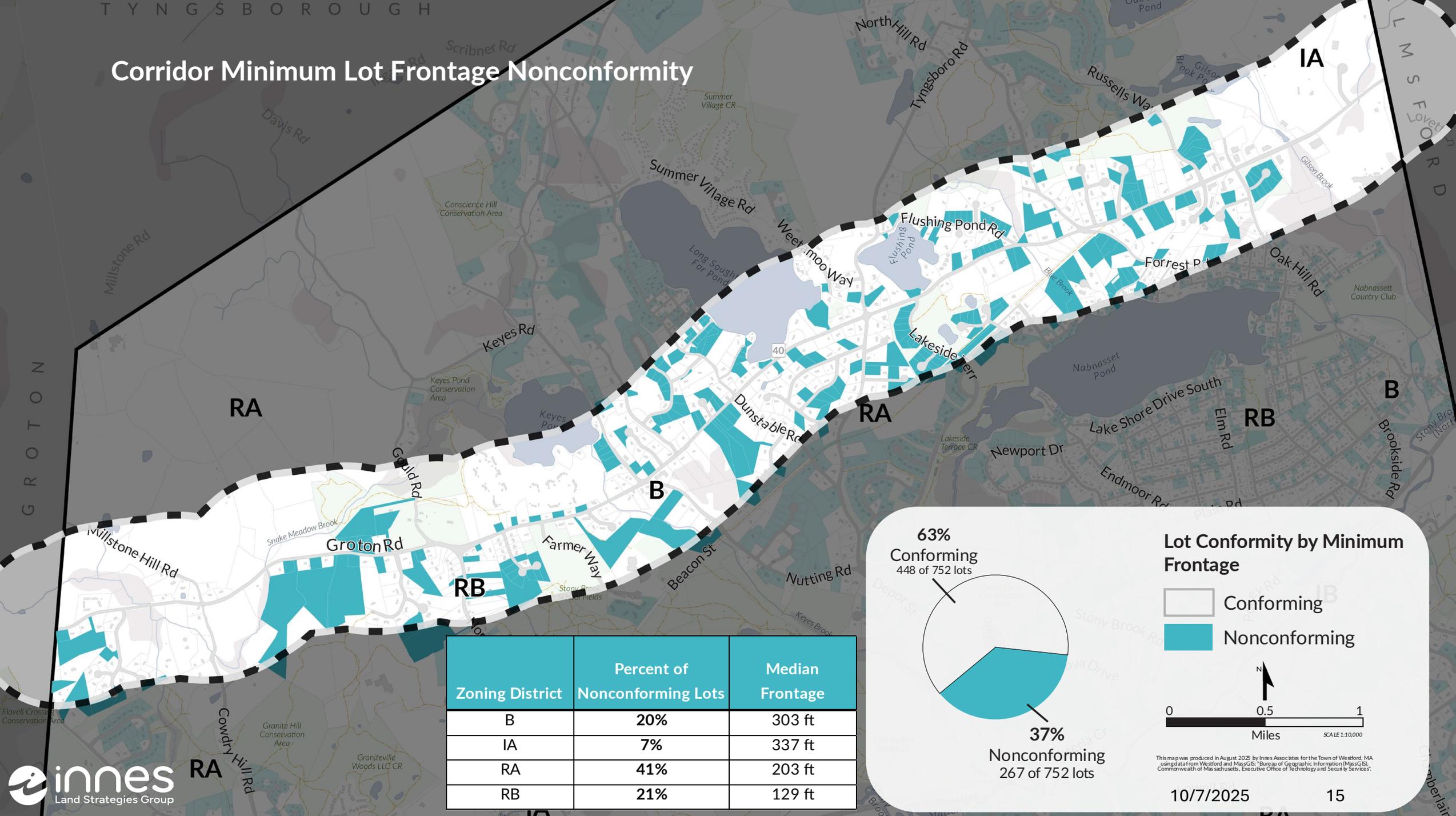


Corridor Minimum Lot Size Nonconformity



Zoning District	Percent of Nonconforming Lots	Median Lot Size
B	40%	55,965 sf
IA	6%	73,537 sf
RA	41%	41,843 sf
RB	30%	23,690 sf

Corridor Minimum Lot Frontage Nonconformity



63% Conforming
448 of 752 lots

37% Nonconforming
267 of 752 lots

Lot Conformity by Minimum Frontage

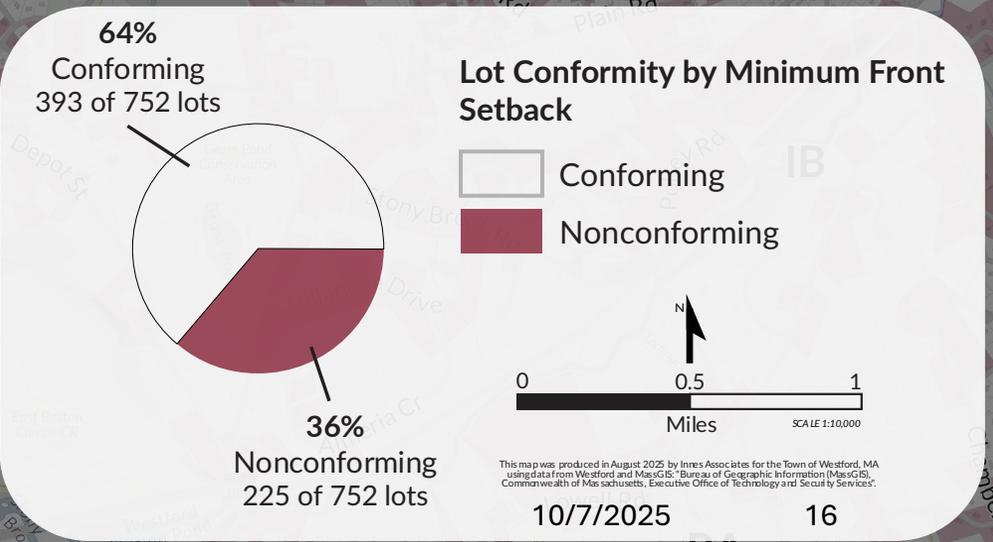
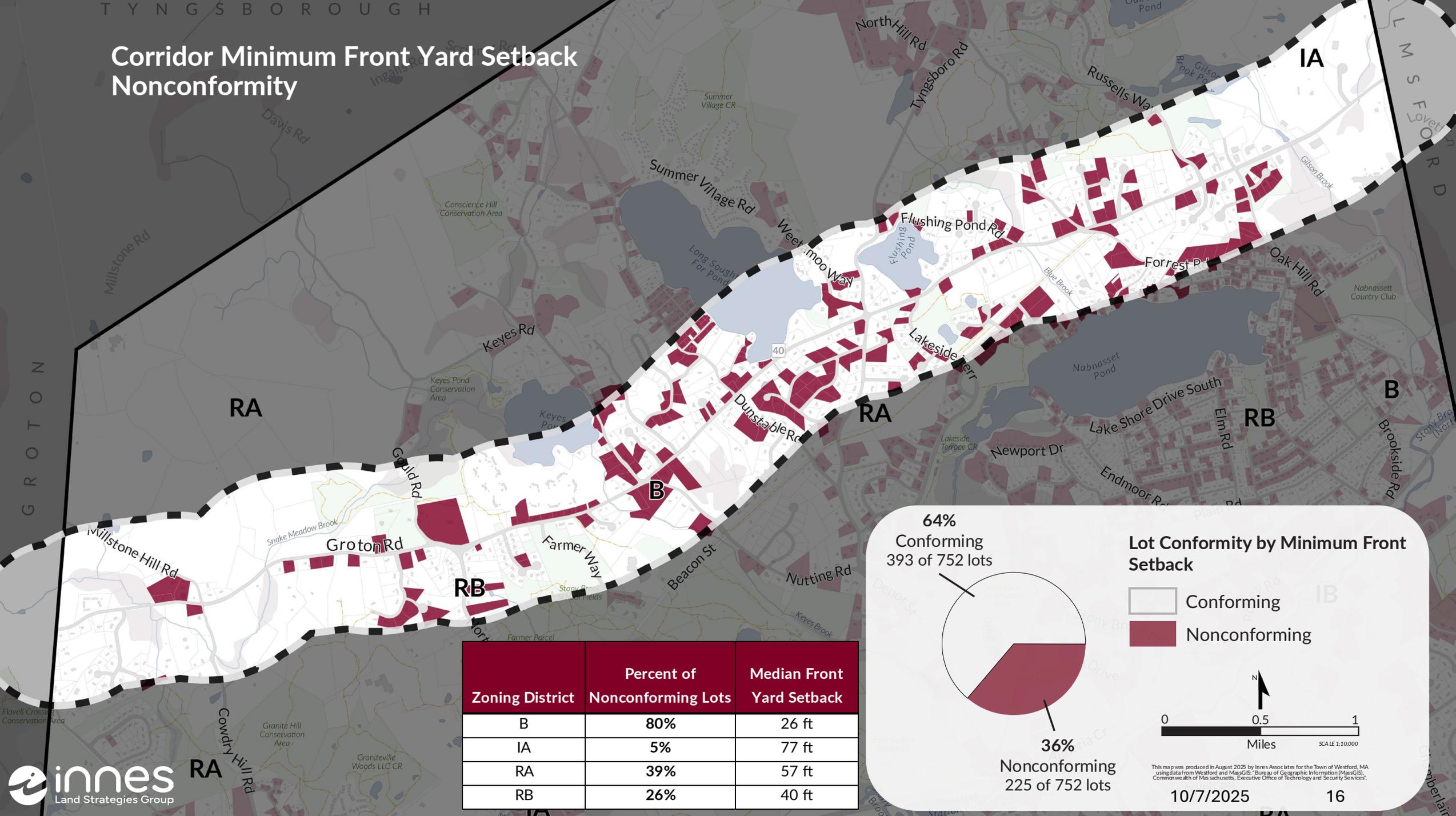
- Conforming
- Nonconforming

0 0.5 1 Miles SCALE 1:10,000

This map was produced in August 2025 by Innes Associates for the Town of Westford, MA using data from Westford and MassGIS' Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

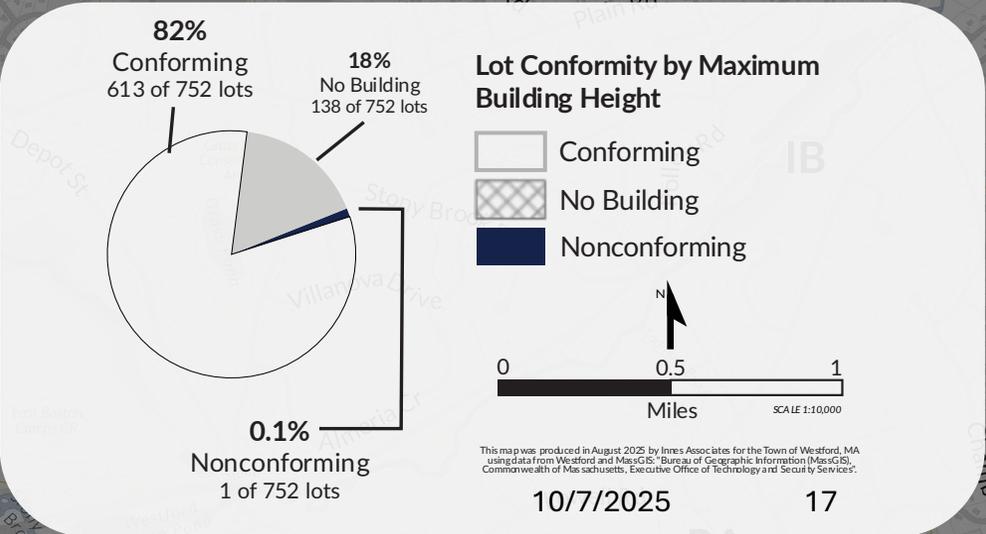
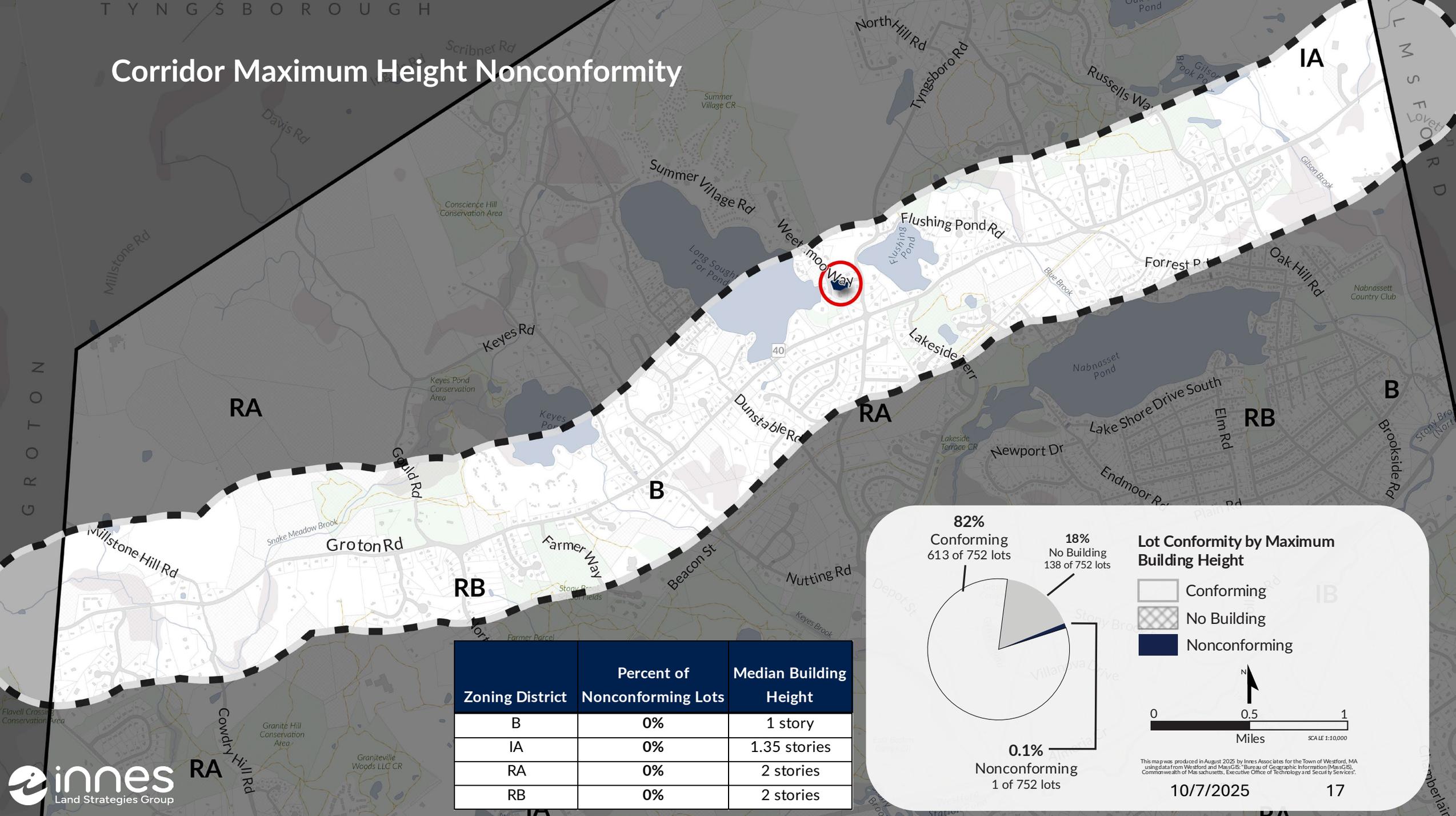
Zoning District	Percent of Nonconforming Lots	Median Frontage
B	20%	303 ft
IA	7%	337 ft
RA	41%	203 ft
RB	21%	129 ft

Corridor Minimum Front Yard Setback Nonconformity



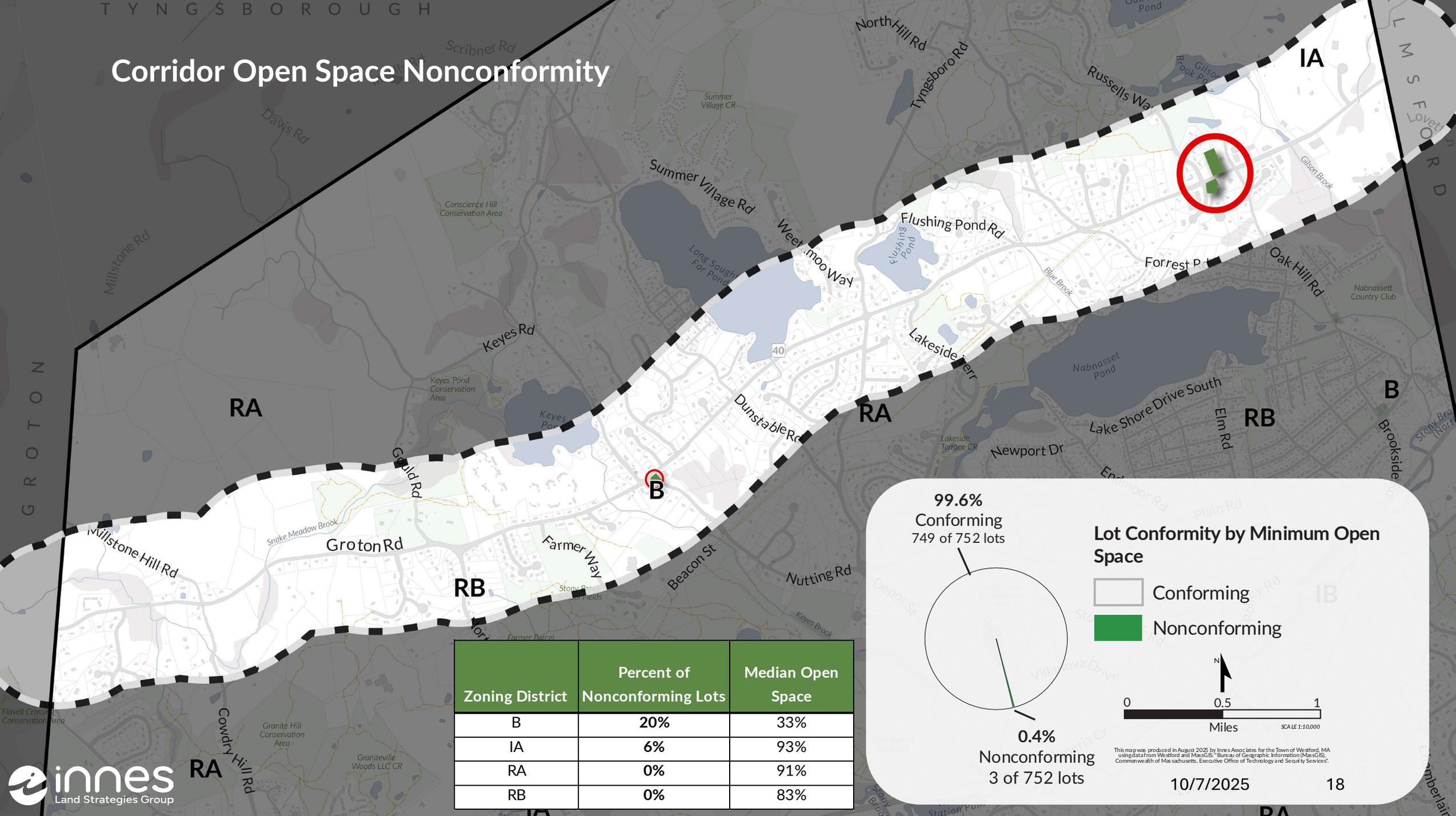
Zoning District	Percent of Nonconforming Lots	Median Front Yard Setback
B	80%	26 ft
IA	5%	77 ft
RA	39%	57 ft
RB	26%	40 ft

Corridor Maximum Height Nonconformity

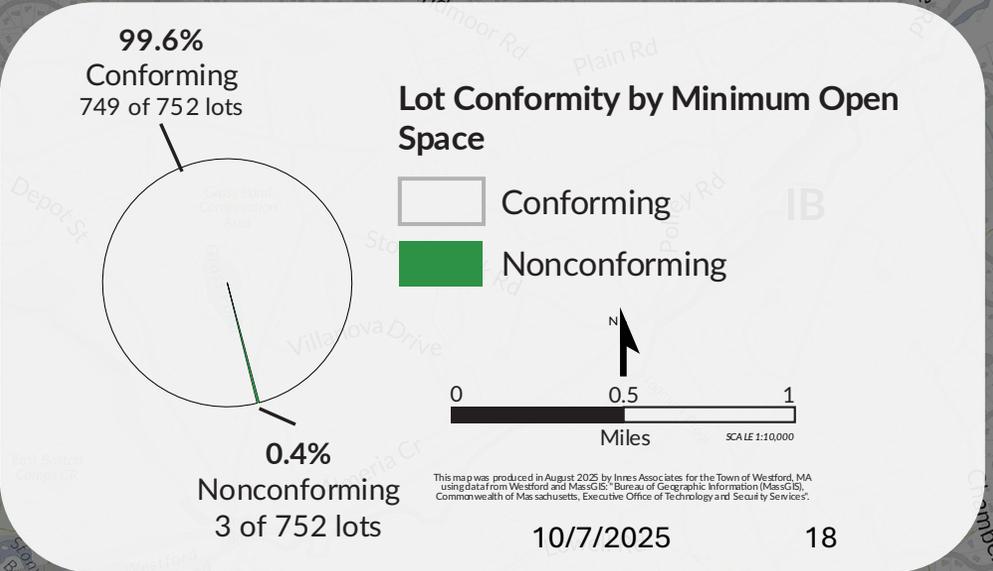


Zoning District	Percent of Nonconforming Lots	Median Building Height
B	0%	1 story
IA	0%	1.35 stories
RA	0%	2 stories
RB	0%	2 stories

Corridor Open Space Nonconformity



Zoning District	Percent of Nonconforming Lots	Median Open Space
B	20%	33%
IA	6%	93%
RA	0%	91%
RB	0%	83%



Next Steps

- Complete a Communication Strategy and review with the Town.
- In anticipation of the Co-Exploration workshop with the Advisory Group, we will:
 - Complete land use and zoning analysis review.
 - Will review and analyze existing housing and economic development patterns and consider connections to learning, history, culture, and the arts.
 - Will review and analyze existing infrastructure, utilities, and circulation patterns.