



WESTFORD
MASSACHUSETTS

ROUTE 40 CORRIDOR STUDY

Advisory Committee Meeting #2

November 18, 2025



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

Grant Perry, Planner

Marc Sánchez Olivares, Design Technology Specialist



RKG

Eric Halvorsen, AICP, Principal



The Engineering Corp - TEC

Eric Riese, PE, PTOE, Team Leader - Transportation



Project Schedule

	Sep	Oct	Nov	Dec	Jan 26	Feb 26	Mar 26	Apr 26
Town Check Ins			11/13	12/11	01/08	02/12	03/12	04/09
Advisory Committee Meetings	-	10/7	11/18 WE ARE HERE!	12/16	01/20	02/17	03/17	04/21 (optional extra date)
Deliverable Due Dates	9/30 Work plan		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 30 Staff and advisory committee Co-exploration process	Nov 18 Present existing conditions findings	Dec 10 Public Workshop #1	Jan 26, 28, or 29 Public Workshop #2	-	-	-

Agenda

A. Review

1. Outcomes of the Co-Exploration Workshop
2. Updated Boundary Maps
3. Community Outreach Strategy
4. Public Workshop Agenda

B. Discuss

1. Co-Exploration Workshop findings and its implications for the Public Workshop

C. Next Steps

A. Review

A.1. Outcomes of the Co-Exploration Workshop

1. Consider plans/ locations for mixed-use developments for additional services and residences.
2. Evaluate potential for zoning adjustments to accommodate new businesses.
3. Enhance trail systems for connections to the corridor.
4. Retain and enhance buffers between the different uses.
5. Foster the development of more affordable housing units with lower densities, such as Alder Point.

A.2. Updated Boundary Maps



Route 40 Corridor
Westford, MA

Zoning

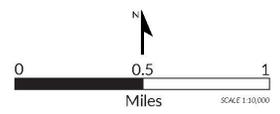
LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)

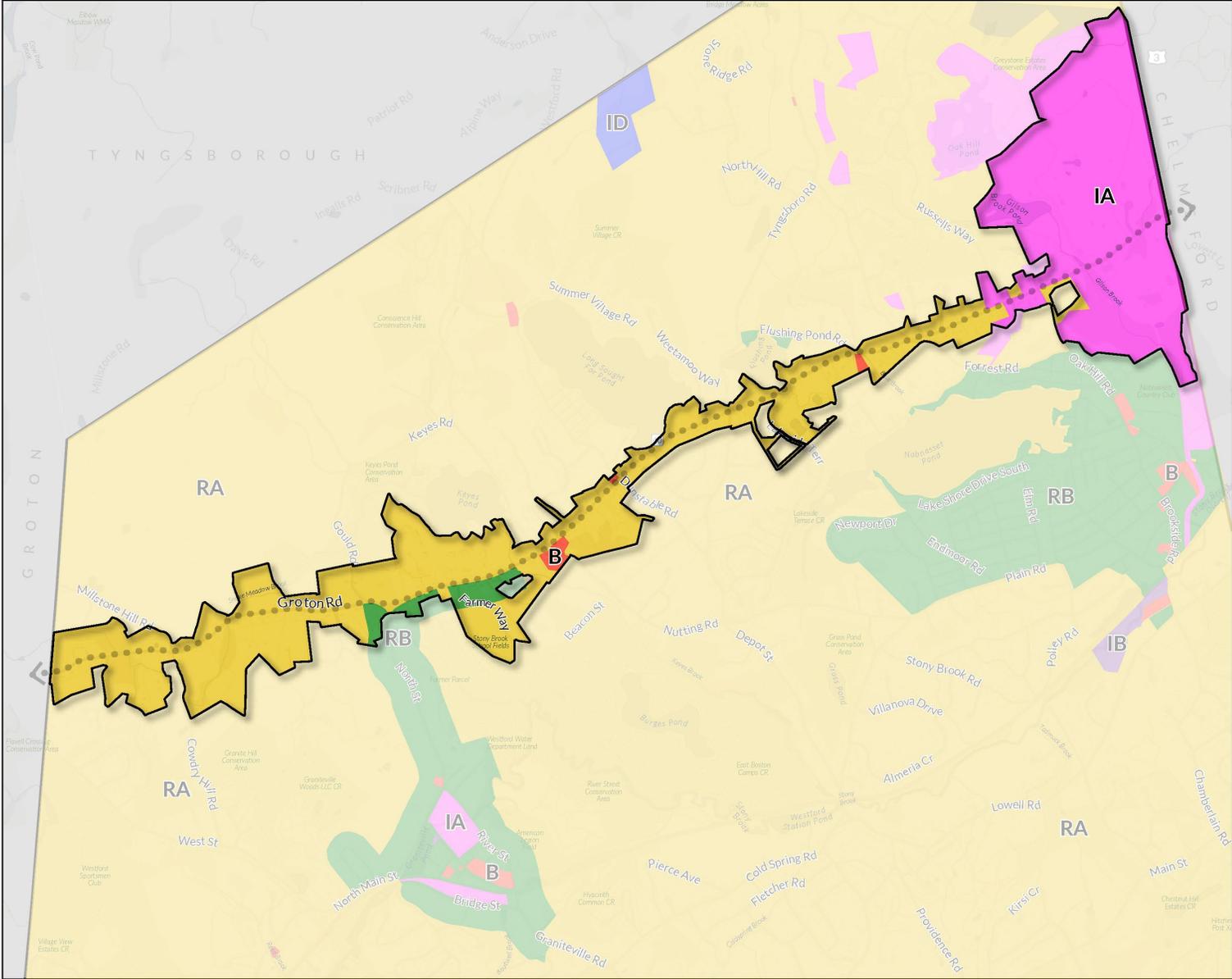
Existing Zoning Districts

- Residence A (RA)*
- Residence B (RB)*
- Business (B)*
- Industrial A (IA)*
- Industrial B (IB)
- Industrial D (ID)

* District located within the study area



This map was produced in November 2025 by Innes Land Strategies Group 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"



A.2. Updated Boundary Maps

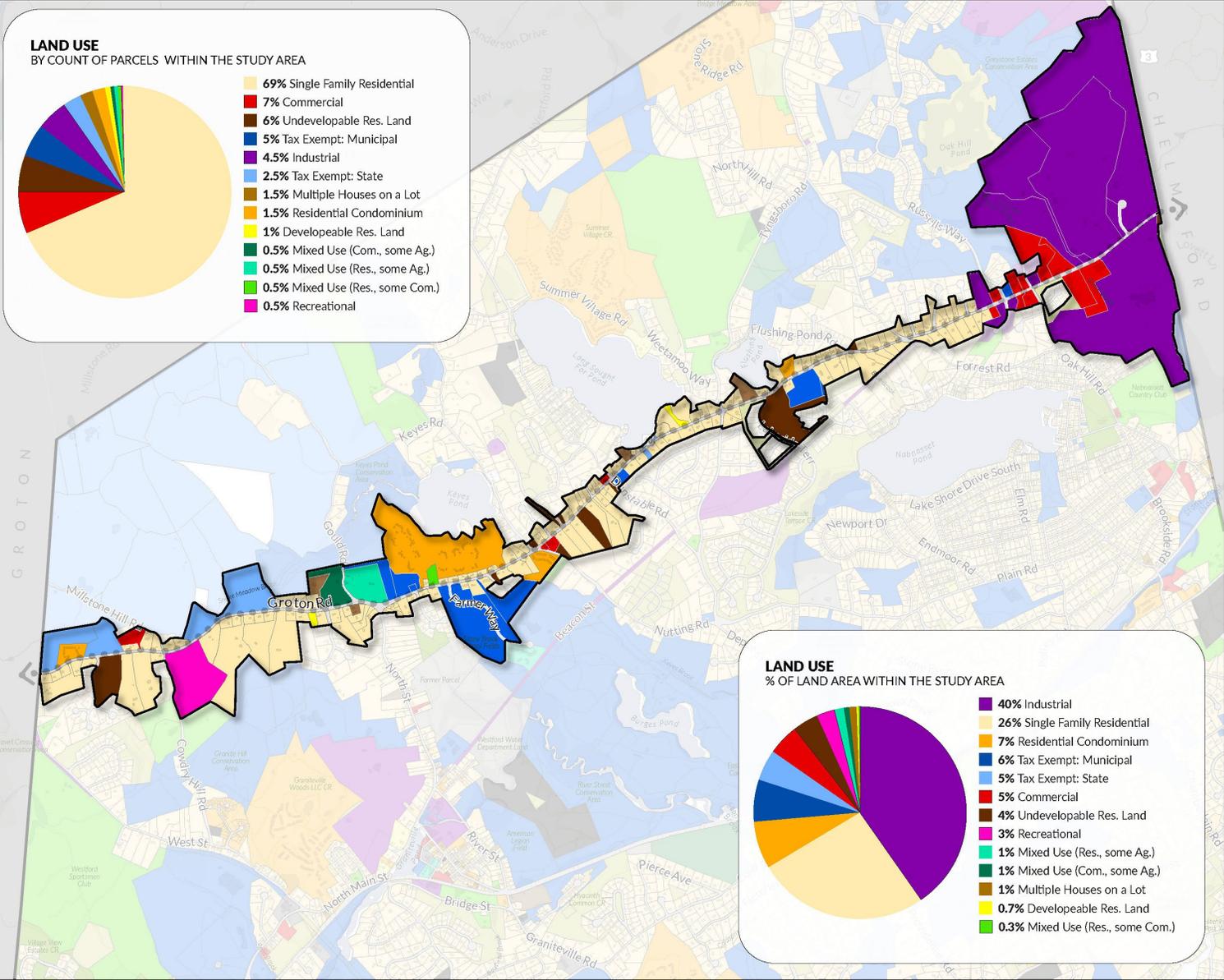
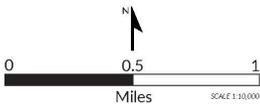


Route 40 Corridor
Westford, MA

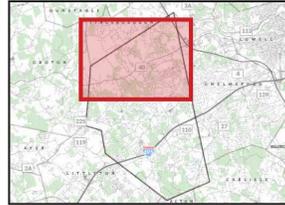
Land Use

LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Residential**
 - Single Family
 - Condominium
 - Multiple Houses on a Lot
 - Developable Land
 - Undevelopable Land
- Mixed Use**
 - Primarily Commercial, some Agriculture
 - Primarily Residential, some Agriculture
 - Primarily Residential, some Commercial
- Commercial, Industrial, Recreational**
 - Commercial
 - Industrial
 - Recreational
- Exempt**
 - Municipal
 - State



A.2. Updated Boundary Maps

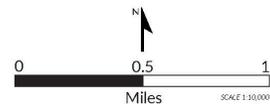
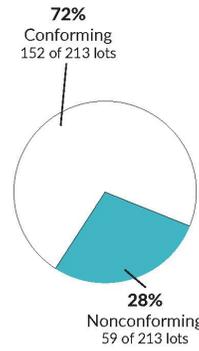


Route 40 Corridor
Westford, MA

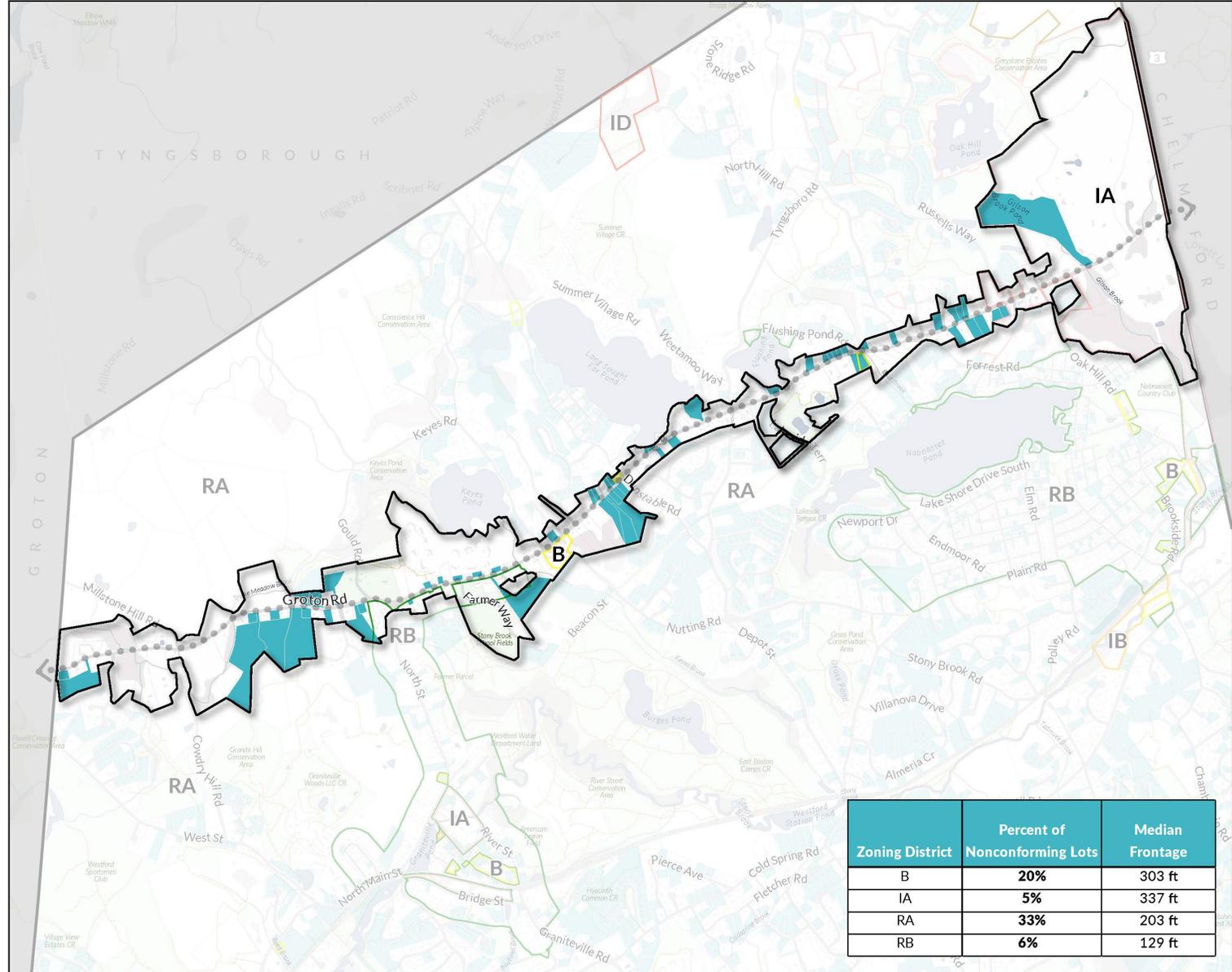
Dimensions - Frontage

LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Lot Conformity by Minimum Frontage**
- Conforming
- Nonconforming



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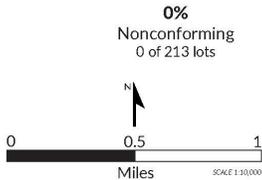
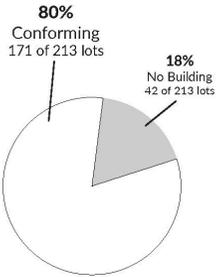
Zoning District	Percent of Nonconforming Lots	Median Frontage
B	20%	303 ft
IA	5%	337 ft
RA	33%	203 ft
RB	6%	129 ft

A.2. Updated Boundary Maps

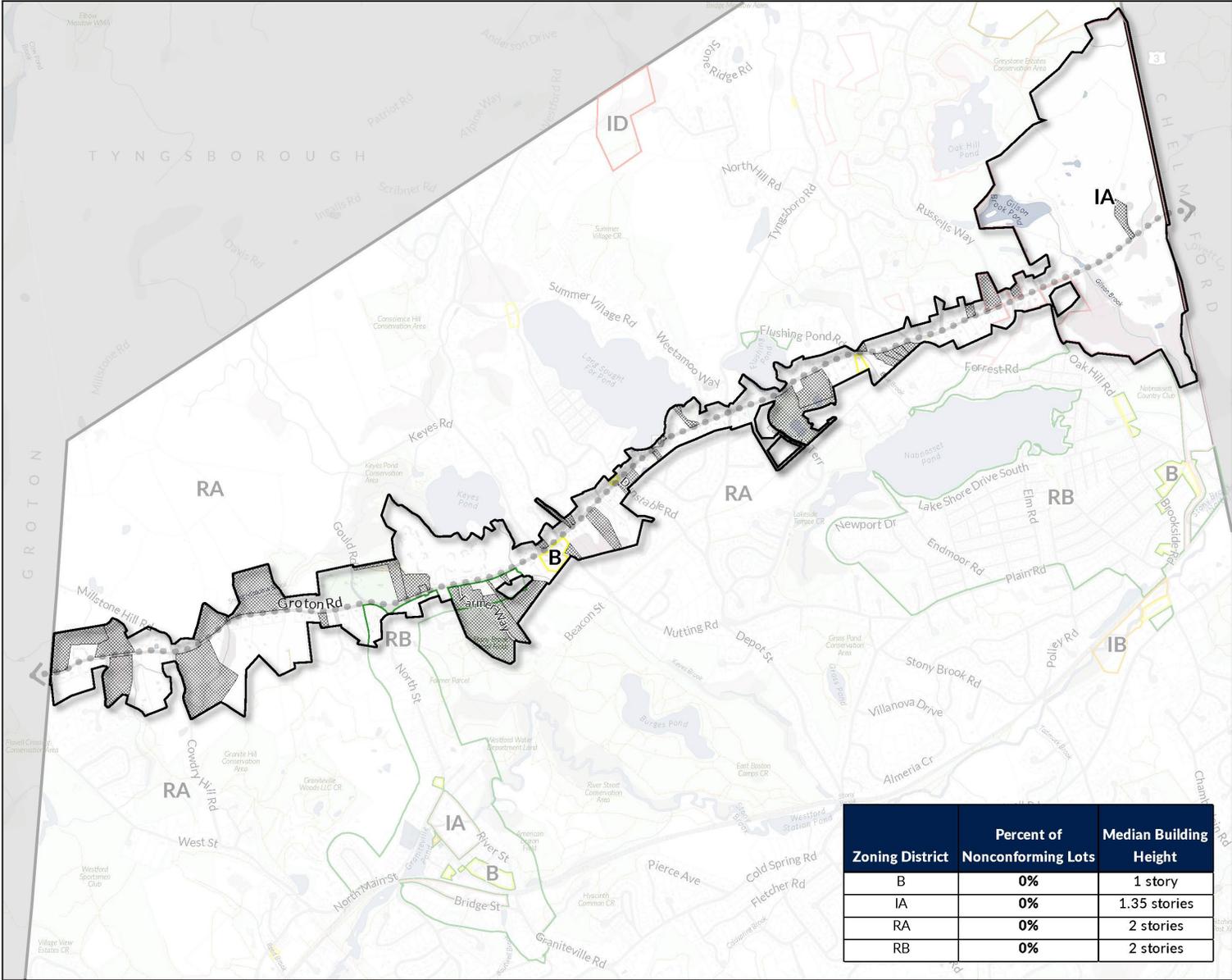


**Route 40 Corridor
Westford, MA**
Dimensions - Building
Height

- LEGEND**
- Route 40 (Groton Rd)
 - Study Area (One Parcel Deep)
 - Lot Conformity by Maximum Building Height**
 - Conforming
 - No Building
 - Nonconforming

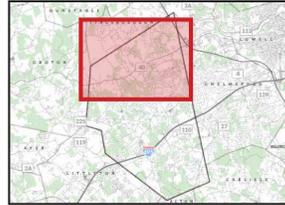


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Zoning District	Percent of Nonconforming Lots	Median Building Height
B	0%	1 story
IA	0%	1.35 stories
RA	0%	2 stories
RB	0%	2 stories

A.2. Updated Boundary Maps

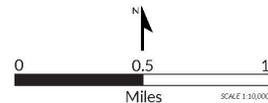
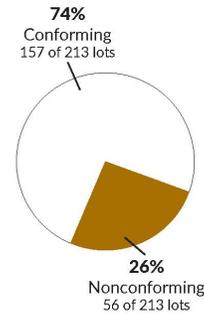


Route 40 Corridor
Westford, MA

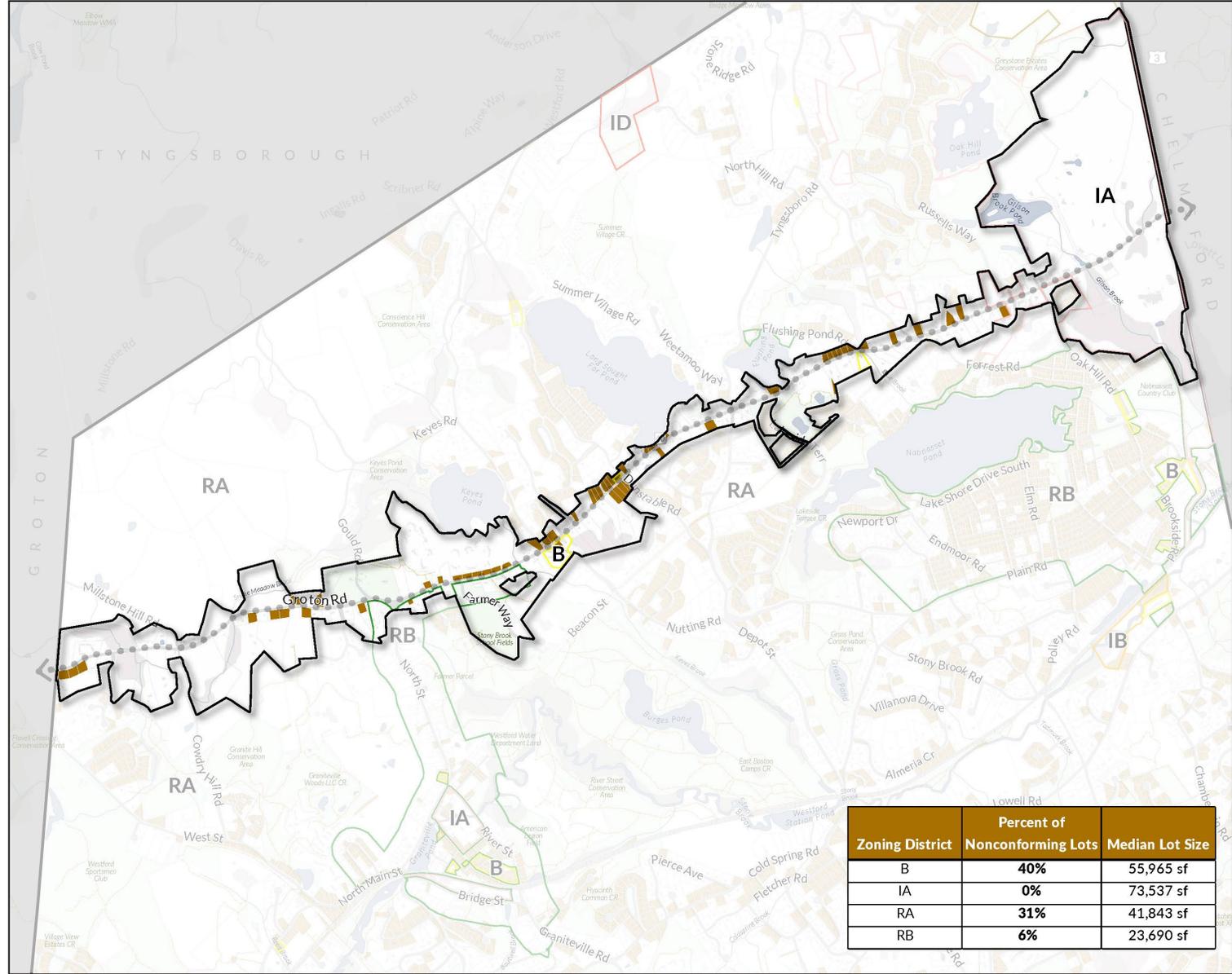
Dimensions - Lot Size

LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Lot Conformity by Minimum Lot Size**
- Conforming
- Nonconforming

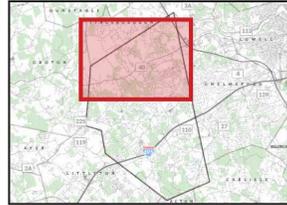


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Zoning District	Percent of Nonconforming Lots	Median Lot Size
B	40%	55,965 sf
IA	0%	73,537 sf
RA	31%	41,843 sf
RB	6%	23,690 sf

A.2. Updated Boundary Maps

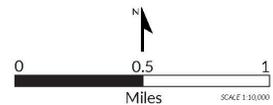
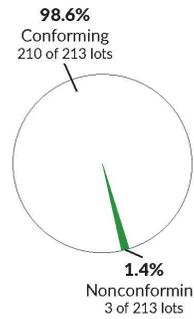


Route 40 Corridor
Westford, MA

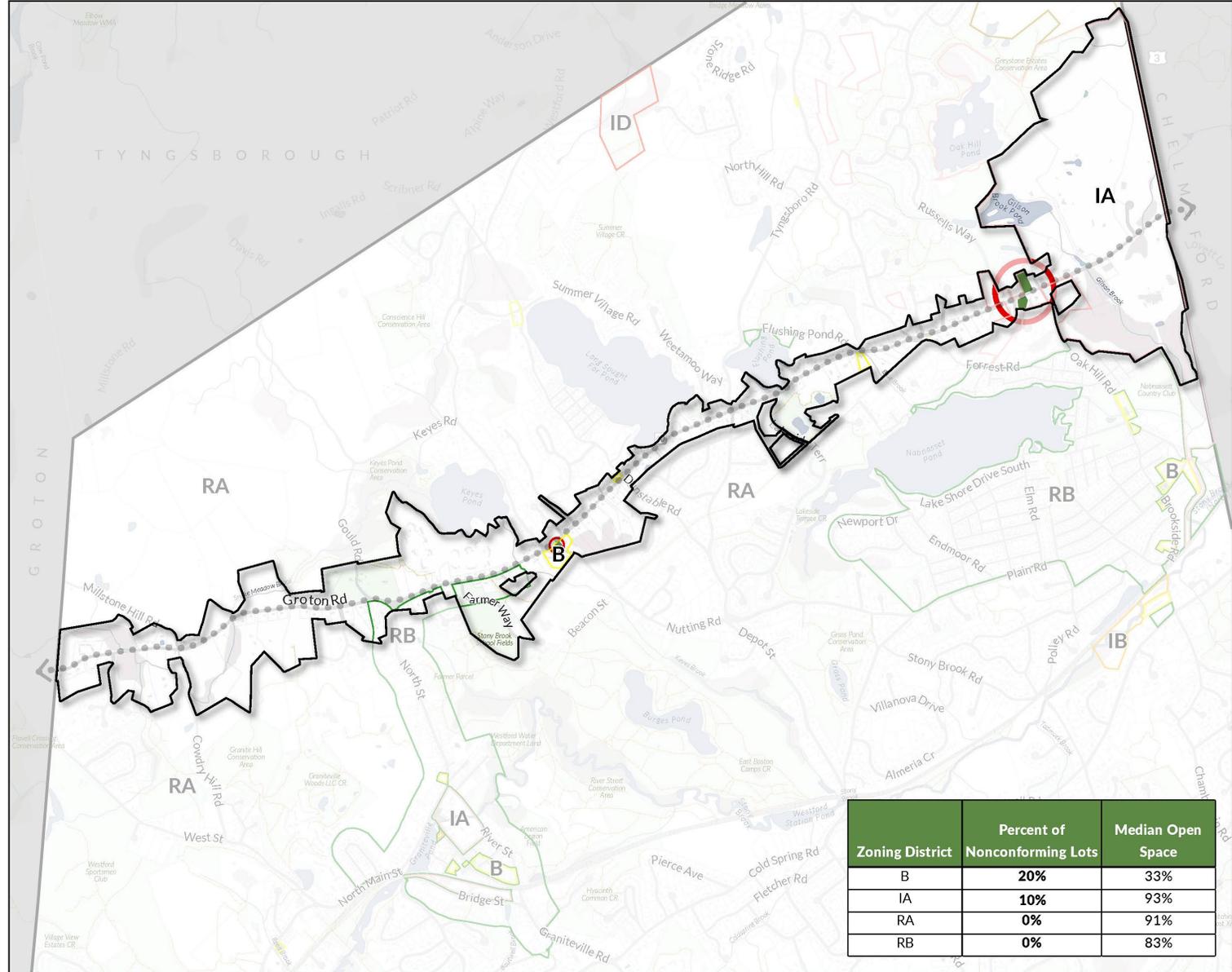
Dimensions - Open Space

LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Lot Conformity by Minimum Open Space**
- Conforming
- Nonconforming



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Zoning District	Percent of Nonconforming Lots	Median Open Space
B	20%	33%
IA	10%	93%
RA	0%	91%
RB	0%	83%



A.2. Updated Boundary Maps

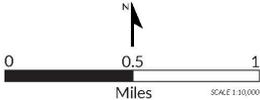
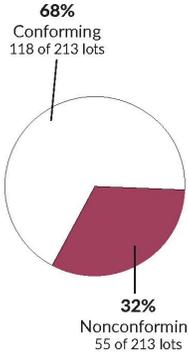


Route 40 Corridor
Westford, MA

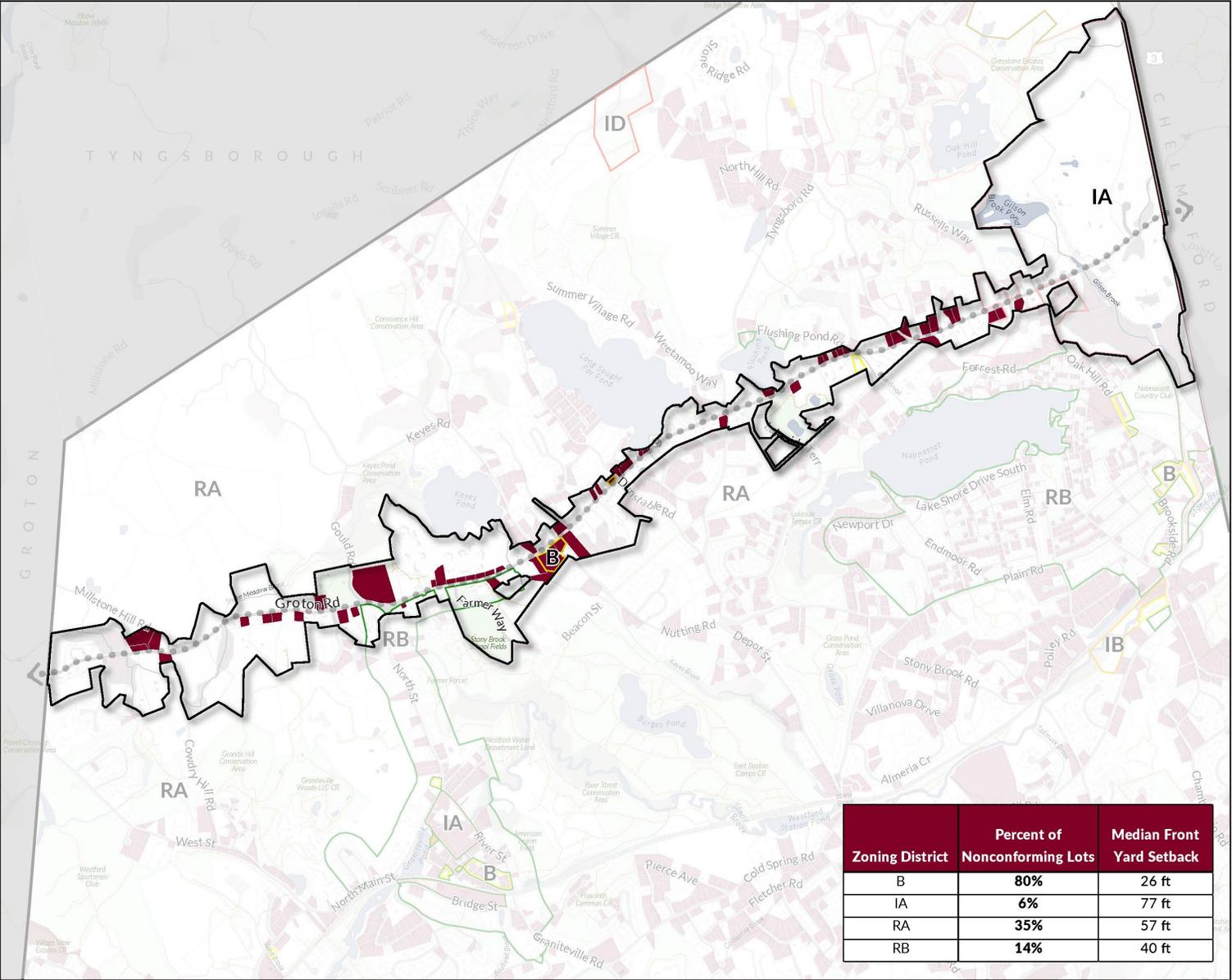
Dimensions - Setback

LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Lot Conformity by Minimum Front Setback
- Conforming
- Nonconforming

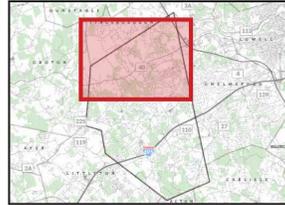


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Zoning District	Percent of Nonconforming Lots	Median Front Yard Setback
B	80%	26 ft
IA	6%	77 ft
RA	35%	57 ft
RB	14%	40 ft

A.2. Updated Boundary Maps



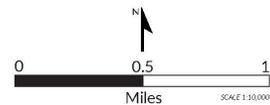
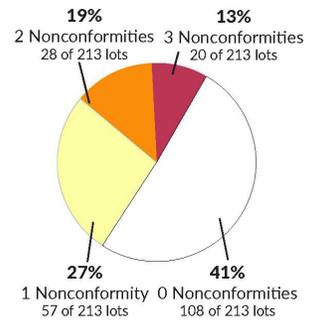
Route 40 Corridor Westford, MA

Dimensions - Count of
Nonconformities

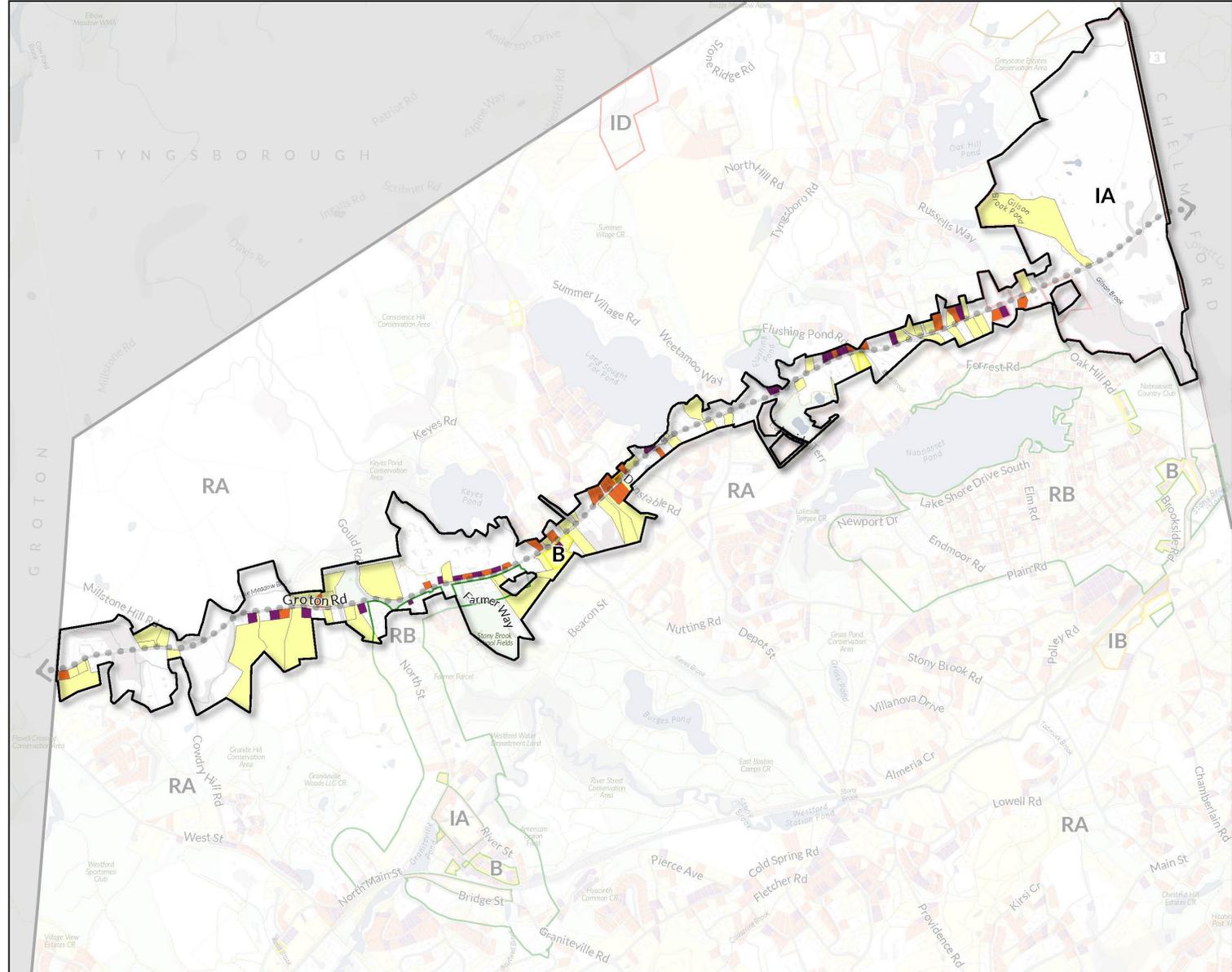
LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)

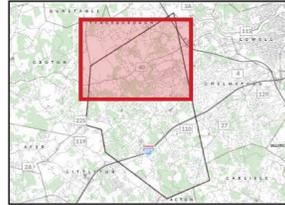
Count of Nonconformities by Lot



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A.2. Updated Boundary Maps



Route 40 Corridor
Westford, MA

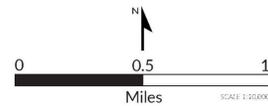
Wetlands

LEGEND

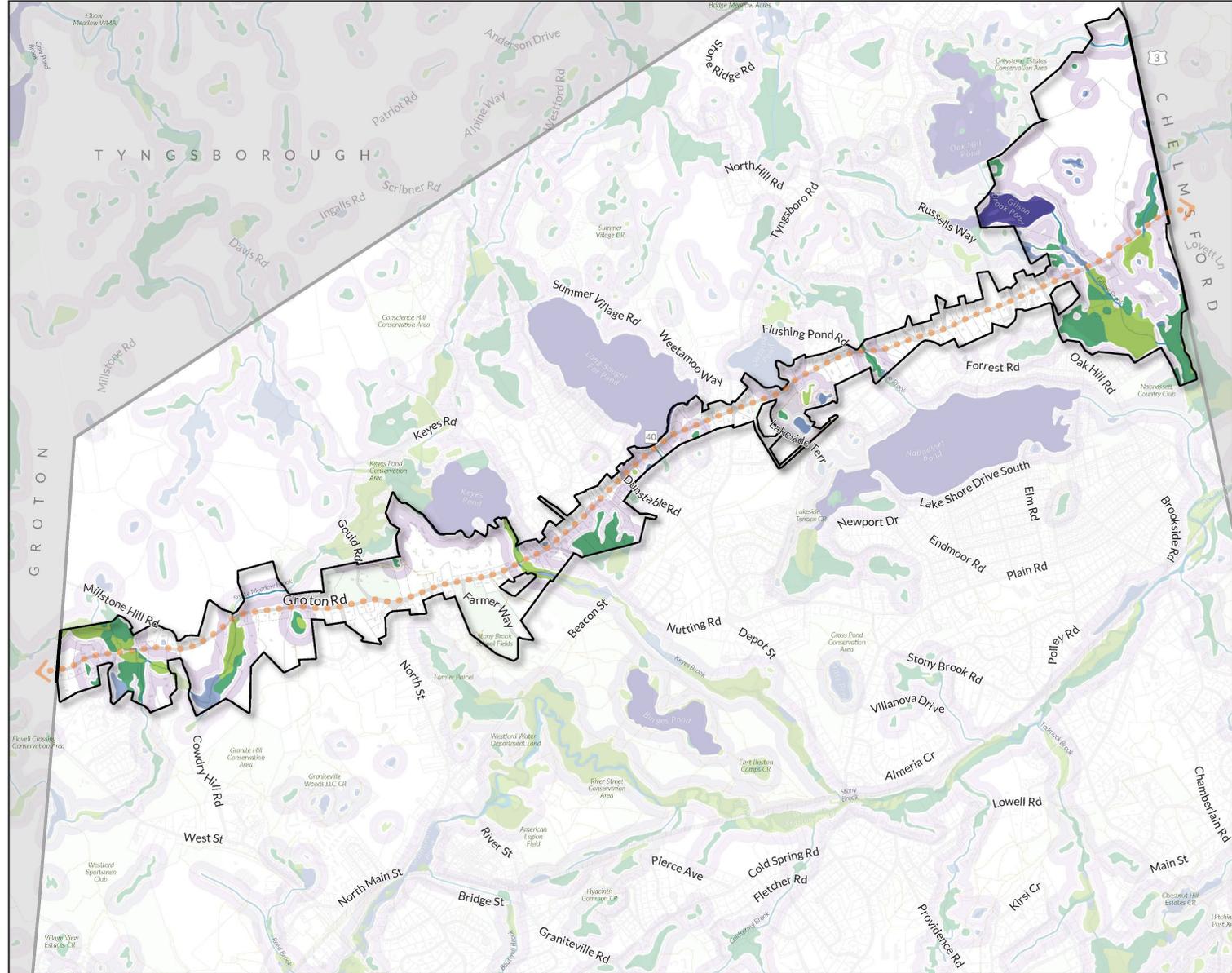
- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)

- Wetlands Inventory**
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - River

- Wetlands Buffer**
- 50 ft
 - 100 ft
 - 250 ft



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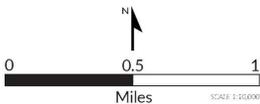


Route 40 Corridor
Westford, MA

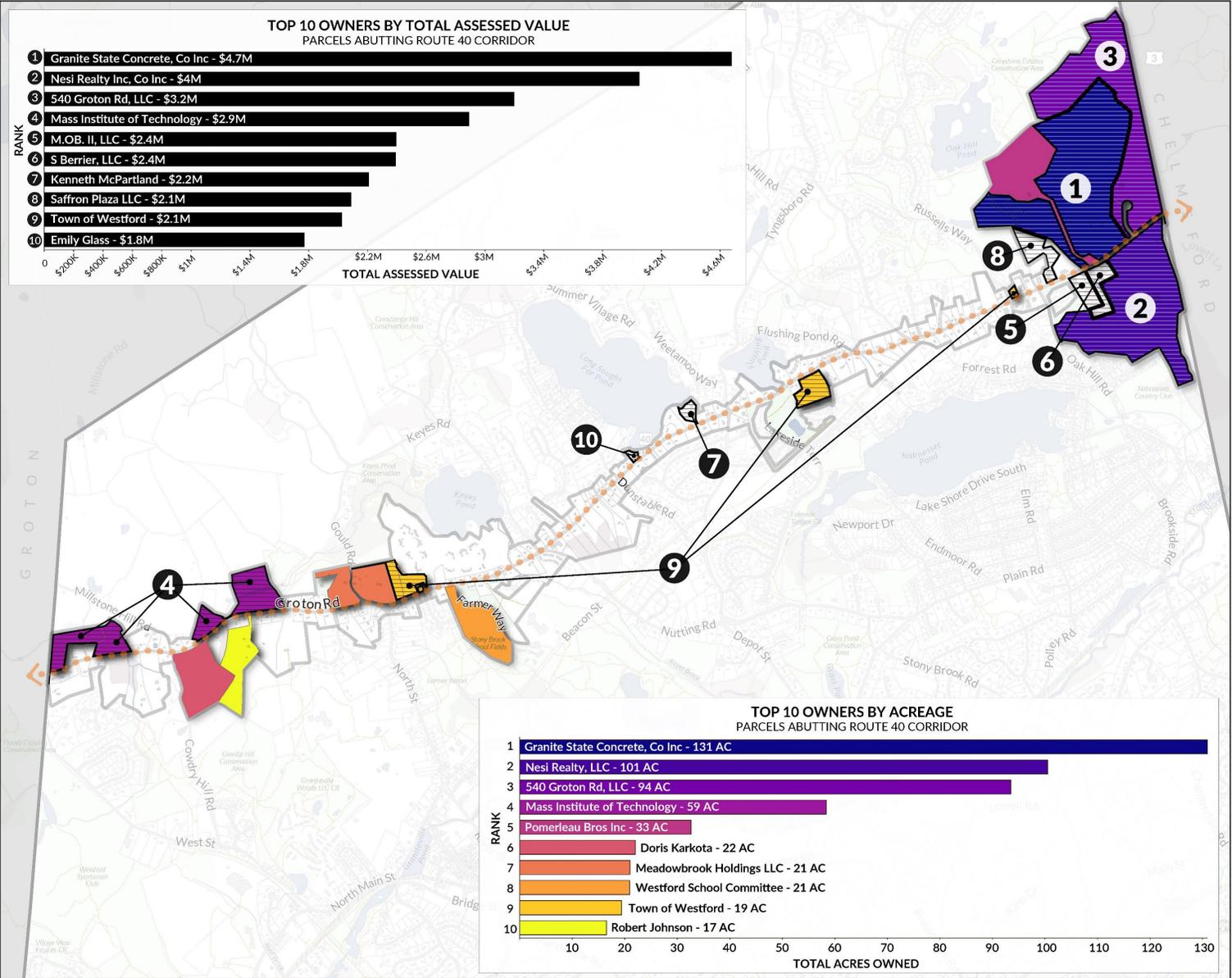
Top 10 Owners

LEGEND

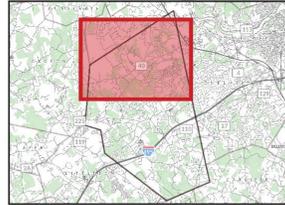
- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- The top ten owners by total assessed value of properties owned in the corridor are represented by this symbol and a number icon in which the total assessed value of their property values rank.
- The top ten owners by total acreage of properties owned in the corridor are represented by this color gradient.



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A.2. Updated Boundary Maps



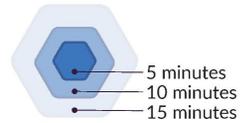
Route 40 Corridor Westford, MA

Walkability Access to
Food Stores

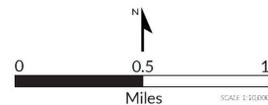
LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Sidewalks

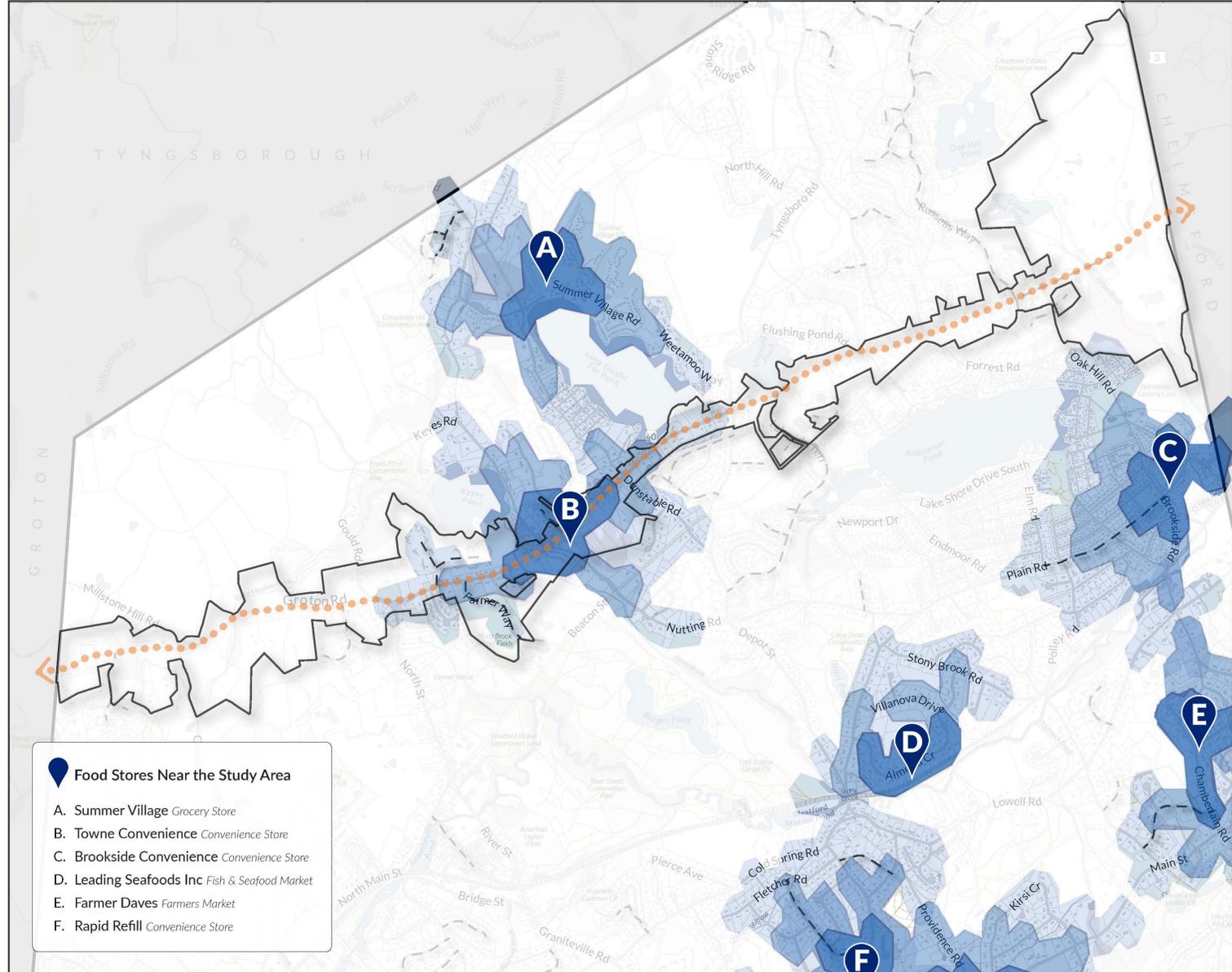
Walking Time to Local Food Stores*



*Our walkshed analysis does not use local sidewalks as most of Route 40 does not have pedestrian infrastructure. This analysis uses local road networks and footpaths to determine the walkshed. Sidewalk locations are shown on the map where found.



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A.2. Updated Boundary Maps

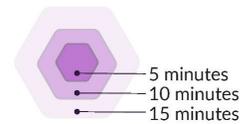


Route 40 Corridor Westford, MA Walkability to Local Businesses

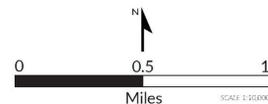
LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Sidewalks

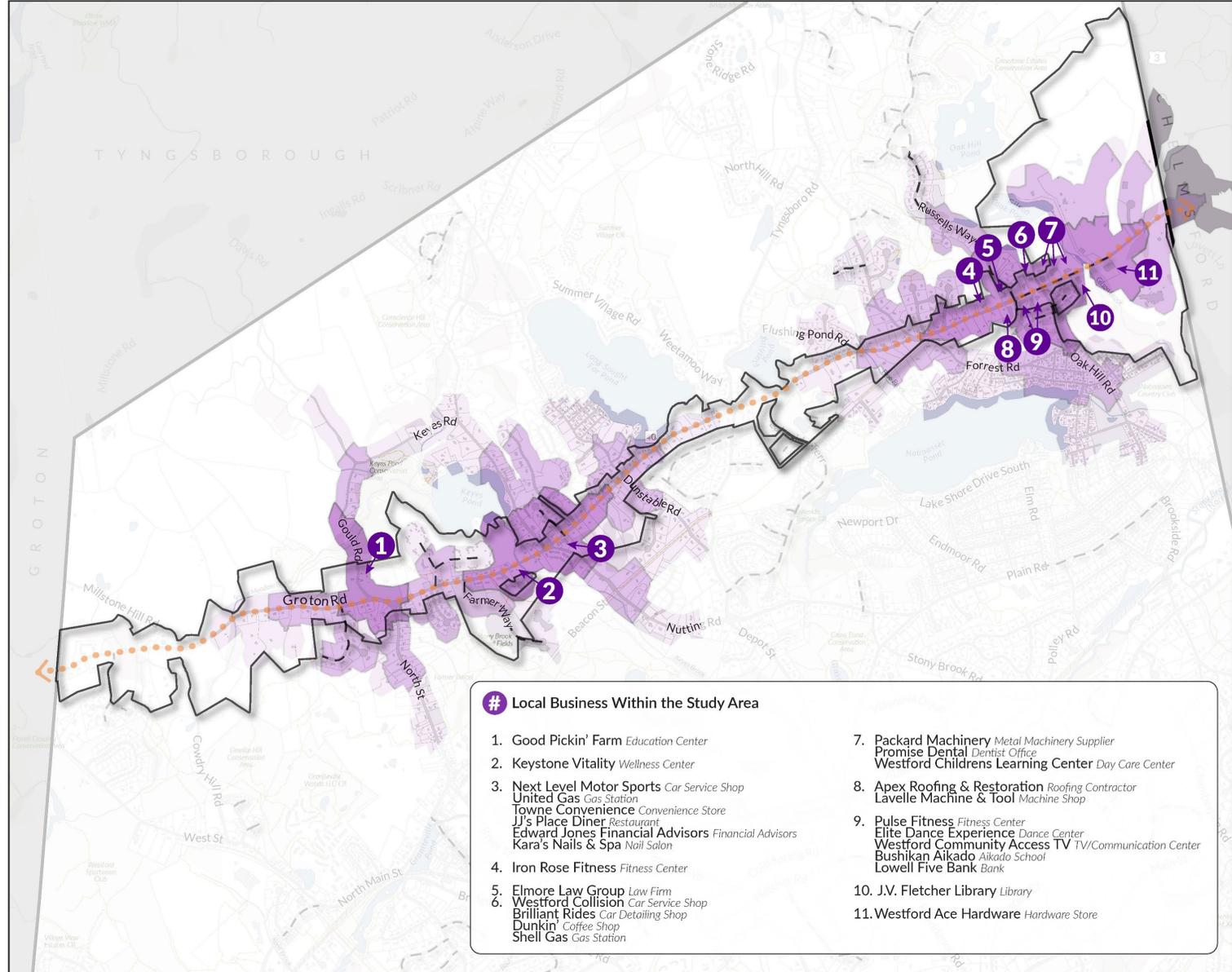
Walking Time to Local Businesses*



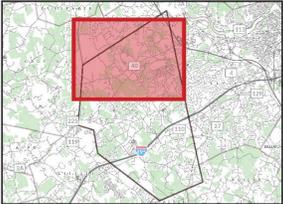
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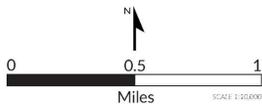
A.2. Updated Boundary Maps



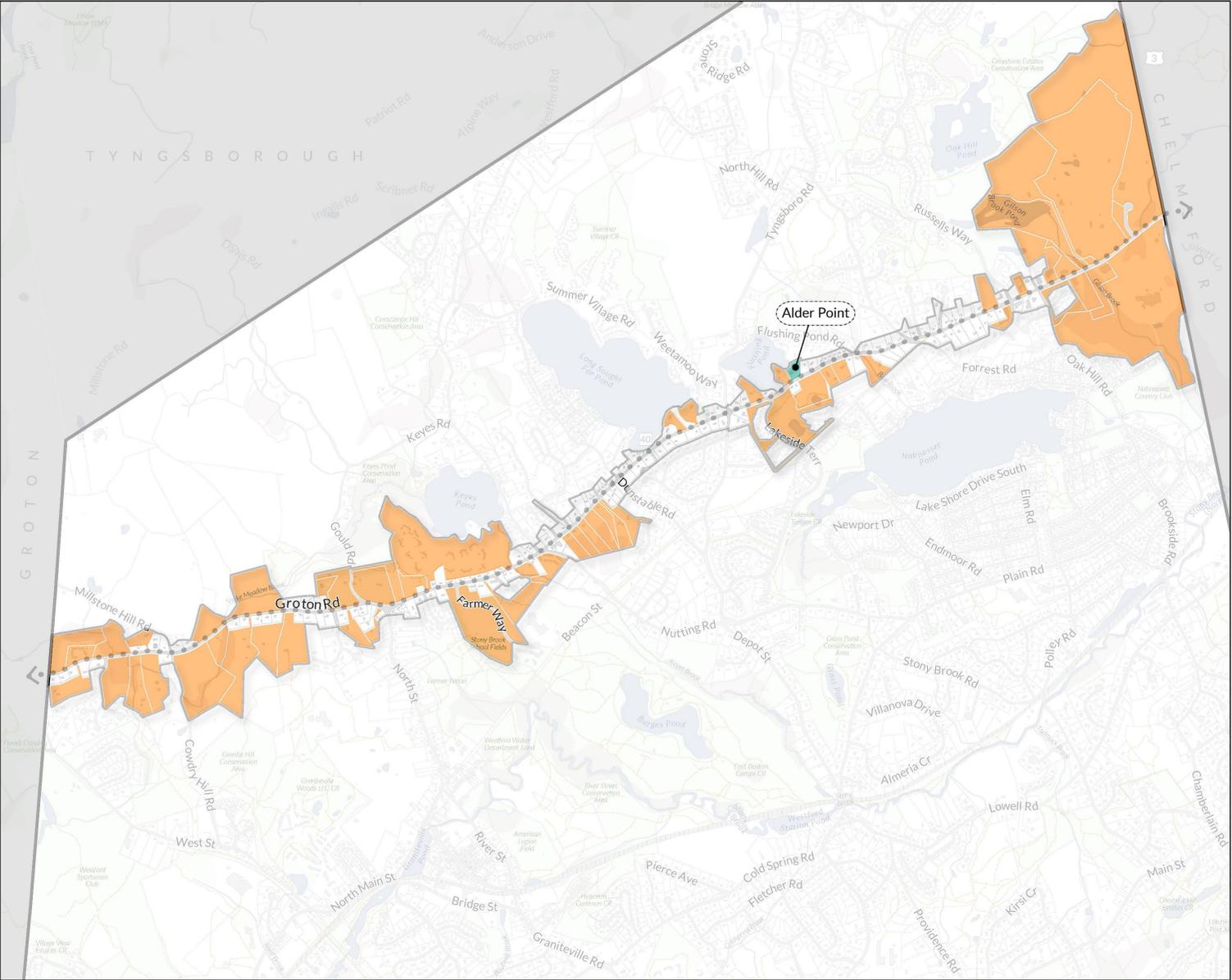
Route 40 Corridor
Westford, MA
Alder Point Lot Size
Comparison

LEGEND

- Route 40 (Groton Rd)
- Study Area (One Parcel Deep)
- Alder Point (1.98 Acres)
- Parcels equal to or larger than Alder Point



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A.3. Community Outreach Strategy

Public Workshop #1: December 10, Wednesday 6:00 to 8:00pm

Flyers/ Promotional Materials

Post on Town's Website.

Post at Library, Town Offices, etc.

Announce the Workshop at Select Board, Planning Board meetings.

Online Survey

Introduces the project early

Gathers early input

Extends participation beyond the workshop

Advisory Committee

Promote the Workshop

A.4. Public Workshop Agenda

Public Workshop 1

Topic: Identity and Uses

Goal:

1. Community's goals for the Corridor
2. Input on the Three (3) Scenarios
3. Use Options
 - a. What types of residential?
 - b. What type of services?
 - c. What type of buffers?

Public Workshop 2

Topic: Identity and Design

B. Discuss

B. Co-Exploration Workshop findings and its implications for the Public Workshop



Where should residential uses, like Alder Point be located along the corridor?



Where along the Corridor would future retail best serve the community?

The committee's input allows multiple configurations to build the scenarios for the Public Workshop.

- How much residential uses and where
- How much retail/ commercial/ mixed-use and where
- Where do transitions between uses occur

These combinations become the scenarios for the public to react to.

C. Next Steps

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

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

Next Steps

- Kick Off Community Outreach for the Public Workshop.
- Create three potential scenarios based on today's discussion to present to the community in the public workshop and gather their feedback.
- Organize Focus Group Meetings before the Public Workshop to hear directly from residents, property owners, and businesses.
- Next Advisory Committee meeting **December 16, Tuesday – 7 PM.**