

LEGEND

- More Transportation Choices
- Stony Brook Watershed (Approximate Limits)
- Rural Residential (Increase Minimum Lot Area)
- Open Spaces
- Existing Sidewalks
- Provide Sidewalks
- Possible Neighborhood Conservation Districts
- Possible Receiving Areas
- Possible Sending Areas
- Improve Pedestrian Access
- Transfer of Development Rights

- 1 Encourage Neighborhood Conservation Districts in these areas in order to preserve neighborhood character with voluntary design guidelines, special standards for site plan review, and possibly requirements for appropriate building design and sensitive landscape treatments.

TRANSFER OF DEVELOPMENT RIGHTS

- 2 Consider designating parcels in these areas as "sending" zones, or areas from which development rights may be transferred to other areas.
- 3 Consider designating the Commercial Highway District as a "receiving zone."

OTHER "SMART GROWTH" OPPORTUNITIES

- 4 Consider allowing mixed uses in these areas, e.g., some multi-family housing mixed with businesses, at a scale and density appropriate for each location.
- 5 While areas inside the orange/white beaded line already have some development and protected open space, they also have unprotected vacant land. These are sensitive rural areas and should be zoned accordingly. Westford could create a new "Rural Residential" district and require new lots to be larger than the 40,000 sq. ft. minimum lot currently required in the Residence A district.
- 6 Extend the existing LRTA bus service from Chelmsford into Westford on Route 110, require enforceable Transportation Demand Management (TDM) plans for larger-scale office and industrial developments, and require post-construction traffic monitoring and mitigation.
- 7 Keep core community facilities in the center of town, including Town Hall services.
- 8 Develop a master plan for the Route 40 area and promote commercial development in this location.
- 9 Explore options for a park-and-ride facility.
- 10 Continue and strengthen efforts to protect water quality and open space in the Stony Brook watershed.

DATA SOURCES
MassGIS, Executive Office of Transportation and Construction, U.S. Geological Survey (USGS), Massachusetts Department of Environmental Protection, Natural Heritage and Endangered Species Program, U.S. Bureau of the Census, and Town of Westford GIS.

