April 18, 2017
Minutes
UMASS Lowell West Campus Planning Committee

Meeting called to order @ 7:00

Members present: Helen Blasioli, John P. Crane, George Dixon, John Edward, Linda Gervais, George Zaharoolis, Angela Serra

Others Present: Glenn Diggs, Donna Curran Salyards

April 4, 2017 Minutes - motion by John Edward to approve, second by John Crane
Approved in favor 7-0

SWOT Analysis and discussion on SWOT topics was conducted by board members. SWOT analysis topics attached.

Questions arose about 40R. George Zaharoolis will send 40R information to committee members for discussion at future meetings.

NMCOG will run the public input session and give us a report. George Zaharoolis will try to have more information for next meeting.

Discussion took place on inviting public officials – Police, Fire, Public Safety and Public Health – to see if they have any concerns as it will impact their departments.

Also discussed was to invite Conservation and Historical Board members into a future meeting. George Dixon will talk to David Hedison Housing and Tom Golden to come in for next meeting.

Motion to adjourn by Helen Blasioli, Second by George Zaharoolis - unanimous

Respectfully submitted by:
Angela Serra
April 18, 2007 SWOT Analysis conducted by UMASS Lowell West campus Planning Committee
Attach to 4/18 Minutes

**STRENGTHS**

Close to amenities – Drum Hill – gas, shopping
On LRTA
Close to Rt 3 & Rt. 495
34 acres of open land (10 cannot be developed)
Room for open space, recreation without imposing on nearby neighborhood
Campus like feel to property
Historic preservation
Support over 55 community
Potential for town revenue
Town owned = town control
Proximity to high density development (55+)
Buffer zones with residential neighbors

**WEAKNESSES**

Age and condition of existing buildings
Topography
Infrastructure (sewer, water, electric)
Not close enough to amenities
Limited access
Right on the Lowell line
Potential soil contamination
Fast & heavy traffic
Acquisition cost
Condition of existing roads
No sidewalks
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**OPPORTUNITIES**

Tax revenue
Beautification
Development while maintaining “country setting”
School
Wounded warriors/veteran’s housing
Smaller homes (age restricted/affordable)
Starter homes
Leverage chapter 40R money
Rentals (community gardens, outings)
Open space and recreation
Reuse of existing buildings
Leverage of housing stabilization fund
Leverage community preservation fund
Truly affordable housing

**THREATS**

Kids
Vandalism
Overdevelopment
Negative tax impact
Disturbance to wetlands
Loss of landscaping
Encroachment of abutters
Overburdening emergency services
Noise pollution
Limited access/congestion
Increased traffic
Overburdening sewer capacity
Contention
Confusion/misinformation
Pests
55+/40B/affordable
Overburdening schools
Adverse impact on abutters (water)
Light pollution