



Town of Boylston

Petition to the
Economic Assistance Coordinating Council
To
Amend the
Northern Worcester County
Economic Target Area Application

To include
Boylston

Submitted by the Town of Boylston
May 2008

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Attachment A: Support Letters

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**ECONOMIC TARGET AREA APPLICATION FORM
ECONOMIC DEVELOPMENT INCENTIVE PROGRAM**

General Instructions:

If the proposed ETA is located in more than one municipality, the municipalities should file one joint application. One project leader should be appointed as a contact person. The questions on the application should be answered jointly (i.e. statistical information should be averaged, goals and plans should be developed jointly), except where specifically requested to provide separate answers.

All application forms and materials should be typed and submitted on 8½ x 11 inch paper. The pages should be indexed and numbered. Pages 1-3 should be typed onto the original application form. Please submit two (2) copies of the completed application form and two (2) copies of all other required application materials to George K. Mazareas, Director of Economic Assistance, Massachusetts Economic Assistance Coordinating Council, Massachusetts Office of Business Development, 1 Ashburton Place, Suite 2101, Boston, MA 02116.

APPLICANT INFORMATION

1. Name of each municipality completing this application.

City of Gardner	Town of Lancaster
City of Fitchburg	Town of Lunenburg
City of Leominster	Town of Rutland
Town of Ashburnham	Town of Templeton
Town of Barre	Town of Westminster
Town of Clinton	Town of Winchendon
Town of Hubbardston	Town of Boylston

2a. Contact person for each municipality completing this application: Please provide the name, title, municipality, address, telephone number, and fax number for the contact person from each municipality.

City of Gardner
Robert Hubbard
Community Development Director
City Hall
115 Pleasant Street
Room 201 (Annex)
Gardner, MA 01440
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Fax: 978-630-1905

City of Fitchburg
Dan Curley
Executive Director, IDC
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Fitchburg, MA 01420

Phone: 978-345-9602
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City of Leominster
Kate Griffin-Brooks
Planning Director
City Hall
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Leominster, MA 01453
Phone: 978-534-7525
Fax: 978-537-8112

Town of Ashburnham
Paul G. Boushell
Interim Town Administrator
Town Hall

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Ashburnham, MA 01430
Phone: 978-827-4100 ext. 109
Fax: 978-827-4105

Town of Barre

Charles Chase
Chair, EDIC Oversight Committee
Town Hall
40 West Street
Barre, MA 01005
Phone: 508-355-2504
Fax: 508-355-6152

Town of Clinton

Donald Lowe
Community and Economic Development
Director
Town Hall
242 Church Street
Clinton, MA 01510
Phone: 978-365-4113
Fax: 978-365-4130

Town of Hubbardston

Elaine Peterson
Town Secretary
Town Hall
7A Main Street
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Phone: 978-928-5735
Fax: 978-928-3392

Town of Lancaster

Kathy Lamb
Executive Assistant
Town Hall
695 Main Street
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Phone: 978-365-3326
Fax: 978-368-8486

Town of Lunenburg

Thomas A. Alonzo
Chair, Board of Selectmen
Town Hall
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Lunenburg, MA 01468
Phone: 978-582-4144

Fax: 978-582-4148

Town of Rutland

Thomas J. Dufault
Chair, Development and Industrial
Commission
Community Hall
250 Main Street
Rutland, MA 01543
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Fax: 508-886-2929

Town of Templeton

Gerald Skelton
Chair, Board of Selectmen
Town Hall
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Phone: 978-939-8801
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Town of Westminister

Karen Murphy
Town Coordinator
Town Hall
11 South Street
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Town of Winchendon

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Town Manager
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Winchendon, MA 01475
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Town of Boylston

Sue Olsen
Town Administrator
221 Main St.
Boylston, MA 01505
Phone: 508-869-0143
Fax: 508-869-6210

2b. If more than one municipality is completing this application, please designate one contact person as the project leader.

Project leader: Robert Hubbard, Director, Community Development and Planning, City of Gardner

**SECTION I
APPLICATION FOR DESIGNATION
OF ECONOMIC TARGET AREAS**

PART A: SUMMARY SHEET: After you have completed Parts B through D of this application form, please copy your responses onto this summary sheet.

1. Description of project area

- a. List the municipalities where the proposed ETA will be located.

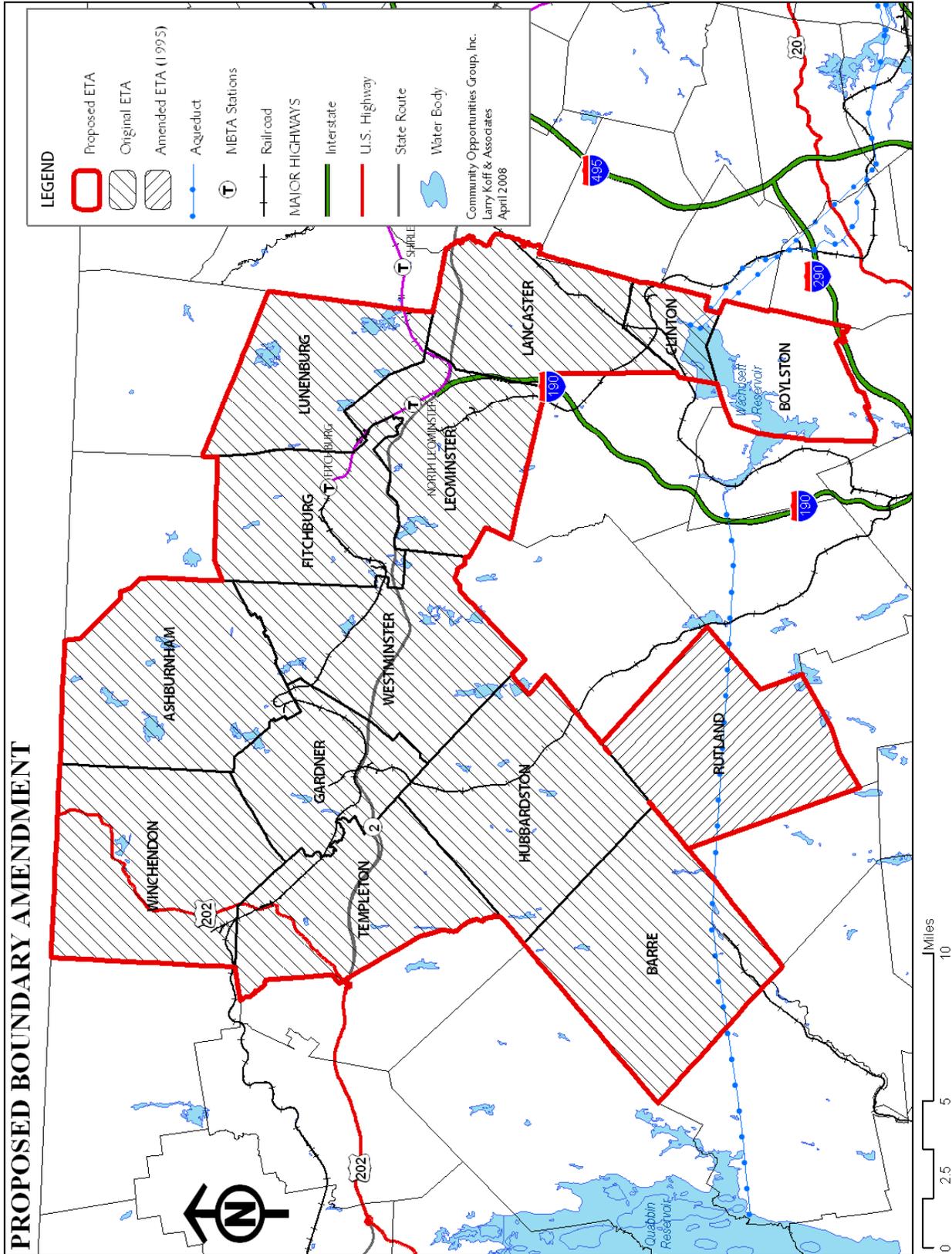
Town of Ashburnham	Town of Lancaster
Town of Barre	City of Leominster
Town of Boylston	Town of Lunenburg
Town of Clinton	Town of Rutland
City of Fitchburg	Town of Templeton
City of Gardner	Town of Westminster
Town of Hubbardston	Town of Winchendon

- b. List the census tracts that comprise the proposed ETA.

Community	Tract	Community	Tract
Ashburnham	7001	Gardner	7074
Barre	7221	Gardner	7075
Boylston	7181	Hubbardston	7061
Clinton	7161	Lancaster	7131
Clinton	7162	Leominster	7091
Clinton	7163	Leominster	7092.01
Fitchburg	7101	Leominster	7092.02
Fitchburg	7102	Leominster	7093
Fitchburg	7103	Leominster	7094
Fitchburg	7104	Leominster	7095
Fitchburg	7105	Leominster	7096
Fitchburg	7106	Leominster	7097.01
Fitchburg	7107	Leominster	7097.02
Fitchburg	7108	Lunenburg	7121.01
Fitchburg	7109	Lunenburg	7121.02
Fitchburg	7110	Rutland	7211 (Part)
Fitchburg	7111	Templeton	7051
Gardner	7071	Westminster	7081
Gardner	7072	Winchendon	7011
Gardner	7073		

- c. Attach a map of the proposed location of the ETA.

NORTHERN WORCESTER COUNTY ECONOMIC TARGET AREA: PROPOSED BOUNDARY AMENDMENT



2. Unemployment rate in the proposed ETA for the past twelve months: 5.5%

3(a). The ETA is located in a:

- Metropolitan Statistical Area ("MSA")
- Primary Metropolitan Statistical Area ("PMSA")
- Rural area

3(b). Household Income: Percent of households in the proposed ETA with household incomes below 80 percent of the median household income in the applicable PMSA, or for rural areas, in the Commonwealth: 37.4%

4. Poverty rate of the proposed ETA: 9.0%

5. Cumulative number of jobs lost within the past four years: 1,137

6. Distress factor of the proposed ETA: 2.09

7. Commercial vacancy rate during the past twelve (12) months: 20.7%

8. Size of land within proposed ETA that is owned by a state agency: 49,909.49 acres

9. Brief Summary of Any Special Factors that Should Be Considered in Reviewing the Proposed ETA Designation:

The Town of Boylston requests to join the existing Northern Worcester County Economic Target Area (ETA), which currently includes the cities of Gardner, Fitchburg, and Leominster, and the towns of Barre, Clinton, Hubbardston, Lancaster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon. Boylston would like to participate in the program to enhance and preserve its economic development by nurturing existing businesses and attracting new businesses. The ETA designation will allow Boylston to improve its own economic vitality and also contribute to the vitality of the entire region.

Part B of this application describes the economic conditions of the proposed ETA region. The region's unemployment rate, 5.5 percent, significantly exceeds that of the state (4.4%) for the most recent twelve-month period. Moreover, 1,137 jobs were lost in the ETA region between 2002 and 2006. The commercial vacancy rate of the ETA during the past twelve (12) months was 20.7 percent. Further, 27,234 households, or 37.4 percent, have incomes below 80 percent of median household income for the PMSA in which they are located. These kinds of statistics illustrate the importance of encouraging economic development throughout the region.

10. Brief Summary of the Municipality's Economic Development Goals, its Criteria for Designating Economic Opportunity Areas (EOAs), and Local Resources Available to Support Economic Development in the Proposed EOAs:

The Northern Worcester County ETA has defined the following goals and objectives for the next five years. Although broad in scope, these goals and objectives allow for measurable achievement.

- Alleviate Chronic Underemployment
- Improved Existing Infrastructure
- Effective Reuse of Abandoned Commercial/Industrial Property
- Regional Promotion and Marketing
- Urban Downtown Revitalization

The criteria developed for EOA consideration is as follows:

- EOAs must be locally designated with the approval of the local Board of Selectmen or the Mayor after a public review.
- EOAs must meet any and all requirements promulgated by the state Economic Assistance Coordinating Council.
- Applications must be submitted to the state Economic Assistance Coordinating Council by the local Board of Selectmen or by the Mayor and by the Regional Economic Development Administration.
- Applications must identify one or more of the Regional Economic Development Goals and how the EOA will contribute to the achievement of that goal(s).
- The EOAs must be comprised of land that is appropriate for economic development.

To support economic development, the Town of Boylston will utilize the various state and federal funding opportunities available to assist in making improvements to local infrastructure as needed. The proposed ETA area consists of a multitude of local resources to promote economic development. All levels of government are involved. Regional planning agencies are available and will play an integral role for economic development in the area. Part C, Section 4 outlines the organizations and agencies involved in economic development in the private and public sector.

PART B: CHARACTERISTICS OF THE PROPOSED ETA

1. Description of project area

The Northern Worcester County ETA consists of fourteen (14) contiguous communities, all located within the political boundaries of Worcester County. The proposed ETA offers a well-balanced approach to regional economic development with the inclusion of three cities and eleven towns. The cities are major industrial centers with a history of manufacturing in furniture (Gardner), plastics (Leominster), and paper (Fitchburg). In the region’s three rural economic centers – Winchendon, Clinton, and Templeton – the industrial base has been dominated by toy making, plastics, and paper manufacturing, respectively. The other towns are bedroom communities serving the larger commercial labor markets. However, they also have a small business base that serves both local and immediate regional needs for employment, goods and services.

a. Municipalities that comprise the proposed ETA

Table 1: Population of Municipalities in ETA

Municipality	Population
City of Gardner	20,770
City of Fitchburg	39,102
City of Leominster	41,303
Town of Ashburnham	5,546
Town of Barre	5,113
Town of Boylston	4,008
Town of Clinton	13,435
Town of Hubbardston	3,909
Town of Lancaster	7,380
Town of Lunenburg	9,401
Town of Rutland	6,353
Town of Templeton	6,799
Town of Westminster	6,907
Town of Winchendon	9,612
Total	179,638

Source: U.S. Department of Commerce, Bureau of the Census, Summary File 3, Table P1.

b. Census tracts that comprise the proposed ETA

Table 2: Census Tracts

Municipality	Tract	Community	Tract
Ashburnham	7001	Gardner	7074
Barre	7221	Gardner	7075
Boylston	7181	Hubbardston	7061
Clinton	7161	Lancaster	7131
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Municipality	Tract	Community	Tract
Fitchburg	7106	Leominster	7097.01
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Fitchburg	7108	Lunenburg	7121.01
Fitchburg	7109	Lunenburg	7121.02
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Fitchburg	7111	Templeton	7051
Gardner	7071	Westminster	7081
Gardner	7072	Winchendon	7011
Gardner	7073		

Source: U.S. Department of Commerce, Bureau of the Census, Summary File 3.

c. Detailed map of the proposed location of the ETA (Attached)

2. Unemployment Rate

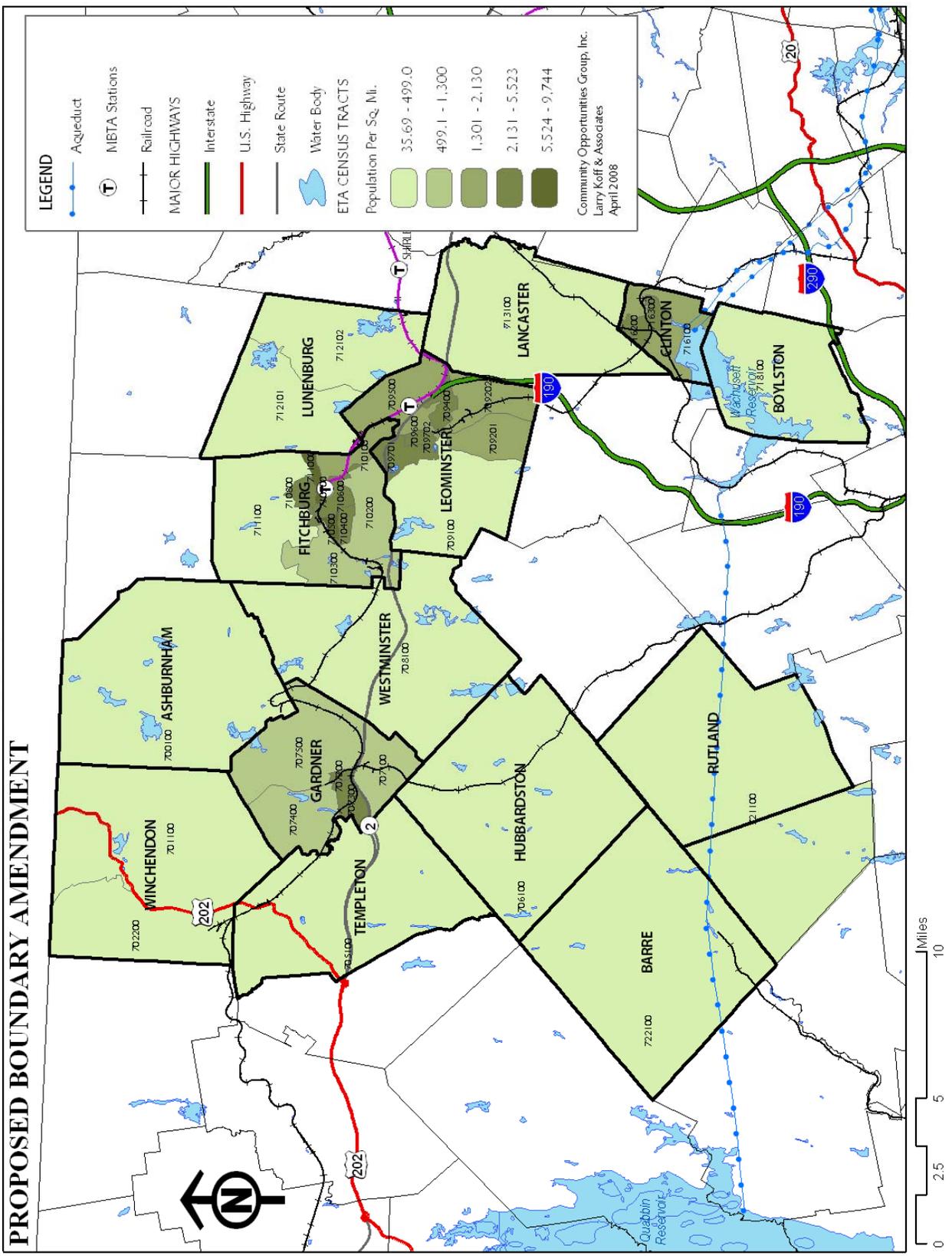
The most recent twelve month period for which data is available is April 2007 through March 2008. Table 3 provides the unemployment rate for each municipality as well as the entire ETA. For the twelve-month period presented in Table 3, the unemployment rate for the proposed ETA region was 5.5 percent. The unemployment rate for commercial centers (Fitchburg, Gardner, Leominster, Clinton, and Winchendon) is 5.8. This rate is significantly higher than the statewide rate of 4.4 percent for the same period.

Table 3: Unemployment Rate of Municipalities in ETA, April 2007-March 2008

Municipality	Labor Force	Number Employed	Number Unemployed	Unemployment Rate
Ashburnham	3,135	2,967	168	5.4
Barre	2,767	2,619	148	5.4
Boylston	2,289	2,196	93	4.0
Clinton	7,571	7,182	389	5.1
Fitchburg	18,285	17,150	1,135	6.2
Gardner	9,792	9,200	592	6.0
Hubbardston	2,484	2,360	124	5.0
Lancaster	3,095	2,947	148	4.8
Leominster	20,533	19,423	1,111	5.4
Lunenburg	5,316	5,055	261	4.9
Rutland	4,216	4,038	178	4.3
Templeton	3,764	3,552	212	5.6
Westminster	3,852	3,661	191	5.0
Winchendon	4,844	4,559	284	5.9
ETA	91,942	86,908	5,034	5.5

Source: Massachusetts Executive Office of Labor and Workforce Development (EOLWD).

NORTHERN WORCESTER COUNTY ECONOMIC TARGET AREA: PROPOSED BOUNDARY AMENDMENT



3. Household Income

- a. Thirteen of the communities in the proposed ETA are located in a primary metropolitan statistical area (PMSA). One community is a Non-Metro Area.

<u>Fitchburg-Leominster, MA PMSA</u>			<u>Worcester-CT PMSA</u>	
Ashburnham			Lunenburg	Barre
Fitchburg			Templeton	Boylston
Gardner			Westminster	Clinton
Leominster			Winchendon	Rutland
<u>Boston, MA-NH PMSA</u>			<u>Non-Metro Area</u>	
Lancaster			Hubbardston	

- b.(i) According to the U.S. Department of Housing and Urban Development (HUD), more than 27,234 households, or 39.9 percent, have incomes below 80 percent of the median household income for the PMSA or non-metro area in which they are located (Table 5). The cities of Fitchburg and Gardner have the largest percentage of low/moderate income households, with almost 50 percent in each community, followed by the Town of Clinton, with 43 percent.

Table 4: Low/Moderate Income of Statistical Areas

Area	Median Income	Low/Moderate Income (<80% MI)
Fitchburg-Leominster, MA PMSA	\$43,155	\$34,524
Worcester-CT PMSA	\$47,899	\$38,319
Boston, MA-NH PMSA	\$55,183	\$44,146
Non-Metro Area (Hubbardston)	\$61,462	\$49,170

Table 5: Low & Moderate Income Households by Statistical Classification

	HUD CHAS 2000 Data			ETA Application Methodology				
	Households			1999 Median Income	Low/Mod (<= 80%)	Households		
Total Sample Size	Number Low/Mod	% Low/Mod	Total (Census 2000)			Number Low/Mod	% Low/Mod	
Fitchburg-Leominster, MA PMSA				\$43,155	\$34,524			
Ashburnham	1,929	495	25.7%		\$34,524	1,930	464	24.0%
Fitchburg	14,943	7,330	49.1%		\$34,524	14,982	7,111	47.5%
Gardner	8,282	3,895	47.0%		\$34,524	8,312	3,874	46.6%
Leominster	16,491	6,540	39.7%		\$34,524	16,496	6,489	39.3%
Lunenburg	3,535	972	27.5%		\$34,524	3,555	1,053	29.6%
Templeton	2,411	906	37.6%		\$34,524	2,412	896	37.1%
Westminster	2,529	597	23.6%		\$34,524	2,526	590	23.4%
Winchendon	3,447	1,353	39.3%		\$34,524	3,483	1,403	40.3%
Total	53,567	22,088	41.2%		\$34,524	53,696	21,880	40.7%
Worcester-CT PMSA				\$47,899	\$38,319			
Barre	1,889	731	38.7%		\$38,319	1,906	649	34.1%
Boylston	1,573	373	23.7%		\$38,319	1,568	371	23.7%
Clinton	5,597	2,416	43.2%		\$38,319	5,599	2,094	37.4%

	HUD CHAS 2000 Data			ETA Application Methodology				
	Households			1999 Median Income	Low/ Mod (<= 80%)	Households		
	Total Sample Size	Number Low/Mod	% Low/ Mod			Total (Census 2000)	Number Low/ Mod	% Low/ Mod
Rutland	2,253	706	31.3%		\$38,319	2,244	602	26.8%
Total	11,312	4,226	37.4%		\$38,319	9,073	3,114	34.3%
Boston, MA-NH PMSA				\$55,183	\$44,146			
Lancaster	2,049	689	33.6%		\$44,146	2,070	721	34.8%
Non-Metro Area				\$61,462	\$49,170			
Hubbardston	1,308	231	17.7%		\$49,170	1,321	486	36.8%
ETA Total	68,236	27,234	39.9%			68,404	26,803	39.2%
Source: HUD, CHAS 2000 Data, Massachusetts, Tables A10A, A10B, and A10C; U.S. Department of Commerce, Bureau of the Census, Summary File 3, Table P52.								

4. Poverty Rate

The poverty rate for individuals within the proposed ETA is 9.0 percent. This is almost the same as the statewide rate of 9.3 percent. The state rate is exceeded in Fitchburg (15 percent), Gardner (9.6 percent), Leominster (9.5 percent) and Winchendon (10 percent).

Table 6: Individual Poverty Rate

Municipality	Total Population	Income in 1999 Below Poverty Level	Poverty Rate
Ashburnham	5,498	350	6.4%
Barre	5,105	176	3.5%
Boylston	4,003	111	2.8%
Clinton	13,279	949	7.2%
Fitchburg	37,460	5,627	15.0%
Gardner	19,634	1,863	9.6%
Hubbardston	3,879	143	3.7%
Lancaster	5,711	237	4.2%
Leominster	40,915	3,889	9.5%
Lunenburg	9,386	382	4.1%
Rutland	6,237	206	3.3%
Templeton	6,497	588	9.1%
Westminster	6,841	212	3.1%
Winchendon	9,520	953	10.0%
ETA Total	173,694	15,686	9.0%
Massachusetts	6,138,444	573,421	9.3%
Source: Census 2000, Summary File 3, Table P87.			

The family poverty rate for the ETA is 6.8 percent, which slightly exceeds the state rate of 6.7 percent.

Table 7: Families in Poverty

Municipality	Total Families	Income in 1999 Below Poverty Level	Poverty Rate
Ashburnham	1,545	74	4.8%
Barre	1,409	17	1.2%
Boylston	1,143	28	2.5%
Clinton	3,406	168	4.9%
Fitchburg	9,456	1,141	12.1%
Gardner	5,119	360	7.0%
Hubbardston	1,111	23	2.1%
Lancaster	1,595	70	4.4%
Leominster	10,996	789	7.2%
Lunenburg	2,674	88	3.3%
Rutland	1,687	26	1.5%
Templeton	1,827	135	7.4%
Westminster	1,935	59	3.1%
Winchendon	2,532	171	6.8%
ETA Total	46,435	3,149	6.8%

Source: U.S. Census 2000, Summary File 3, Table P90.

5. Cumulative Job Loss

The following table provides the cumulative job loss for the proposed regional ETA and its communities for the previous four years for which data are available. During the period from 2002 through the 2006, 1,137 jobs were lost in the ETA region. Clinton, Fitchburg and Westminster experienced the heaviest losses. Boylston experienced a gain of 217 jobs.

Table 8: Cumulative Job Loss

Municipality	2002	2006	Job Loss	% Loss
Ashburnham	1,088	1,136	48	4.4%
Barre	1,183	1,293	110	9.3%
Boylston	1,480	1,697	217	14.7%
Clinton	4,693	4,149	-544	-11.6%
Fitchburg	14,129	13,227	-902	-6.4%
Gardner	8,535	8,623	88	1.0%
Hubbardston	629	551	-78	-12.4%
Lancaster	2,113	2,044	-69	-3.3%
Leominster	18,189	18,677	488	2.7%
Lunenburg	2,508	2,475	-33	-1.3%
Rutland	999	1,100	101	10.1%
Templeton	1,657	1,847	190	11.5%
Westminster	3,218	2,524	-694	-21.6%
Winchendon	1,790	1,731	-59	-3.30%
ETA Total	62,211	61,074	-1,137	-1.83%

Source: Massachusetts Executive Office of Labor and Workforce Development (EOLWD).

6. Distress Factor

The distress factor for the proposed ETA is displayed below. The distress factor is a measurement that combines an unemployment calculation for the ETA relative to the Commonwealth and an income calculation for the ETA relative to the Commonwealth.

Table 9: Average Unemployment Rate and Per Capita Income

Municipality	Average Unemployment Rate, 2005-2007	Per Capita Income, 2000
Ashburnham	5.67	\$21,659
Barre	5.60	\$20,476
Boylston	4.43	\$32,274
Clinton	5.57	\$22,764
Fitchburg	6.80	\$17,256
Gardner	6.53	\$18,624
Hubbardston	5.00	\$23,072
Lancaster	5.43	\$21,010
Leominster	5.80	\$21,769
Lunenburg	5.07	\$26,986
Rutland	4.00	\$23,311
Templeton	6.60	\$21,994
Westminster	5.53	\$24,913
Winchendon	6.23	\$18,798
ETA Total	5.59	\$22,493
MA	4.73	\$25,952

Sources: Unemployment data from EOLWD; per capita income data from Census 2000, Summary File 3 Table P82.

Table 10: Distress Factor

Municipality	Step 1	Step 2	Step 3	Distress Factor
Ashburnham	1.20	1.20	2.40	2.00
Barre	1.18	1.27	2.45	1.93
Boylston	0.94	0.80	1.74	2.18
Clinton	1.18	1.14	2.32	2.04
Fitchburg	1.44	1.50	2.94	1.96
Gardner	1.38	1.39	2.76	2.00
Hubbardston	1.06	1.12	2.18	1.95
Lancaster	1.15	1.24	2.39	1.93
Leominster	1.23	1.19	2.42	2.03
Lunenburg	1.07	0.96	2.03	2.11
Rutland	0.85	0.93	1.78	1.91
Templeton	1.39	1.18	2.57	2.18
Westminster	1.17	1.04	2.21	2.13
Winchendon	1.32	1.38	2.70	1.96
ETA Total	1.18	1.17	2.35	2.09

Source: MOBD, April 2008.

7. Commercial Vacancy Rate

The commercial vacancy rate of the ETA during the past twelve (12) months was 20.7 percent.

Table 11: Commercial Vacancy Rate

Community	Buildings	Existing Rentable Building Area	Total Available SF	Vacant SF	Vacancy Rate
Ashburnham	3	79,520	27,000	27,000	34.0%
Barre	3	207,431	0	0	0.0%
Boylston	6	134,405	10,783	10,783	8.0%
Clinton	31	2,570,688	325,090	321,983	12.5%
Fitchburg	135	5,975,943	1,322,686	974,392	16.3%
Gardner	27	1,684,208	633,300	687,500	40.8%
Hubbardston					
Lancaster	6	146,540	0	0	0.0%
Leominster	135	6,231,271	1,413,914	1,260,691	20.2%
Lunenburg	9	202,508	11,600	11,600	5.7%
Rutland	1	36,000	0	0	0.0%
Templeton	3	51,000	0	0	0.0%
Westminster	8	1,435,902	691,390	585,000	40.7%
Winchendon	1	13,900	0	0	0.0%
ETA Total	368	18,769,316	4,435,763	3,878,949	20.7%

Source: Massachusetts Alliance for Economic Development 2007.

8. State/Authority Owned Land

The Northern Worcester County ETA contains a significant amount of state-controlled land. Nearly 50,000 acres, or 18 percent of the total land area of the 14 cities and towns, is comprised of state-owned land, as summarized below. Table 13 on the following pages identifies state-owned land by town, property name, acreage, and the responsible state agency.

Table 12: Summary of State-Owned Land

Community	Total Acres	State Land	State %
Ashburnham	26,240	3,759.77	14.3%
Barre	28,550	3,428.49	12.0%
Boylston	12,589	5,757.03	45.7%
Clinton	4,666	1,519.60	32.6%
Fitchburg	17,958	676.61	3.8%
Gardner	14,720	1,890.66	12.8%
Hubbardston	26,848	10,432.23	38.9%
Lancaster	18,048	1,460.28	8.1%
Leominster	19,047	2,135.78	11.2%
Lunenburg	17,722	477.96	2.7%
Rutland	23,302	8,960.61	38.5%
Templeton	20,749	2,893.33	13.9%
Westminster	23,898	3,414.08	14.3%
Winchendon	28,205	3,102.06	11.0%
Total	282,542	49,909.49	17.7%

Source: MassAssets: 2007 Report on Real Property Owned and Leased by the Commonwealth.

Table 13: State-Owned Land

Municipality	Facility Name	Acreage	Buildings	GSF	Executive Office	Agency
Ashburnham	APR Van Hazinga Farm	20.67			Environmental Affairs	DAR
	Ashburnham State Forest	3,522.98			Environmental Affairs	DCR
	Bush Hill State Forest	22.90			Environmental Affairs	DCR
	Fish and Wildlife Land	27.00			Environmental Affairs	DFG
	High Ridge WMA	31.22			Environmental Affairs	DFG
	Watatic Mountain WMA	135.00			Environmental Affairs	DFG
	Ashburnham Total		3,759.77			
Barre	APR Bujnevici Farm	182.00			Environmental Affairs	DAR
	APR Chase Farms	273.00			Environmental Affairs	DAR
	APR Hancock Farm	132.50			Environmental Affairs	DAR
	APR Stevens/White Oak Farm	105.30			Environmental Affairs	DAR
	Quabbin Reservoir Watershed	155.71			Environmental Affairs	DCR
	Recreation Rail Trail	48.00			Environmental Affairs	DCR
	Ware River Water Supply Watershed	347.97			Environmental Affairs	DCR
	Quabbin Reservoir Watershed	366.97			Environmental Affairs	DFG
	Carter Pond WMA	190.00			Environmental Affairs	DFG
	Moose Brook WMA	476.88			Environmental Affairs	DFG
	Phillipston WMA	75.55			Environmental Affairs	DFG
	Prince River WMA	728.03			Environmental Affairs	DFG
	Prince River Phillipston WMA	110.24			Environmental Affairs	DFG
	Raccoon Hill WMA	155.00			Environmental Affairs	DFG
	Ware River Corridor WMA	80.64			Environmental Affairs	DFG
Barre Total		3,428.49				
Boylston	Vacant Land Main Street	120.00			Administration and Finance	CAM
	Wachusett Reservoir Watershed	5,636.27			Environmental Affairs	DCR

Municipality	Facility Name	Acreage	Buildings	GSF	Executive Office	Agency
	Waste Water Project	0.08			Environmental Affairs	DCR
	Worcester County Jail Minimum Security	0.00	3	6,090	Sheriff's Department	SDW
	MHD Boylston Depot District 3	0.68	3	4,825	Transportation and Public Works	MHD
Boylston Total		5,757.03	6	10,915		
Clinton	Wachusett Reservoir Watershed	1,416.26			Environmental Affairs	DCR
	Clinton State Pool	3.00	5	10,229	Environmental Affairs	DEM
	Moss Pond Public Access Area	16.10			Environmental Affairs	DFG
	Project Nedved	0.25			Environmental Affairs	DFG
	Nashua River Rare & Endangered Species WMA	42.62			Environmental Affairs	DFG
	Wachusett Reservoir Watershed	20.90	18	25,897	Environmental Affairs	MDC
	Wachusett/Sudbury Headquarters	15.40	3	9,000	Environmental Affairs	MDC
	Clinton District Court	4.50	1	19,440	Judiciary	TRC
	Clinton Armory	0.57	1	34,400	Public Safety	MIL
Clinton Total		1,519.60	28	98,966		
Fitchburg	Fitchburg State College	85.87	45	1,005,415	Board of Higher Education	FSC
	APR Hertel Farm	207.00			Environmental Affairs	DAR
	APR Marshall Farm	99.00			Environmental Affairs	DAR
	APR Rossbach Dairy Farm	69.00			Environmental Affairs	DAR
	Fitchburg Lot	16.32			Environmental Affairs	DCR
	No Town Reservoir State Forest	80.80			Environmental Affairs	DCR
	Willard Brook State Forest	12.00			Environmental Affairs	DCR
	Leominster State Forest	55.00	1	1,654	Environmental Affairs	DEM
	Fitchburg State Pool	1.51	4	8,209	Environmental Affairs	DEM
	Fitchburg District Court	0.86	1	40,300	Judiciary	TRC
	Fitchburg Superior Court and Registry of Deeds	0.75	2	15,992	Judiciary	TRC
	MHD R.O.W. Facility District 3	1.33			Transportation and Public Works	MHD
	R.O.W. Parcel Mass Turnpike	2.62			Transportation and Public Works	MHD
	R.O.W. Parcel Mount Elam Road	1.02			Transportation and Public Works	MHD

Municipality	Facility Name	Acreege	Buildings	GSF	Executive Office	Agency
	R.O.W. Parcel Old Princeton Road	25.64			Transportation and Public Works	MHD
	R.O.W. Parcel Princeton Road	12.41			Transportation and Public Works	MHD
	R.O.W. Parcel Route 2	3.96			Transportation and Public Works	MHD
	R.O.W. Parcel Route I-495	1.52			Transportation and Public Works	MHD
Fitchburg Total		676.61	53	1,071,570		
Gardner	Mount Wachusett Community College	268.00	13	922,558	Board of Higher Education	MWC
	Dunn Pond Park	130.00			Environmental Affairs	DCR
	Gardner Heritage State Park	0.13			Environmental Affairs	DCR
	Westminster State Forest	45.00			Environmental Affairs	DCR
	Winchendon State Forest	168.90			Environmental Affairs	DCR
	Gardner Heritage State Park	134.18	4	15,764	Environmental Affairs	DEM
	Skating Rink	4.48	3	121,720	Environmental Affairs	DEM
	High Ridge WMA	885.72			Environmental Affairs	DFG
	Limited Group Residence Region II	2.70	2	27,120	Health and Human Services	DMR
	Gardner District Court	4.13	3	17,492	Judiciary	TRC
	North Central Correctional Institute	200.00	71	1,061,127	Public Safety	DOC
	Gardner Armory	2.50	4	52,733	Public Safety	MIL
	R.O.W. Parcel Route 140	44.50			Transportation and Public Works	MHD
	R.O.W. Parcel Route 2	0.42			Transportation and Public Works	MHD
Gardner Total		1,890.66	100	2,218,514		
Hubbardston	APR Holopainen Farm	166.00			Environmental Affairs	DAR
	Hubbardston State Forest	1,099.78			Environmental Affairs	DCR
	Quabbin Reservoir Watershed	387.70			Environmental Affairs	DCR
	Recreation Rail Trail	16.00			Environmental Affairs	DCR
	State Forest	35.60			Environmental Affairs	DCR
	Wachusett Reservoir Watershed	3.40			Environmental Affairs	DCR
	Ware River Water Supply Watershed	6,954.48			Environmental Affairs	DCR
	Westminster State Forest	105.30			Environmental Affairs	DCR
	Hubbardston WMA	112.70			Environmental Affairs	DCR

Municipality	Facility Name	Acreage	Buildings	GSF	Executive Office	Agency
	Natty Brook Access Management Area	95.17			Environmental Affairs	DFG
	Hubbardston WMA	1,325.90			Environmental Affairs	DFG
	Phillipston WMA	69.00			Environmental Affairs	DFG
	Ware River Watershed/Quabbin Aqueduct	61.20	1	96	Environmental Affairs	MDC
Hubbardston Total		10,432.23	1	96		
Lancaster	Lancaster Complex DYS12		2	13,820	Administration and Finance	CAM
	Lancaster Complex OSP	98.20	25	173,148	Administration and Finance	CAM
	Lancaster Complex R.F.K. Lease	25.50	5	46,436	Administration and Finance	CAM
	Fitchburg State College	162.66			Board of Higher Education	FSC
	Lancaster State Forest	90.60			Environmental Affairs	DCR
	Bolton Flats WMA	549.39			Environmental Affairs	DFG
	Limited Group Residence Region II	2.00	1		Health and Human Services	DMR
	Shirley State Industrial School DYS	516.76			Health and Human Services	DYS
	MCI - Shirley Medium Security		4	25,760	Public Safety	DOC
	MCI - Shirley Minimum Security		12	104,110	Public Safety	DOC
	Souza Baranowski Correctional Center		3	553,075	Public Safety	DOC
	MHD Lancaster Depot District 3	1.13	5	16,269	Transportation and Public Works	MHD
	MHD Lancaster Land Parcel	5.70			Transportation and Public Works	MHD
	R.O.W. Parcel Route 2	0.00			Transportation and Public Works	MHD
	R.O.W. Parcel Route I-190	8.34			Transportation and Public Works	MHD
Lancaster Total		1,460.28	57	932,618		
Leominster	APR Sholan Farm	167.03			Environmental Affairs	DAR
	Land	142.60			Environmental Affairs	DCR
	Leominster State Forest	1,424.93			Environmental Affairs	DCR
	Wachusett Reservoir Watershed	155.82			Environmental Affairs	DCR
	Leominster State Pool	5.24	5	9,105	Environmental Affairs	DEM
	Access to Whalom Lake	0.52	1	18	Environmental Affairs	FWE
	Leominster Armory	2.30	5	17,411	Public Safety	MIL
	State Police Barracks	2.85	3	23,145	Public Safety	POL

Municipality	Facility Name	Acreege	Buildings	GSF	Executive Office	Agency
	Parcel Cider Mill Road	7.02			Transportation and Public Works	MHD
	Parcel Lancaster Street	1.90			Transportation and Public Works	MHD
	Parcel Mechanic Street	2.04			Transportation and Public Works	MHD
	Parcel Mechanic Street District 3	0.29			Transportation and Public Works	MHD
	Parcel Nashua Street	0.39			Transportation and Public Works	MHD
	R.O.W. Parcel Hamilton Street	49.83			Transportation and Public Works	MHD
	R.O.W. Parcel Route 12				Transportation and Public Works	MHD
	R.O.W. Parcel Route 2	85.50			Transportation and Public Works	MHD
	R.O.W. Parcel Route I-190	87.52			Transportation and Public Works	MHD
Leominster Total		2,135.78	14	49,679		
Lunenburg	APR American Farmland Trust Farm	94.00			Environmental Affairs	DAR
	APR Katkin Farm	53.00			Environmental Affairs	DAR
	APR Padula Farm	22.00			Environmental Affairs	DAR
	APR Pearson Farm	20.00			Environmental Affairs	DAR
	Whalom Lake	99.00			Environmental Affairs	DCR
	Willard Brook State Forest	132.48			Environmental Affairs	DCR
	Hunting Hill WMA	55.51			Environmental Affairs	DFG
	R.O.W. Parcel Route 2	1.30			Transportation and Public Works	MHD
	R.O.W. Parcel Route 2A	0.67			Transportation and Public Works	MHD
Lunenburg Total		477.96				
Rutland	Rutland Heights Hospital	88.00			Administration and Finance	CAM
	APR Alta Vista Farm	127.00			Environmental Affairs	DAR
	APR Heifer Project International	104.00			Environmental Affairs	DAR
	APR Jordan Farm	242.00			Environmental Affairs	DAR
	APR Maynard & Winslow Farm	137.15			Environmental Affairs	DAR
	APR Voorhees Farm	124.00			Environmental Affairs	DAR
	APR White Oak Land Conservation Society	159.00			Environmental Affairs	DAR
	APR Williams Farm	90.45			Environmental Affairs	DAR
	Barre Falls Flood Control Project	143.25			Environmental Affairs	DCR

Municipality	Facility Name	Acreeage	Buildings	GSF	Executive Office	Agency
	Conservation Land	76.45			Environmental Affairs	DCR
	Dept. of Natural Resources Land	177.70			Environmental Affairs	DCR
	Relief Trunk Sewer Easement	2.48			Environmental Affairs	DCR
	Land Parcel LS-2	0.38			Environmental Affairs	DCR
	Metropolitan District Water Supply	2,346.99			Environmental Affairs	DCR
	Oakham State Forest	42.32			Environmental Affairs	DCR
	Quabbin Reservoir Watershed	2,781.08			Environmental Affairs	DCR
	Rutland State Park	178.03			Environmental Affairs	DCR
	Wachusett Reservoir Watershed	76.00			Environmental Affairs	DCR
	Ware River Water Supply Watershed	1,218.74			Environmental Affairs	DCR
	Ware River Watershed/Mill Brook	124.00			Environmental Affairs	DCR
	Rutland State Park	125.75			Environmental Affairs	DEM
	Ware River Water Supply Access Area	209.67			Environmental Affairs	DFG
	Ware River Watershed	122.80			Environmental Affairs	DFG
	Savage Hill WMA	250.17			Environmental Affairs	DFG
	Limited Group Residence Region II		2	3,432	Health and Human Services	DMR
	MHD Rutland Depot-District 3	13.20	7	12,350	Transportation and Public Works	MHD
Rutland Total		8,960.61	9	15,782		
Templeton	Otter River State Forest	47.00			Environmental Affairs	DCR
	Recreation Rail Trail	53.00			Environmental Affairs	DCR
	State Forest	54.24			Environmental Affairs	DCR
	Templeton State Forest	291.40			Environmental Affairs	DCR
	Ware River Water Supply Watershed	135.63			Environmental Affairs	DCR
	Otter River State Forest	437.90	22	18,046	Environmental Affairs	DEM
	Fish and Wildlife Land	16.10			Environmental Affairs	DFG
	Templeton Developmental Center	1,627.00	75	311,555	Health and Human Services	DMR
	Walter E. Fernald School	163.05	106	1,300,989	Health and Human Services	DMR
	Highway Rest Area Route 2	31.80			Transportation and Public Works	MHD
	MHD Parcel Route 2 & Main Street	3.80			Transportation and Public Works	MHD
	MHD R.O.W. Facility District 2	1.00			Transportation and Public Works	MHD

Municipality	Facility Name	Acreage	Buildings	GSF	Executive Office	Agency
	MHD Templeton Land Parcel	12.80			Transportation and Public Works	MHD
	R.O.W. Parcel	1.25			Transportation and Public Works	MHD
	R.O.W.Parcel Route 2	14.36			Transportation and Public Works	MHD
	R.O.W. Parcel Route 1-495	3.00			Transportation and Public Works	MHD
Templeton Total		2,893.33	203	1,630,590		
Westminster	Land	90.00			Environmental Affairs	DCR
	Leominster State Forest	766.50			Environmental Affairs	DCR
	Wachusett Mountain Easement	0.12			Environmental Affairs	DCR
	Wachusett Mountain State Reservation	156.66			Environmental Affairs	DCR
	Leominster State Forest	372.00	11	6,307	Environmental Affairs	DEM
	Wachusett Mountain State Reservation	605.00	19	48,910	Environmental Affairs	DEM
	Mountain Laurel	1.66			Environmental Affairs	DFG
	High Ridge WMA	304.42			Environmental Affairs	DFG
	North Central Correctional Institute	1,084.60	4	3,060	Public Safety	DOC
	MHD Westminster Depot District 3	9.00	4	15,280	Transportation and Public Works	MHD
	R.O.W. Parcel Route 2	24.12			Transportation and Public Works	MHD
Westminster Total		3,414.08	38	73,557		
Winchendon	Ashburnham State Forest	10.60			Environmental Affairs	DCR
	Bush Hill State Forest	241.00			Environmental Affairs	DCR
	Winchendon State Forest	712.37			Environmental Affairs	DCR
	Monomonac Lake Access	1.50			Environmental Affairs	DFG
	Miller's River WMA	615.25			Environmental Affairs	DFG
	Birch Hill WMA	1,285.72			Environmental Affairs	DFG
	Veteran's Memorial Cemetery	226.52	6		Health and Human Services	VET
	Veteran's Memorial Cemetery Easement				Health and Human Services	VET
	MHD Winchendon Depot District 2	9.10	10	8,749	Transportation and Public Works	MHD
Winchendon Total		3,102.06	16	8,749		

Source: MAssets - 2007 Report on Real Property Owned and Leased by the Commonwealth. http://www.mass.gov/cam/about/ov_massets.html

PART C: ETA IMPLEMENTATION PLAN

1. Existing Economic Conditions

Describe the existing economic development conditions in the proposed ETA. This narrative description of the economic conditions should go into greater depth than the statistics provided above. This section should include a general description of the economic conditions and it should highlight of the key concerns and challenges of the proposed ETA. The description should also address any relevant sociological, health care, or environmental impediments to economic growth in the proposed ETA.

General Description of Economic Conditions

The Town of Boylston seeks to join the existing Northern Worcester County ETA, which consists of the cities of Gardner, Fitchburg, and Leominster, and the towns of Ashburnham, Barre, Clinton, Hubbardston, Lancaster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon. Boylston would like to participate in the ETA in order to enhance and preserve its economy by nurturing existing businesses and attracting new businesses. The ETA designation will help the Town improve and maintain its own economic vitality and contribute to that of the entire region. Boylston will have the economic development tools to retain and attract manufacturing, life sciences, telecommunications, technology and financial services businesses to the Worcester region, an area recognized as highly suited to accommodate this type of growth.

Boylston is a growing town located just north of Interstate 290, which connects to Interstates 495 and 190. It is within commuting distance to Boston and Worcester. From 1990-2000, Boylston's population increased by 14 percent, to 4,008, and its total housing inventory increased by 17 percent. Boylston is home to approximately 150 small businesses, mainly service establishments.

The Northern Worcester County ETA region's economy has historically included major manufacturing industries in the cities of Fitchburg, Gardner, and Leominster and the towns of Winchendon and Clinton. Industries included paper, furniture, plastics and toys. However, despite the continued presence of industries such as Gardner's furniture mills and Leominster's plastics companies, the economy is no longer dominated by manufacturing. This shift away from an economy based on manufacturing to one dominated by the services sector is consistent with national and state trends. The disappearance of jobs in the manufacturing sector has been attributed to the shift in manufacturing out of New England into the southern part of the country or into nations expanding their manufacturing bases.

As manufacturing jobs disappear, it is necessary to attract new industries to lessen dependence on the manufacturing sector. Potential areas of job growth include tourism (a successful example is Johnny Appleseed theme marketing and the creation of the Johnny Appleseed Trail Association, Inc. (JATA) and the Johnny Appleseed Trail Visitors Center in Lancaster), health care, hospitality, electronics, biotechnology and nanotechnology.

Impediments to Economic Growth

Environmental impediments to growth in the ETA include the presence of extensive flood plains, particularly in areas near steams and tributaries linked to the Chicopee River, Millers River and Nashua River systems. Wetlands are a concern in virtually every city and town in the region. In addition, Boylston's land use planning and economic growth options are limited by the Watershed Protection Act ("Cohen Bill"), which applies to nearly 70 percent of the Town's total area and has led to a large amount of land being acquired by the Commonwealth for water supply protection.

The manufacturing industries that once dominated the region have left behind sites contaminated with hazardous waste. These brownfields are often underutilized due to fears of serious contamination. Sites that have been successfully remediated include the former GE Steam Turbine Plant into Putnam Place for local business expansions in Fitchburg, the conversion of a former manufacturing site into a new public library in Gardner, and the conversion of a former manufacturing site into municipal parking in Gardner.

Key Concerns and Challenges

The facts detailed in Part B of this application describe the economic conditions of this region. The unemployment rate for the ETA region, 5.5 percent, is significantly higher than that of the state, 4.4%, for the most recent twelve month period. Between 2002 and 2006, 1,137 jobs were lost in the ETA region. The commercial vacancy rate of the ETA during the past twelve (12) months was 20.7 percent. 27,234 households, or 37.4 percent, have incomes below 80 percent of median household income for the PMSA in which they are located. These statistics illustrate the importance of encouraging the economic development in this region.

2. Economic Development Goals and Local Capital Plans

Describe the goals for the first five years in which the ETA would be in effect. How does your local capital plan reinforce your economic development goals?

Goals

The goals identified in the 1994 Northern Worcester County ETA continue to guide the membership communities and are reinforced with the addition of Boylston. The Town of Boylston has adopted the following overall goals of the Northern Worcester County ETA.

1. Job creation and job retention continues to be the number one priority in the region.

This goal is focused on promoting the diversification of jobs into areas of growth and stability. The provision of full employment opportunities for area residents sufficient to sustain families in business in locations that are compatible with adjacent land uses and resource protection concerns is a standard for guiding the success of regional economic development efforts.

2. Improve existing infrastructure.

A sound regional infrastructure is critical to development. Sewer systems, water treatment plants, transportation routes, commuter rails, etc. are the fundamental ingredients for positive growth. Infrastructure improvements are often a pre-condition to new investment. A Regional Policy Plan will detail needs and provide an overall framework for evaluating priorities.

3. Effective reuse of abandoned commercial/industrial property.

There is an abundance of antiquated mill properties in the industrial sectors of the ETA region. Renovation and effective reuse of these properties often for other uses such as housing can serve to revitalize a neighborhood in addition to providing less costly space.

4. Regional promotion and marketing.

Support for the tourism and recreation sectors augmented by a growing food processing industry and opportunities in the health care, hospitality, electronics, biotechnology and nanotechnology sectors should be encouraged. Promotion and marketing of these sectors would be supplemented by the traditional focus on the manufacturing clusters in plastics, metals and paper products.

5. Urban downtown revitalization and workforce housing.

Downtown revitalization remains a priority for the cities and towns with established commercial districts that have suffered disinvestment to malls or fringe commercial centers of a community. These areas can serve as centers for the provision of workforce housing affordable to a range of incomes, education and job training, and the provision of locally based community health systems needed to strengthen and expand the region's business sector.

Please refer to the original 1994 Northern Worcester County ETA application for further details (Attachment B).

Local Capital Plans

- Congressman John Olver, the Montachusett Regional Planning Commission, the Montachusett Regional Transit Authority and local officials from abutting communities are advancing plans to expand Route 2 from Phillipston to Athol and on to I-91 in Greenfield. This would link the region more effectively with the I-495 corridor and the Boston area, and the I-91 corridor in Western Massachusetts. This project is a life-safety mitigation well as an economic development strategy, as an unacceptable level of automobile fatalities occurs in this area annually.
- Lancaster, Leominster and Lunenburg are working cooperatively to extend upgrade and wastewater collection mains to the Orchard Hill and Pioneer Industrial Park area at the intersection of Route 2 and I-190. The provisions of sewer mains, with local and state funding, will 1) Enable the communities to retain the manufacturers that are currently producing products and employing local residents; 2) Provide a necessary utility for the expansion of critically needed industrial park land in the center of the Montachusett Region; and, 3) Help to retain present manufacturers and offset the losses from local plant closures.
- Fitchburg is pursuing the implementation of plans improving access to State Route 2 via State Route 12. These improvements would provide improved access to Fitchburg center and benefit newly developed industrial sites.
- Both the Montachusett Regional Transportation Authority (MRTA) and the Franklin Regional Transportation Authority (FRTA) have joined forces to provide public transit from Gardner to Greenfield, connecting the Montachusett population with the Interstate 91 corridor.
- Extend I-190 north for improved transportation access to cities in New Hampshire, in what would constitute a third-tier transportation ring in relation to Boston. The New Hampshire border is an economic asset with the four cities of Keene, Nashua, Manchester, and Concord in close proximity.
- Enhance opportunities for international trade for the region by utilizing intermodal transportation capabilities present especially at Devens or one of the other airports in the region (Northern Worcester County Chamber of Commerce 1993).
- Incorporate the "Walk to Wachusett" plan, which proposes a trail from Concord to Mt. Wachusett taking a path followed by Henry David Thoreau, into an overall tourism and recreation plan to expand the benefits of that industry. This trail plan could even be expanded to a larger "Freedom Way" concept linking tourism in the region to the existing Freedom Trail and Concord/Lexington/Walden Pond attractions. The towns of Harvard and Lancaster are involved with others along the proposed path in discussing an open space greenway following Thoreau's path.
- The Freedom's Way Heritage Association, dedicated to the preservation of nationally significant historic, cultural, and natural resources from Arlington, Lexington and Concord to Gardner in the Montachusett region is working for National Heritage Area designation.
- Tie in a Proposed Federal Fish and Wildlife Visitors Center that has a high level of local support to the "Freedom Way" proposal.
- Support a budding recycling industry that already has three operating or proposed businesses in the region: the Kennetuck wood to energy plant, the proposed Shirley trash to energy plant, and the proposed Fitchburg Recycling plant for paper.

- Design a regional community development corporation (CDC) and economic development commission (EDC) that would reflect the diversity of economic needs and interests for the entire area, and could assist the individual CDC's and EDC's and coordinate efforts (NWCCC, 1993, p. 3).
- Construct a commuter station/parking deck/retail complex in the immediate vicinity of the existing station in Fitchburg, including additional public parking, and quality retail space through public/private partnerships.
- Improvements to the North Leominster commuter rail station were completed as new platforms and additional parking were created. In addition, a 380 +/- parking garage for commuters and patrons to Downtown Fitchburg has been constructed on Main Street next to the Intermodal Facility.
- 140/I-290 Interchange Park in Shrewsbury/Boylston. A total of some 340 contiguous acres being considered for 300,000 sq. ft. of retail.
- Ashburnham town center contains a 4-acres town-owned site for the Department of Public Works (DPW). After completing a Phase One Site Assessment, the Board of Selectmen, other local officials and the Downtown Focus Committee have worked cooperatively to formulate a concept plan for the relocation of the DPW facility and redevelopment of this site into commercial space creating new jobs in the community. Funds for planning and development are needed.
- The Twin Cities Community Development Corporation (CDC) has recently expanded to serve Leominster clients and has designed a regional Worklinks to Plastics program that provides training to place low and moderate income residents in jobs in the plastics industry.
- A major revitalization effort is underway from Main Street Fitchburg to Fitchburg State College along North Street. The Commonwealth of Massachusetts approved of a twenty year, \$14 million Urban Revitalization Plan for the downtown. The demolition of a former vacant manufacturing site has enabled the City to build a new fire station and undertake street, sidewalk and lighting improvements, while FSC has constructed a sports complex on the street. This project will provide the "connection" between the college and Downtown Fitchburg. Plans have been completed and funding has been obtained to construct a 400 car parking garage for downtown visitors and commuters on lower Main Street.

3. Criteria for Designation of Economic Opportunity Areas ("EOAs")

- a. *List the criteria that you will use in selecting areas within the proposed ETA for designation as EOAs. The criteria should include both: (1) criteria for designation of EOAs which are specified in the statute and regulations; and (2) criteria which address the specific local economic needs and economic goals for the proposed ETA.*

Economic Opportunity Areas (EOAs) will be designated in accordance with the following guidelines, derived from Chapter 19 of the Acts of 1993 and the Regional Development Goals listed above.

1. **Statutory Regulation:** EOAs must meet the guidelines set forth in 402 CMR 2.00 (see attached in Appendix) identifying a three step process that municipalities and businesses must follow to benefit from ET and EOA designation. Furthermore, EOAs must meet any and all requirements promulgated by the state Economic Assistance Coordinating Council.
2. **Local Approval:** EOA proposals must demonstrate local support through their Chief Elected Official (CEO), economic development committee, or to their designated agency delegated to endorse such projects.

3. **Regional EDRC Review:** Applications for EOAs must be submitted to the state Economic Assistance Coordinating Council by the local Board of Selectmen (in the case of Ashburnham, Boylston, Templeton, Winchendon, Lancaster, Clinton, Barre, Westminster, Lunenburg, Hubbardston, and Rutland) or by the Mayor (in Gardner, Leominster, and Fitchburg).
4. **Consistent with ETA Goals and Objectives:** Such applications must identify one or more of the goals outlined in Section 2, ETA Goals and how the EOA will contribute to the achievement of that goal.
5. **Appropriate Land Use Policies:** EOAs must be comprised of land that is appropriate for economic development.

In the event that more than one site with similar characteristics is designated within the multi-community region, the Montachusett Region and the Greater Worcester Area Comprehensive Economic Development Strategies (CEDS) will work together to ensure that information regarding all similar sites is made available to interested businesses.

- b. *If you have already selected areas for designation as EOAs, please list the proposed EOAs and describe how each area meets your criteria. If you have not selected any areas for designation as an EOA, please provide examples of areas within your proposed ETA that would meet your criteria for designation as an EOA.*

Boylston is submitting the 160 Shrewsbury Street EOA application in concert with this ETA Amendment.

Please refer to the original 1994 Northern Worcester County ETA application (Attachment B).

4. Other Local, State, and Federal Resources

Describe the type and amount of other resources that the municipality is prepared to commit to the development of its proposed EOAs. Examples of other resources include, but are not limited to, infrastructure or road improvements, clean up of contaminated lands, local industrial bond financing, CDBG funds, strategic planning grants, technical assistance, and employment and training programs.

The municipalities are committed to developing EOAs and providing public infrastructure improvements necessary to spur economic development opportunities. The municipalities will work with various state agencies to access available state and federal funding programs. The following is a list of potential resources:

Federal Resources

U.S. Environmental Protection Agency: The agency sponsors a Brownfields Assessment Demonstration Pilot Program which provides funds for environmental site assessments and planning for redevelopment of Brownfields sites. In addition, the agency also administers the Brownfields Cleanup Revolving Loan Program, which makes loans available through state or local government entities for environmental cleanup at private or publicly owned Brownfields sites.

U.S. Housing & Urban Development: The agency administers the Economic Development Initiative (EDI) and the Brownfields Economic Development Initiative (BEDI). These initiatives are competitive grants to communities for the clean up and economic redevelopment of Brownfields.

State Resources

Massachusetts Department of Housing & Community Development: The agency is responsible for managing the Commonwealth's annual HUD Community Development Block Grant (CDBG) allocation. CDBG funds support a competitive grant program, the Community Development Fund, which funds a broad range of activities including revitalization of community areas, housing rehabilitation, and infrastructure improvements for projects that will create or retain jobs for low to moderate income people or prevent or eliminate blighting conditions. DHCD also makes special CDBG set-asides available on a rolling basis, such as project-based funding for housing and economic development. For example, the agency will provide grants to municipalities, which may be structured as loans to private businesses that agree to create or retain jobs. Municipalities may use the funds for the acquisition, construction or rehabilitation of public facilities or infrastructure in support of private development. Private businesses may use loans for property improvements, developing small business incubators, building infrastructures to support economic growth, and housing assistance for home-based businesses. Funds may also be used for pre-development planning assistance.

In addition DHCD administers the Community Development Action Grant (CDAG) program, which funds public infrastructure improvements needed to support significant private development projects that create or retain employment, revitalize distressed areas, or increase the state's housing supply. The primary goals of the CDAG program are to stimulate private investment and create jobs.

Massachusetts Executive Office of Transportation and Construction: This agency oversees the Federal Transit Administration Section 5311 Program and the Public Works Economic Development Program. The Federal Transit Program provides funds for planning, capital, operating and administrative assistance to state agencies, local public bodies, private nonprofit organizations, Indian Tribes and groups, and operators of public transportation services. The goals of the program are to enhance the access of people in nonurbanized areas to health care, shopping, education, employment, public services and recreation; to assist in maintenance, development, improvement, and use of public transportation systems in rural and small urban areas; to encourage and facilitate the most efficient use of all Federal funds used to provide passenger transportation in nonurbanized areas through the coordination of programs and services; to assist the development and support of intercity bus transportation; and to provide for the participation of private transportation providers in nonurbanized transportation to the maximum extent feasible. The Public Works Economic Development Program provides grants for the construction of roads, roadways, and any other transportation related projects, in conjunction with and necessary for significant private development projects and deemed necessary for economic development. Eligible projects shall include, but not be limited to projects for the design, construction and/or reconstruction of existing and/or newly located public access roads, streets, bridges, curbing, sidewalks, lighting systems, traffic control and service facilities, drainage systems and culverts associated with a municipal economic development effort.

MassDevelopment: The agency oversees various financing programs including the Brownfields Redevelopment Fund and the PreDevelopment Assistance Program. The Brownfields Redevelopment fund provides state funding for site assessment and site cleanup. Project must involve economically viable redevelopment and be located in an Economically Distressed Area. Eligible parties include individuals, public and private entities. Project proponent must not have caused or contributed to the release, nor have owned or operated the site when the release occurred. The Pre-Development Assistance Program provides funds for environmental testing, marketing and feasibility analysis, consulting, planning and other soft costs associated with real estate development. The Program funds are awarded based on soundness of concept, potential

economic benefit, job creation, projects with minority ownership, revitalization of blighted commercial areas, or involving new technology growth.

Training and Education

The Northern Worcester County ETA region offers the following education and training institutions:

- **Cushing Academy (Ashburnham)**
A 9-12 grade boarding school offering 450 students a challenging curriculum in college prep courses
- **Fitchburg State College**
Undergraduate and graduate education in liberal arts as well as selected majors; pre-professional programs in law and medicine.
- **Mount Wachusett Community College (Gardner and Devens):**
MWCC is a two-year college offering 22 degree programs, 19 certificate programs, and specialized training programs developed with area employers in plastics and biotechnology
- **Leominster Center for Technical Education**
High school includes a technical school with specialized programs in 12 areas including Health Occupations, Computer Aided Drafting, Electronics, and pre-engineering
- **Montachusett Regional Vocational Technical High School**
“Monty Tech” is part of a State-wide network of vocational-technical institutions and provides training in twenty occupationally-related fields. Programs offered include data processing, nursing, diesel mechanics, machine drafting, electronics, graphic arts and plant maintenance. The current enrollment of 1,200 students is drawn from the cities of Fitchburg and Leominster, as well as 15 surrounding towns.
- **North Central Massachusetts Workforce Investment Board, Inc.**
The Board is responsible for the policy and oversight of all state and federal workforce development initiatives in the region. Membership includes over 30 local leaders from both the private and public sectors; over fifty percent of the members are private sector business leaders.
- **Career Center of North Central Massachusetts**
With two offices located in Leominster and Gardner, the North Central Career Center’s mission is to be the primary link between the Commonwealth’s employers and the workforce of North Central Massachusetts. The centers strive to strengthen this relationship by providing a pool of skilled workers for industry while offering a streamlined process for training and retraining for overall job enrichment.
- **The Gardner Partnership Program**
Offers programs and makes funds accessible for sustainable development in the local economy through grants
- The Gardner Industrial foundation and Mount Wachusett Community college operate the **Wetmore Center**, a vocational training program created to provide skilled workers for industry in the Montachusett Region.

- **The Twin Cities Community Development Corporation (CDC)**
 The CDC has recently expanded to serve Leominster clients and has designed a regional Worklinks to Plastics program that provides training to place low and moderate income residents in jobs in the plastics industry.
- **Montachusett Opportunity Council**
 Established in 1966 under the Economic Opportunity Act, the mission of Montachusett Opportunity Council, Inc. is to develop collaborative opportunities and empower low-income individuals and families in the Montachusett region to achieve self-sufficiency. The MOC Learning Center located at 430 Main Street in Fitchburg provides specific skills training in health careers and office careers including comprehensive computer instruction. Pre-employment workshops and job search assistance is also provided.
- **NYPRO Institute (Clinton)**
 The NYPRO Institute has three roles: it serves as the strategic arm of Nypro, a world leader in the injecting molding business, as a satellite campus, and as a corporate university. Nypro's 3,000 sq. ft facility features two classrooms, a state of the art computer lab and an individual learning center. Nypro's goal is to promote good manufacturing practices and to enhance plastics processing knowledge and skills in the global plastics industry by providing basic and advanced practical courses. Beyond the online classes, the Nypro Institute has a full program on-site. We run a full gamut of classes including ESOL (English for speakers of other languages), certificate programs that may be either certified through the Nypro Institute itself as a corporate university or in conjunction with colleges and universities such as Worcester Polytechnic Institute, University of Massachusetts, Fitchburg State College, Mt. Wachusett Community College, and New Horizons Computer Training Co. Nypro also runs associate programs on-site in conjunction with those schools as a satellite campus providing opportunities for associate programs in business or in technical programs. We also run bachelor and MBA programs, specialized courses for APICS (American Production Inventory Control Society) and ASQ (American Society in Quality), and project management courses.
- **Central Massachusetts Institute for Workforce Development**
 The Central Massachusetts Regional Employment Board (CMREB) has jurisdiction over all public funds for employment, education and training serving public and corporate citizens throughout Worcester and 37 surrounding communities. The mission of the CMREB is to ensure the highest quality education, employment and training to the citizens of its 38 communities.
- **Worcester Technical High School**
 A state -of-the-art 400,000 square foot skills training facility where all Central Massachusetts unemployed, underemployed, and career changing citizens will be able to obtain the absolute best training in any critical industry, certification and state licensure. This is the first new vocational school to be built in Massachusetts in over 25 years.
- **Skyline Technical Fund**
 Skyline Technical Fund is a nonprofit organization created to support Worcester Technical High School. The Skyline Technical Fund for the Central Massachusetts Institute for Workforce Development will receive a \$500,000 grant over a three year period that will train workers for regional manufacturing jobs. Classes will be held at the Alden Design and Engineering Academy at Worcester Technical High School. The Massachusetts Manufacturing Extension Partnership will provide basic and advanced classes, and Workforce Central and the Regional Employment Board will provide career evaluation, counseling, and assistance for area residents.

Regional Agencies

- **Montachusett Regional Planning Commission (MRPC)**
All of the ETA communities are members in the MRPC with the exception of Barre and Boylston. The MRPC is based in Fitchburg and is the regional planning agency for the Northern Central Massachusetts area. MRPC is subdivided into 4 sub-regions; Central, North, Northeast and Southeast. In addition, MRPC serves the region's public transportation needs through MART (Montachusett Area Regional Transit). In conformance with the Economic Development Administration Reform Act of 1998, a Comprehensive Economic Development Strategy (CEDS) plan must be prepared to qualify for Federal EDA funding. This Five Year plan dated May, 2008 substitutes for the prior OEDP which MRPC had previously completed for the region. The plans and strategies identified in this plan enable communities to qualify for assistance under most EDA programs.
- **Central Massachusetts Regional Planning Commission (CMRPC).**
CMRPC provides municipal and regional planning for land use and transportation as well as a variety of community development services. CMRPC facilitates community planning and involvement to support economic development initiatives in the Worcester Metropolitan area. Central Massachusetts is currently updating its CEDS Plan for the region which includes the Town of Boylston.
- The **Greater Gardner Community Development Corporation, Inc.** serves Gardner, Ashburnham, Hubbardston, Templeton, Westminster, and Winchendon. The corporation provides affordable housing opportunities, technical assistance, entrepreneurial training, and access to loan products to owners of start-ups and micro-enterprises, and extended learning programs to increase education and employment opportunities, including an after school homework center, office internships, and access to computers and the Internet.
- The **Twin Cities Community Development Corporation** serves Fitchburg and Leominster with the goal of revitalizing distressed neighborhoods in these cities. Recently, the CDC has designed a regional Worklinks to Plastics program that provides training to place low and moderate income residents in jobs in the plastics industry. The Gardner Business Loan Fund, North Central Massachusetts Development Corporation Microloan Program and the Western Massachusetts Enterprise Fund are available through the Greater Gardner and Twin Cities Community Development Corporations.
- The **Montachusett Opportunity Council, Inc.** provides services to low-income individuals and families in North Central Massachusetts.
- The **Montachusett Enterprise Center, Inc.** is an affiliate of the MRPC. The MEC has been developed to provide communities with a public sector entity capable of both planning and implementing local and regional community and economic development initiatives. Possible future projects that are under analysis include the creation of housing units for families, seniors and seniors in need of care, mixed-use redevelopment of vacant or underutilized sites and redevelopment of brownfields.
- The **North Central Massachusetts Community Reinvestment Act Coalition** monitors lending practices of local banks in conformance with Community Reinvestment Act.
- The **North Central Massachusetts Development Corporation (NCMDC)** focuses on lending and financing assistance to support economic development of North Central Massachusetts. NCMDC has become the major alternative lending source in the region,
- The **North Central Massachusetts Economic Development Council**, established in 2006 to plan and implement job creation programs and increase economic opportunity in the

region. Recent initiatives have included developing a regional strategic and marketing plan and disseminating economic development seed grants,

Local (Municipal) Resources

In addition to the resources listed below, the 1994 ETA Plan (Attachment B) identified a number of local resources.

- Ashburnham Industrial Development Commission and Downtown Focus Committee
- Barre Economic Development Industrial Corporation
- Boylston Business Development Committee
- Clinton Community Development Office
- Fitchburg Community Development and Planning Office, Industrial Development Commission and Redevelopment Authority
- Gardner Community Development and Planning Office and Redevelopment Authority
- Lancaster Industrial Development Commission
- Leominster Community Development and Planning Office and Industrial Development Commission
- Westminster Industrial Development Commission
- Winchendon Community Development Office and Redevelopment Authority
- City of Worcester Executive Office of Economic and Neighborhood Development

Downtown Organizations

- Ayer Downtown Business Association.
- Clinton Uptown, Inc.
- Fitchburg Downtown Business Association.
- Gardner Square Two Association, Inc.

Please refer to the 1994 Northern Worcester County Region ETA application for additional funds utilized for local infrastructure projects (Attachment B).

5. Private Funds

Do you have any commitments for private funds to assist in the development of the proposed EOAs? Such private funds may include private donations, matching grants, low- interest loans or loan guarantees. If yes, please provide correspondence or other appropriate documentation as evidence of such support.

Commitments for private funds will be needed for the development of EOAs within the ETA. Municipalities will negotiate with the private sector as part of the EDIP enabled by this ETA designation.

The North Central Massachusetts Chamber of Commerce (NCMCC) has been providing assistance to plastics companies helping them transition from old to emerging markets.

Please refer to the 1994 Northern Worcester County Region ETA application for additional funds utilized for local infrastructure projects (Attachment B).

6. Local Support for ETA Designation

Provide appropriate documentation or correspondence from local and regional businesses and business associations, evidencing support for designation.

See Letters of Support, Attachment A.

7. Staff Commitment

- a. *Indicate the level of staffing that you are prepared to commit for the implementation and monitoring of the ETA/EOA program. Please indicate the number of staff that will be assigned to the ETA/EOA program, job titles, and the percent of each person's time that will be devoted to the program and a description of each staff person's responsibilities with respect to the ETA/EOA program. In lieu of, or in addition to staff support, communities can appoint a board of citizens to oversee the implementation of the ETAs and EOAs. Please describe any plans for a local board to oversee implementation. Indicate the number of board members, description of responsibilities and time commitment. If the board has already been appointed, please provide a list of board members.*

Sue Olsen, Town Administrator
221 Main St.
Boylston, MA 01505
Phone: 508-869-0143
Fax: 508-869-6210

Through its boards and commissions and support staff, the Town of Boylston will provide monitoring, implementation and reporting of the ETA/EOA program. The Town Administrator will provide coordination and oversight of the ETA/EOA program. The Board of Selectmen has the authority to enter into incentive discussions with a project proponent. Boylston has a Board of Selectmen-Open Town Meeting form of government. Town Meeting has final approval authority.

Please refer to the original 1994 Northern Worcester County ETA Application (Attachment B).

8. Municipal Services and Infrastructure in Proposed ETA

Provide an analysis of the existing municipal services and infrastructure, including roads, water and sewer, police and fire protection in the proposed ETA. Indicate if the existing level of services and infrastructure is adequate to support the anticipated new development in the proposed area. Indicate any changes that will be required to meet the anticipated increased demand, including costs and funding sources available for such changes.

Economic development depends on the availability of public services and infrastructure to the businesses that wish to locate or expand in the ETA. Both municipally-owned and controlled water collection, storage and distribution systems and private wells can be found in the majority of cities and towns in the Montachusett Region. Municipally-owned systems are more prevalent in the more densely populated communities such as Athol, Ayer, Clinton, Fitchburg, Gardner, Leominster and Winchendon. Other communities also have municipal water collection, storage and distribution systems. Due to its size and predominantly rural development pattern, Boylston

does not have public sewer service. However, it provides good roadway access and public water service in areas zoned for commercial and industrial development.

Please refer to the original 1994 Northern Worcester County ETA application for further details (Attachment B).

9. Permit and Approval Processes

Provide an analysis of the permit and approval processes in the municipality or municipalities where the proposed ETA will be located. Identify all local offices, boards, and commissions that have permitting or approval power. Indicate if there is any coordination among these entities and highlight any aspects of the local permit and approval process that have been or could be changed to expedite the review and approval procedures.

Issuance of permits and approvals is performed locally by each community. The processes are governed by Chapter 40A and 40B of the Massachusetts General Laws, and by local zoning regulations.

The Town of Boylston will follow its project review procedure to expedite the review and processing of plans. The Planning Board has authority over site plan review and a majority of the special permits in Boylston. Town Hall staff provide administrative and technical support as needed to facilitate the development review and decision process. Please refer to the Town of Boylston's April 8, 2008 Town Meeting vote to adopt M.G.L. c.43D and institute expedited permitting to support economic development in the community.

Please refer to the original 1994 Northern Worcester County ETA application for further details (Attachment B).

10. Other statistical or economic data in support of designation of proposed ETA

You may include additional information in support of your application. Such information may include:

- a. long-term economic trends (e.g. unemployment statistics or plant closings and layoffs during the past ten years);
- b. financial reports and analyses documenting the likely effect of ETA designation on the area, the municipality and the region;
- c. a financial evaluation of the likely effect of ETA designation on the receipt of local and state tax revenue;
- d. the anticipated effect of ETA designation on the expansion of permanent employment opportunities in the ETA, the municipality, the region, and the Commonwealth; and
- e. any special considerations with respect to the proposed ETA.

Please refer to the original 1994 Northern Worcester County ETA application for information (Appendix B).

PART D: Evaluation and Monitoring Plan

1. List the benchmarks that you will use to evaluate the progress of economic development activities in the ETA. Include a timeline indicating the date you expect to achieve each benchmark.

The Board of Selectmen will review an annual report prepared by the Town Administrator on the progress of economic development activities in the ETA. This report will be prepared around the anniversary of the plan's approval by the Economic Assistance Coordinating Council and in conjunction with the submission of the Annual Reporting form by the Certified Project.

2. Who will be responsible for overseeing the progress of economic development activities in the ETA and responsible for ensuring timely achievement of all benchmarks?

Please refer to the Northern Worcester County ETA Application dated July 1, 1994 (Attachment B).

ATTACHMENT A
Letters of Support



MONTACHUSETT

REGIONAL PLANNING COMMISSION

R1427 Water Street Fitchburg, Massachusetts 01420
(978) 345-7376 FAX (978) 348-2490 Email: mrpc@mrpc.org

March 27, 2008

Mark Bobrowski
Blatman, Bobrowski & Mead, LLC
9 Damon Mill Square
Suite 4A4
Concord, MA 01742

Dear Mr. Bobrowski:

Attached please find support letters from all communities within the Northern Worcester County Economic Target Area (ETA) concerning the extension of the ETA to include the Town of Boylston.

Sincerely,



John Hume
Principal Planner

Attachments

Town of Lunenburg

BOARD OF SELECTMEN

17 Main Street, P.O. Box 185
Lunenburg MA 01462-0195

Thomas A. Alonzo, Chairman
Robert H. Bowen, Vice-Chairman
Paula Bertram, Clerk
Steven M. deBettencourt, Mbr.
Thomas J. Mason, Mbr.



978-582-4144, FAX 978-582-4148

Office Hours

Mon, Wed, Thu. 8:00 AM-4:00 PM

Tues. 8:00 AM-8:30 PM

Fri. 8:00 AM-12:30 PM

KERRY A. SPEIDEL
Chief Administrative Financial Officer
Laura Williams
Chief of Staff/Chief Admin. Asst.

March 19, 2008

Mr. George Mazareas
Director of Economic Assistant
Massachusetts Economic Assistant Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston MA 02116

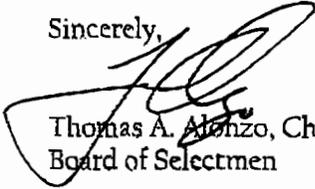
Dear Mr. Mazareas:

This letter is written to express the Town of Lunenburg's support of the extension of the Northern Worcester County Economic Target Area (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster and Winchendon.

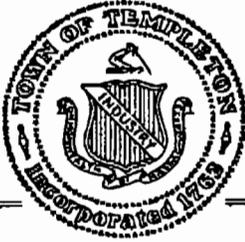
The original Northern Worcester ETA was first approved in September 1994 by the Economic Assistance Coordinating Council. We believe the Town of Boylston should be permitted to participate in this program. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community. The Town of Boylston's commercial vacancy rate is 20.7%. Including Boylston in the northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,


Thomas A. Alonzo, Chairman
Board of Selectmen

file
cf

**TOWN OF TEMPLETON****BOARD OF SELECTMEN**

690 PATRIOTS ROAD • P.O. BOX 250
TEMPLETON, MASSACHUSETTS 01468
TEL: (978) 939-8801 • FAX: (978) 939-4065

March 11, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the Town of Templeton's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

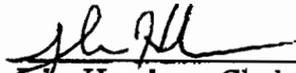
The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Templeton has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express our support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

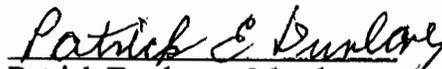
BOARD OF SELECTMEN


Gerald Skelton, Chairman

Greg Edwards, Vice Chairman


John Henshaw, Clerk

Julie Farrell, Member


Patrick Dunlavy, Member

cc: Planning Board
file

MAR 13 2008



**RUTLAND
DEVELOPMENT
& INDUSTRIAL
COMMISSION**
250 MAIN STREET
RUTLAND MA
01543

March 8, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the Town of Rutland's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Rutland has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas J. Dufault". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Thomas J. Dufault
Chairman
Rutland Development and Industrial Commission

PROGRESS THROUGH PLANNING AND PARTICIPATION



OFFICE OF PLANNING AND DEVELOPMENT
City of Leominster, Massachusetts
CITY HALL – 25 WEST STREET
LEOMINSTER, MASSACHUSETTS 01453
www.leominster-ma.gov

KATE GRIFFIN-BROOKS
PLANNING DIRECTOR
kgriffin-brooks@leominster-ma.gov

ANDREW TAYLOR
ASSISTANT PLANNING DIRECTOR/
CDBG COORDINATOR
ataylor@leominster-ma.gov

PLANNING (T) 978-534-7525 (F) 978-537-8112
CDBG (T) 978-534-7526 (F) 978-534-7575

February 28 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express that the City of Leominster community supports of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The City of Leominster has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

Lisa L. Vallee
Economic Development Coordinator
Office of Planning & Development



TOWN OF LANCASTER, MASSACHUSETTS

OFFICE OF THE BOARD OF SELECTMEN

CHRISTOPHER J. WILLIAMS, CHAIRMAN
SHAWN S. WINSOR, CLERK
JENNIFER B. LEONE, MEMBER

ORLANDO PACHECO, TOWN ADMINISTRATOR
KATHLEEN A. LAMB, EXECUTIVE ASSISTANT

FEB 2 2008

February 28, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

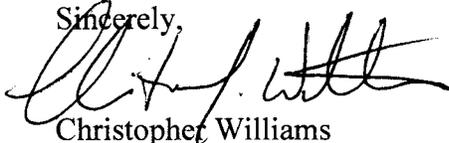
Dear Mr. Mazareas:

This letter is written to express the Town of Lancaster's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Lancaster has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Williams". The signature is fluid and cursive, with a large initial "C" and "W".

Christopher Williams
Chairman

Office of the Selectboard

P.O. BOX 206 7A MAIN STREET
HUBBARDSTON, MASSACHUSETTS 01452-0206
TEL. (978) 928-5735 FAX (978) 928-3392

March 6, 2008

MAR 10 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the Town of Hubbardston's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Hubbardston has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,



Debra A. Roussel
Town Administrator

City of Gardner, *Executive Department*



Mark Hawke, Mayor

February 27, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the City of Gardner's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The City of Gardner has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

Mark P. Hawke
Mayor, City of Gardner



Community and Economic Development Office

TOWN OF CLINTON

242 Church Street

Clinton, Massachusetts 01510

Tel: (978) 365-4113 • (978) 365-4114 • Fax: (978) 365-4133

February 28, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the Town of Clinton's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Clinton has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

Director – Community & Economic Development

Board of Selectmen
Extension 109
Town Administrator
Extension 109
Town Accountant
Extension 120
Town Clerk
Extension 114
Tax Collector
Extension 113
Treasurer
Extension 112 or 110
Board of Assessors
Extension 111
Land Use Office
Extension 117
Town Planner
Extension 121
Conservation Agent
Extension 115



MAR 06 2008

Animal Control
Board of Health
Building Commission
Conservation Commission
Council on Aging
Cultural Council
Electrical Inspector
Gas & Plumbing Inspector
Historical Commission
Municipal Planning
Parks & Recreation
Planning Board
Zoning Board of Appeals

PHONE: (978)-827-4100
FAX: (978) 827-4105

TOWN OF ASHBURNHAM
Temporary Town Hall, 15 Oakmont Drive
Ashburnham, Massachusetts 01430

OFFICE OF THE TOWN ADMINISTRATOR

March 4, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the Town of Ashburnham's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Ashburnham has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETS to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

Paul G. Boushell
Town Administrator



TOWN OF WESTMINSTER

TOWN COORDINATOR

11 SOUTH STREET

WESTMINSTER, MASSACHUSETTS 01473

Phone (978) 874-7400 • Fax (978) 874-7462

(email: kmurphy@westminster-ma.gov)

March 10, 2008

MAR 17 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

The Town of Westminster supports the extension of the Northern Worcester County ETA to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. Westminster has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

Karen M. Murphy
Town Coordinator



CITY OF FITCHBURG
MASSACHUSETTS
OFFICE OF THE MAYOR

LISA A. WONG
MAYOR

KENNETH P. JONES
ASSISTANT TO THE MAYOR

EVE RIVERA
ADMINISTRATIVE ASSISTANT

MAR 18 2008

March 14, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

I am writing to express the City of Fitchburg's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The City of Fitchburg has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20%, adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,

Lisa A. Wong
Mayor

TOWN OF WINCHENDON

OFFICE OF THE TOWN MANAGER

109 FRONT STREET , WINCHENDON, MASSACHUSETTS 01475-1758

Telephone: (978) 297-0085

Facsimile: (978) 297-1616

manager@town.winchendon.ma.us

MAR 20 2008

March 17, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

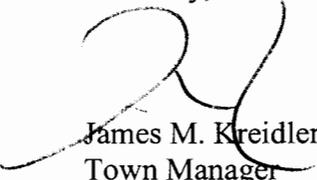
Dear Mr. Mazareas:

This letter is written to express the Town of Winchendon's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Winchendon has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact me if you would like additional information.

Sincerely,



James M. Kreidler, Jr.
Town Manager



Town of Barre

Board of Selectmen

40 West Street • P.O. Box 697
Barre, Massachusetts 01005-0697

Telephone: 978-355-2504 • Fax: 978-355-5023

March 26, 2008

Mr. George Mazareas
Director of Economic Assistance
Massachusetts Economic Assistance Coordinating Council
Massachusetts Office of Business Development
10 Park Plaza, Suite 3720
Boston, MA 02116

Dear Mr. Mazareas:

This letter is written to express the Town of Barre's support of the extension of the Northern Worcester County ETA (ETA) to include the Town of Boylston. The Barre Board of Selectmen voted on March 17, 2008 to support the Town of Boylston joining the Northern Worcester ETA. Currently, the ETA consists of Ashburnham, Barre, Clinton, Fitchburg, Gardner, Hubbardston, Lancaster, Leominster, Lunenburg, Rutland, Templeton, Westminster, and Winchendon.

The original Northern Worcester ETA was first approved in September 1994 by the EACC. The Town of Barre has used the ETA program to assist in its economic development goals and we believe the Town of Boylston should be permitted to participate in this program as well. The Town of Boylston meets the qualifications for participation in the ETA program, and its inclusion would help to reduce commercial office space vacancy in the community; a trend that will negatively impact the Town's tax base in the long term, increase service costs, and lower the overall level of employment in the community. With Boylston's commercial vacancy rate over 20% (20.7%), adding Boylston to the Northern Worcester ETA will not negatively affect the required qualifying criterion of the vacancy rate that allowed this ETA to first be established.

Thank you for the opportunity to express my support of the extension of the Northern Worcester County ETA to the Town of Boylston. Please do not hesitate to contact our office if you would like additional information.

Sincerely,
The Barre Board of Selectmen
Robert DiGirolamo, Chairman
Richard Jankauskas, Member
Kathlyn Inman, Member

St. Heather Lemay
Admin Asst.

ATTACHMENT B
Original Northern Worcester County ETA Application (1994)