



Aerial Photo of Westford, MA. Credit: Ben Domaingue



**Where
Westford Plays**
Open Space & Recreation Plan
(2026–2036)

WESTFORD OPEN SPACE & RECREATION PLAN

Prepared by Northern Middlesex Council of Governments

DRAFT April 12, 2026

ACKNOWLEDGMENTS

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SECTION 1: EXECUTIVE SUMMARY

Westford's Open Space and Recreation Plan (OSRP) reflect the community's strong commitment to protecting the town's natural landscapes while ensuring parks, trails, and recreation facilities remain welcoming, accessible, and well-maintained. Throughout the public participation process, including surveys, community meetings, youth engagement activities, and stakeholder interviews, the community consistently expressed a shared aspiration to protect Westford's scenic landscape while improving opportunities for outdoor recreation and community connection.

Public engagement revealed several critical open space and recreation needs. The community emphasized the importance of protecting forests, wetlands, water resources, wildlife habitat, and agricultural lands that define the town's landscape and support environmental health and climate resilience. Community members also highlighted the need to maintain and reinvest in existing recreation facilities, improve accessibility for people of all ages and abilities, expand informal recreation opportunities, and strengthen connections between neighborhoods, schools, and open space resources. Youth participants in particular expressed interest in more welcoming outdoor gathering spaces beyond organized sports as well as spaces that are easy to navigate and use.

The Ten-year Action Plan responds to the priorities through a set of focused recommendations and implementation strategies. Major initiatives include identifying and preserving high-priority open space and farmland; improving stewardship and management of conservation lands; and establishing long-term capital planning for recreation facilities and strengthening maintenance capacity. The plan also prioritizes improving accessibility and connectivity through better trail networks,

sidewalks, and safe multimodal routes linking neighborhoods to parks and conservation areas, with consideration of how people with varying abilities experience and move through these spaces. Additional actions support community gathering and year-round recreation opportunities, expand environmental education and stewardship, and integrate climate-resilient practices such as tree canopy protection, shade expansion, and nature-based stormwater solutions.

Taken together, the plan's goals seek to protect and strengthen stewardship of natural resources, maintain and enhance recreation facilities, expand equitable access to outdoor spaces, improve connectivity, and ensure that Westford's open space system continues to support environmental health, recreation, and community well-being over the next decade.



Image 1: WTC - Grade 9 students & staff at Nashoba Valley Tech day of service

SECTION 2: INTRODUCTION

2.A: Statement of Purpose

The Open Space and Recreation Plan guides Westford's efforts to protect natural resources, expand recreational opportunities, and maintain the town's open spaces and recreational facilities for current and future residents. Since the last OSRP was completed in 2018, Westford has continued to preserve open space through a variety of actions, including land acquisitions for conservation and recreation, strengthened coordination between the Conservation and Recreation Departments, and invested in facility improvements such as the rehabilitation of the Jack Walsh Courts, which expanded multi-generational recreation options and enhanced safe and accessible access to Carlisle Road. These efforts align with the Town's Strategic Plan, and guided on principal goals of:

Opportunities for Recreation and Preservation of Open Space

Westford is committed to preserving open space as part of maintaining the Town's rural character. The Town is focused on improving connectivity by developing and maintaining safe routes for walking and cycling. Westford supports a variety of multi-generational recreational opportunities.

Commitment to Environmental Sustainability and Climate Action

Environmental sustainability goals as envisioned in the Westford Climate Roadmap will guide investments in clean energy and zero-waste initiatives. The town's efforts to address climate change will consider the need to balance fiscal, operational, and environmental objectives.

This OSRP update replaces the plan that expired in August 2025 and follows the 2025 Massachusetts OSRP Planner's Workbook. It establishes a ten-year framework to guide coordinated and

sustainable land protection, stewardship, and recreation planning.

An approved OSRP enables Westford to remain eligible for key grant programs administered by the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA), including the LAND (Local Acquisitions for Natural Diversity) and PARC (Parkland Acquisitions and Renovations for Communities) grant programs. The plan also supports Westford's broader goals of environmental sustainability, climate resilience, and community health and inclusive access.

2.B: Planning and Public Participation

The Town of Westford coordinated the OSRP update through the Planning Department in partnership with the Northern Middlesex Council of Governments (NMCOG). Town staff and NMCOG collaborated closely with the Open Space and Recreation Committee, the Recreation Department, the Department of Public Works (DPW), the Conservation Commission, and other local stakeholders throughout the process.

The update began in May 2025 and continued through April 2026, following five major phases:

- Review of existing plans and documents
- Inventory and mapping of open space and recreational resources
- Community engagement and public input
- Needs assessment and data analysis
- Drafting of the OSRP and Ten-Year Action Plan

Open Space and Recreation Committee

The Committee helped shape the plan and will play a key role in guiding its implementation. Members include:

John Sturrock, Citizen-at-Large, Chair

Dan Breault, Parks and Recreation Commission, Vice Chair
 Matthew Salem, Conservation Planner
 Patty Dubey, Council on Aging
 Margaret Wheeler, Conservation Commission
 Michelle Collett, Director of Recreation
 Wendy Gloyd, Commission on Disability

Public Engagement

Westford conducted a broad and inclusive public engagement process using multiple tools and outreach platforms:

- **Community Survey:** An online and print survey conducted from Sept. – Oct. 2025 generated more than 900 data points on parks, conservation areas, and recreation needs.
- **Interviews with the Westford Conservation Trust and Town Staff:** Conservation Planner, DPW Director, Stormwater Engineer, and Director of Recreation provided detailed operational insight.
- **Media & Communications:** Press releases, the Town Manager's newsletter, the School District newsletter, and the Westford Academy newsletter promoted project updates, the survey, and public events.
- **Public Forum:** A virtual public forum held in winter introduced draft goals and invited additional community feedback via Zoom.
- **Public Events:** Pop-up engagement occurred at the Spring Market in April at the Roudenbush Community Center.
- **Conservation Commission/ Recreation Commission, Planning Board, and Select Board meetings** provided additional opportunities for the community to learn about the plan
- **Visioning Session:** An open-house style event held in December 2025 provided an opportunity to review thematic survey results, respond to prompt questions about community values, and identify areas for improvement in Westford's open space and recreation system.

2.C: Enhanced Outreach and Public Participation

Westford has one state-designated Environmental Justice (EJ) population defined by the Massachusetts Executive Office of Energy and Environmental Affairs (EEA) in the northeastern part of town: Block Group 4, Census Tract 3181. The block group meets the Minority criterion, with 41% minority residents, a median household income of \$168,750 (200% of the statewide median), and 2% of households reporting language isolation. Although Westford has a higher overall median income, this designation highlights the importance of intentional outreach to ensure representation in the OSRP process.

To support enhanced engagement, NMCOG conducted targeted youth outreach at Westford Academy, the town's high school. The session used a train-the-trainer format, allowing students to participate in a visioning workshop while learning basic facilitation skills. The discussion focused on how parks and open spaces could better support inclusion, accessibility, and a sense of belonging.

The November 2025 focus group included 17 students in grades 9–12 from the South Asian Student Association (SASA), Human Rights Club, Cirrus/Outing Club, Civic Leaders of America, and the Black Student Union. Students were invited to assist with the December community visioning session and to stay involved during the remainder of the planning process. Initial outreach to students began in early October.

Input from the EJ-focused youth outreach will be incorporated into the OSRP's goals and Ten-Year Action Plan, particularly in areas related to accessibility, trail and park improvements, and strategies to ensure that Westford's open spaces are welcoming, understandable, and usable for all ages, abilities, and backgrounds.

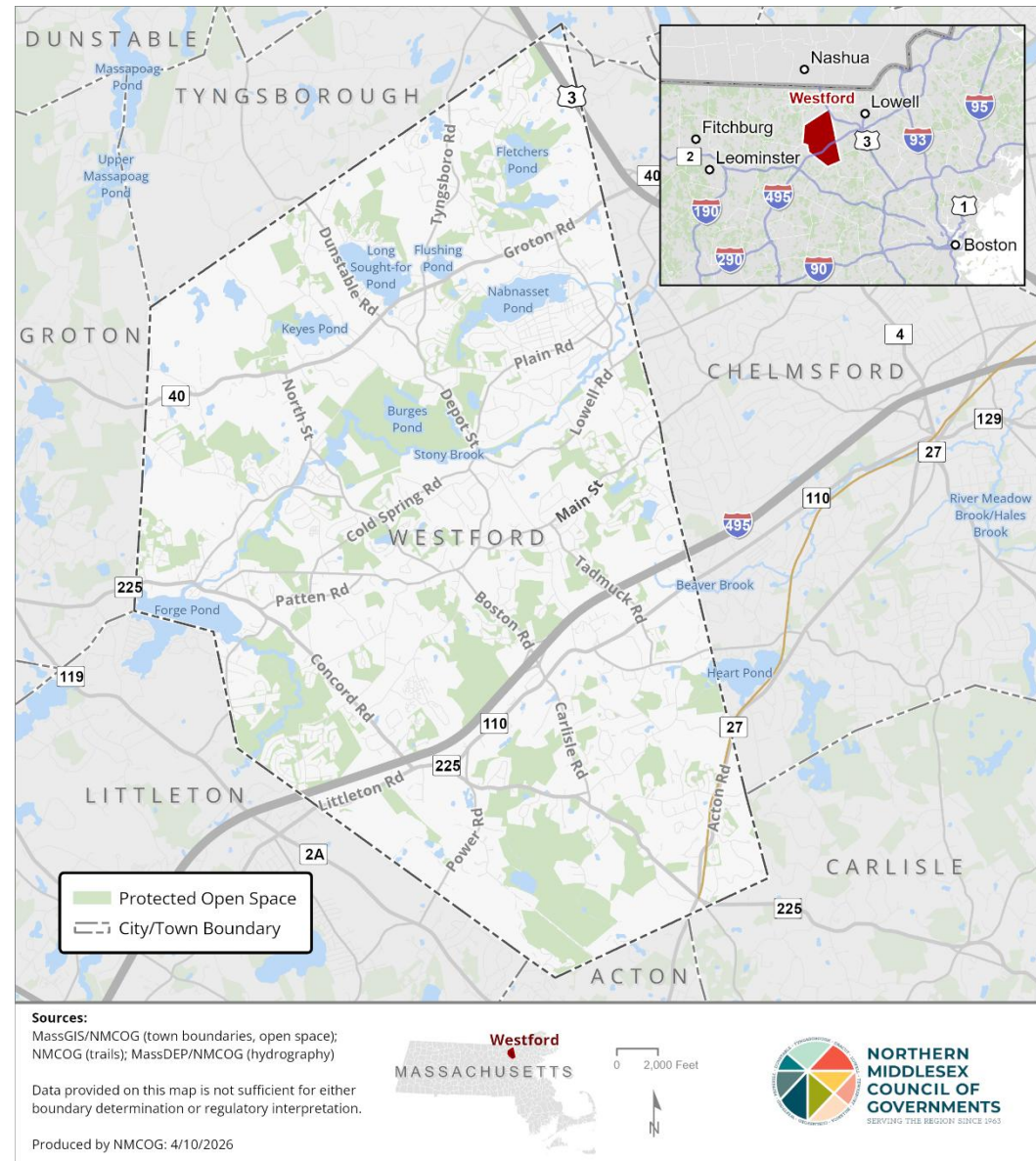
SECTION 3: COMMUNITY SETTING

3.A: Regional Context

Westford is a suburban community with distinct historic village centers situated in northeastern Massachusetts, within Middlesex County. It is located approximately 35 miles northwest of Boston and is bordered by Chelmsford to the east, Carlisle to the southeast, Acton and Littleton to the south, Groton to the west, and Tyngsborough to the north. The town lies within commuting distance of both Boston and Lowell, and its proximity to Route 495 and Route 3 has contributed to its steady growth over the past several decades.

The town lies within two significant watershed systems: the Merrimack River and the Sudbury-Assabet-Concord (SuAsCo) River watersheds. Water from Westford's streams, rivers, and wetlands ultimately flows into these larger regional water bodies, making cross-jurisdictional planning essential to protect water quality and manage stormwater. Regional connectivity underscores the importance of Westford's collaboration with nearby communities and regional entities, including NMCOG, the Merrimack River Watershed Council, and the SuAsCo River Stewardship Council.

In addition to water resource linkages, Westford shares greenway and wildlife habitat corridors with surrounding towns. Forests, wetlands, and fields form a patchwork of unfragmented habitat areas that support a variety of native species, some of which are state-listed or otherwise threatened by development. Westford's open space planning must therefore



Map 1 - Regional Context Map

consider not only the town's own land but also how these ecological systems interact with the broader regional landscape. For instance, the town's section of the Bruce Freeman Rail Trail provides active transportation and passive recreation opportunities, connecting the town to Chelmsford, Carlisle, Acton, and Concord. The Westford Conservation Trust (WCT) has actively promoted the town's trail system by coordinating trail planning and trail connections with the conservation trusts in neighboring towns. Today, connections exist to trails in Littleton, Chelmsford, Acton, Carlisle, and Groton. Many of these connections and associated open spaces are permanently protected.

Westford is part of the Northern Middlesex Stormwater Collaborative (NMSC), a coalition of 11 municipalities coordinated by NMOCG, working to meet the permit requirements of the federal Municipal Separate Storm System Program (MS4). The NMSC helps communities like Westford comply with minimum control measures while addressing flooding, managing stormwater runoff, and improving water quality. NMCOG helps the NMSC coordinate grant funding opportunities and shared technical resources.

3.B: Population Characteristics

As of the 2020 U.S. Census, Westford had a population of 24,643 people, a 12.3% increase from 2010, reflecting continued growth. Westford's population density is approximately 813 residents per square mile¹ and places it on the lower end of densities within the Greater Lowell region. As a predominantly suburban community, Westford is characterized by predominantly single-family neighborhoods on larger lots, significant conservation

lands, and higher-density homes in commercial areas of town. Westford is less dense than nearby communities such as Chelmsford and Dracut, which both have more than 1,500 residents per square mile, and less dense than the urban core of Lowell, which has more than 8,000 residents per square mile.

The town's population is predominantly white (approximately 70.8%²) but increasing racial and ethnic diversity has been observed over the past two decades. Asian residents now comprise more than 23% of the population, reflecting broader demographic shifts in the region.

Westford is also characterized by a highly educated population, with 73% of the adult population having attained at least a bachelor's degree, and a relatively high median household income, which in 2023 exceeded \$181,500³, well above the state average.

While the town remains an attractive place for families, its population is aging, as more than 14% of residents are over the age of 65⁴, and this number is expected to grow in the coming decades. The share of residents 65+ has roughly doubled since 2010 and the median age is now 43 years old, above both national and state figures. This demographic trend highlights the need for accessible, safe, and inclusive open space and recreation facilities for older adults.

At the same time, Westford's youth population continues to drive demand for active recreational spaces. The school-aged population is well-served by school-affiliated fields and playgrounds, but growing participation in youth sports has highlighted the need for field expansion and improved

¹ U.S. Census Bureau (2019-2023). *Household Income in the Past 12 Months (In 2023 Inflation-adjusted Dollars) American Community Survey 5-year estimates*

² *Ibid*

³ *Ibid*

⁴ *Ibid*

maintenance. Westford's strategic planning must therefore balance the needs of older adults with those of families and children.

Although the Town has no formal obligation to ensure equitable access to open space, certain groups, including lower-income households, recent immigrants, and people with disabilities, may continue to encounter challenges in engaging with outdoor recreation. As part of this plan, the Town new ways to engage historically underrepresented groups, including people in the EJ block group, senior centers, school groups, and renters.

Affordable housing remains a concern for the Town for future and current residents. As stated in the Strategic Plan, Westford strives to be a community where people both want to and can afford to live. This includes diversifying housing typology that is attainable for people of a broad range. The Town's Strategic Plan also targets preserving open space and providing recreation options for all ages. These are strategies that support both housing equity and community health.

3.C: Growth and Development

Originally inhabited by the Nipmuc people, Westford's documented human history dates back thousands of years. The area was colonized in the 17th century and officially incorporated in 1673. Initially part of a much larger land grant, Westford's current borders reflect centuries of subdivision as surrounding towns were established.

Agriculture has historically dominated the local economy and landscape. Post-World War II suburban expansion introduced new housing developments, particularly along the town's main roadways.

Westford has experienced steady and sustained growth over the past two decades, transitioning from a more rural community to

a predominantly suburban town while retaining significant open space and natural resources. Since 2000, population and housing growth have been accompanied by continued residential development, particularly in areas with existing infrastructure and along major transportation corridors such as Routes 110 and 40. This growth has included a mix of single-family subdivisions and some multifamily development, contributing to increased demand for municipal services, recreation facilities, and protected open space. At the same time, Westford has made deliberate efforts to preserve key conservation lands and maintain community character through local planning initiatives and land protection strategies. As development pressures continue, particularly on remaining undeveloped and privately owned lands, balancing future growth with the protection of ecological resources, water supply areas, and recreational assets remains a central focus of the Town's planning efforts.

Open Space Infrastructure

Westford maintains a comprehensive network of open space and recreation infrastructure that supports both active and passive recreation for all ages. The Town's Recreation Department oversees a variety of developed facilities, including two public swimming beaches: Edwards Beach on Nabnasset Lake and Forge Pond Beach, each offering swimming areas, picnic space, playgrounds, and seasonal amenities. Additional active recreation areas, such as the Community Fields at Nutting Road, Jack Walsh Fields, Frost Field, the American Legion and VFW fields, and neighborhood-scale parks like Greystone and Hamilton, provide multi-use sports fields, courts, and playgrounds that meet community needs for organized athletics and informal outdoor activities.

Complementing these developed facilities is an extensive network of conservation lands and trail systems stewarded by the Westford Conservation Commission and Westford Conservation

Trust. More than 2,000 acres of protected natural areas including the Nashoba Brook Watershed/Emmett conservation lands, Stony Brook Conservation Land and East Boston Camps, Prospect Hill, Cider Mill Pond, Grassy Pond, and numerous neighborhood conservation parcels, provide opportunities for hiking, wildlife observation, nature study, and environmental education. These areas are connected by a robust trail network that forms one of the community's most significant recreational assets. These open spaces also bolster the region's economic vitality. They attract visitors, support outdoor recreation industries, and increase nearby property values. As land costs rise and development pressures grow, maintaining this shared resource will require intentional planning and investment.

Westford is also part of the regional Bruce Freeman Rail Trail corridor, a paved multi-use path that enhances bicycle and pedestrian mobility while strengthening regional open space connectivity. Together, the Town's beaches, parks, athletic fields, playgrounds, conservation lands, and regional trails form a diverse and well-distributed open space infrastructure system. This system supports public health, ecological resilience, and high-quality recreation, while preserving the Town's rural-suburban character and providing broad access to outdoor amenities.

The Town has made notable use of the Community Preservation Act (CPA), which has funded the acquisition and protection of several high-value open space parcels. The East Boston Camps (EBC) property is a prominent example of CPA-funded conservation that now serves as a hub for environmental education, passive and active recreation, and community events. Since the last OSRP, CPA funds helped acquire the 46-acre Adams Property and supported the investment in Meadowbrook Farm, to support food insecurity and sustainability initiatives.

Open space infrastructure, such as trails, sidewalks, boardwalks, and bridges, continues to evolve through the support of the Westford Conservation Trust, the Land and Trails Stewardship Committee, and dedicated town staff. These groups collaborate to maintain public access, publish updated trail maps, and oversee restoration projects. The Bruce Freeman Rail Trail exemplifies the integration of recreation, conservation, and connectivity goals.

Long-term Development Patterns

Its history has shaped Westford's development patterns as an agricultural community that gradually suburbanized over the course of the 20th century. While agriculture once dominated the landscape, much of this land has been subdivided for residential use. According to the 2009 Comprehensive Master Plan, approximately 1,030 acres of unprotected residential land remained at that time, often in scattered parcels. In the years since, additional development has reduced this total, intensifying pressure to preserve remaining open space.

The Town has implemented several bylaws to promote sustainable growth and limit sprawl, including the Open Space Residential Development (OSRD) bylaw, which allows for clustered housing in exchange for land preservation. This has led to the protection of some critical parcels, while allowing for residential construction that maintains the town's undeveloped landscapes. The Flexible Development bylaw offers similar benefits, encouraging creative site planning and protection of sensitive environmental features. These zoning tools have been used to steer development away from wetlands and aquifer recharge areas, although some challenges remain.

Westford's zoning framework includes ten (10) conventional use districts and nine (9) overlay districts shown on [Map 2 - Zoning Districts Map](#) and [Map 3 - Water Resource Protection Overlay District](#).

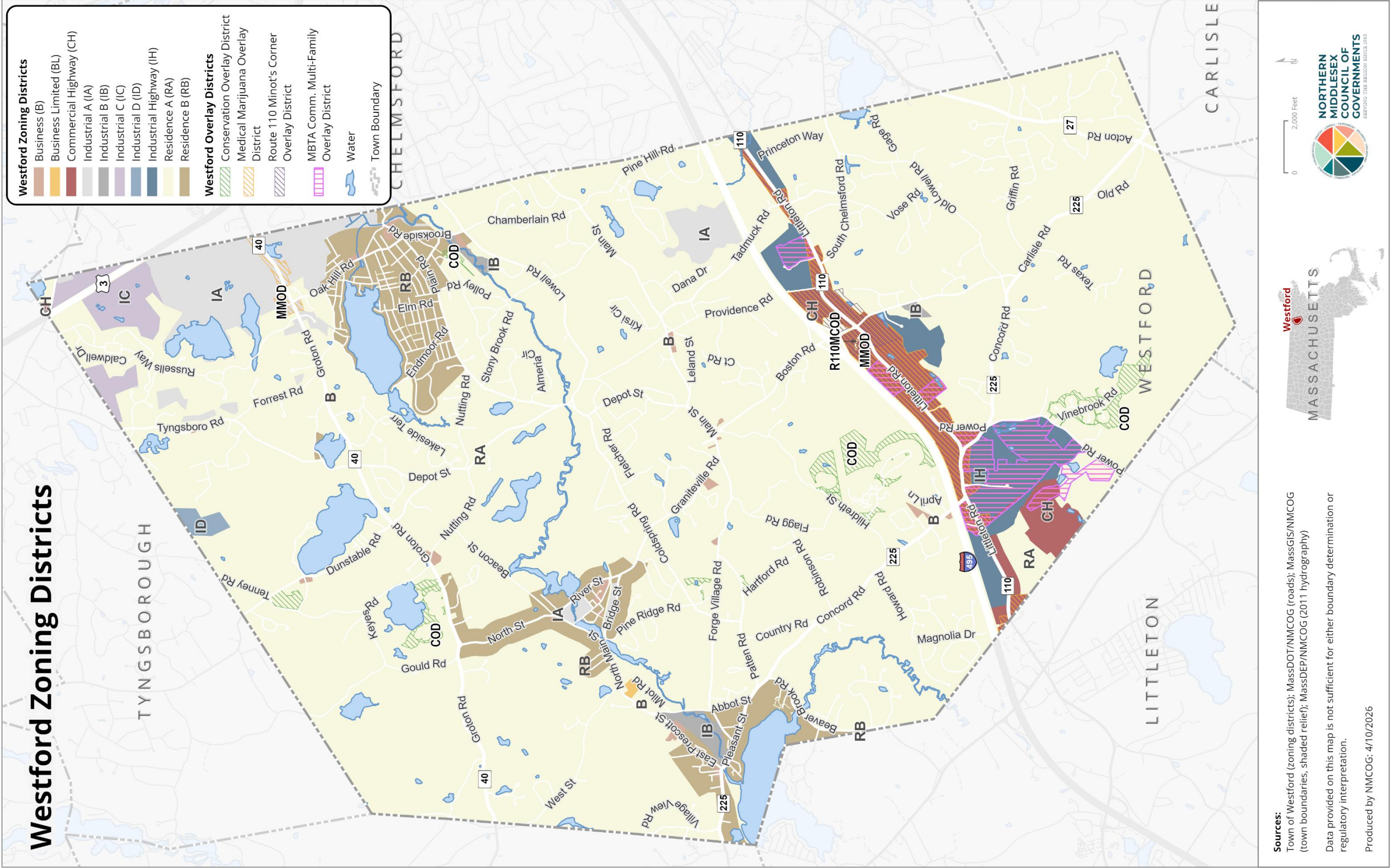
85 percent of Westford's land is zoned Residence A (RA) District, which covers 17,142 acres. RA is a conventional district for single-family homes. Westford has designated Route 110 as a concentrated area for employment, goods, and services. Most of the land zoned for commercial and industrial development in Westford is located along this corridor. The Town has also designated parts of the Route 110 corridor and adjacent areas for the MBTA Communities Multi-Family Overlay District (MCMOD) which allows multifamily development at 15 units per acre as of right.

Westford has many options to preserve and protect remaining open spaces, including new strategies under consideration such as Transfer of Development Rights (TDR) and coordinated land swaps, and strategies currently in use such as adding new conservation restrictions and redevelopment of brownfields and legacy industrial sites, such as those at North Main Street.

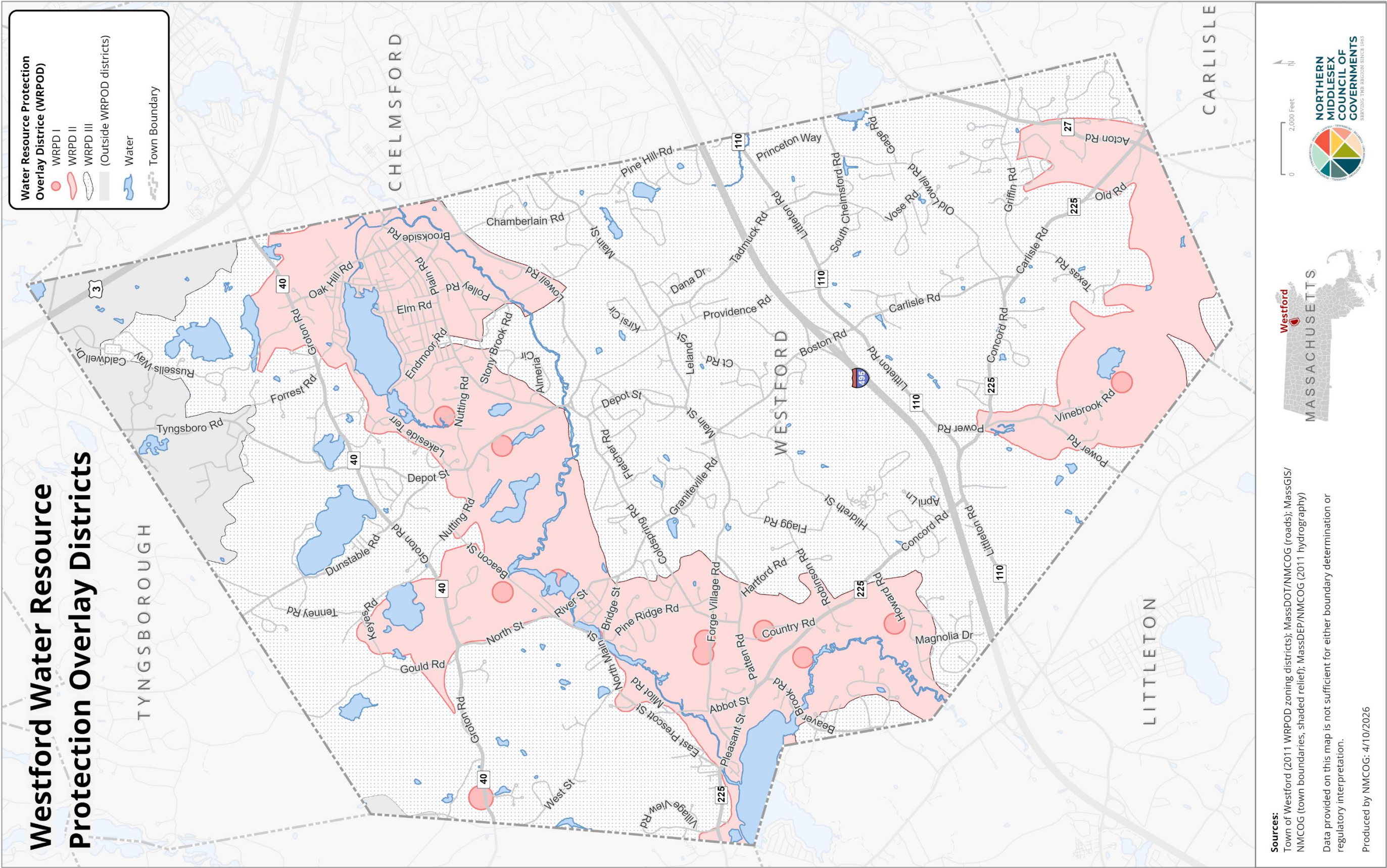


Image 2 - WCT FB Photos

Map 2 - Zoning Districts Map



Map 3 - Water Resource Protection Overlay District



SECTION 4: ENVIRONMENTAL INVENTORY AND ANALYSIS

Section 4 Overview

Effective conservation in Westford begins with understanding the town's natural systems and their vulnerabilities. Westford faces climate change impacts, including hotter summers, extreme weather, and shifts in species ranges⁵. Planning for open space and development must respect these dynamics to sustain water quality, prevent erosion, protect habitat, and preserve the town's rural character.

Resource conservation in Westford requires a comprehensive approach that acknowledges both the intrinsic ecological value of natural landscapes and their functional role in supporting community resilience. The town's forests, wetlands, agricultural lands, and water resources not only provide scenic beauty and recreational opportunities but also serve as critical infrastructure for climate adaptation. Recognizing the importance of resources will enable Westford to manage growth, mitigate hazards, and protect the town's unique character.

4.A: Soils and Topography

Areas with sandy soils, such as the Hinckley and Windsor series, support aquifer recharge but are often prone to drought. Conversely, organic soils like Freetown Muck, which occur in wetlands, are poorly suited for development and vital for water retention and ecological function.

The town's hills, including Prospect Hill and Snake Meadow Hill, provide dramatic relief and shape localized drainage patterns. Glacial features such as eskers, moraines, and drumlins contribute to habitat heterogeneity and scenic value. High points, along with forested ridgelines and drumlins, shape

microclimates, influencing where particular plant and animal communities thrive.

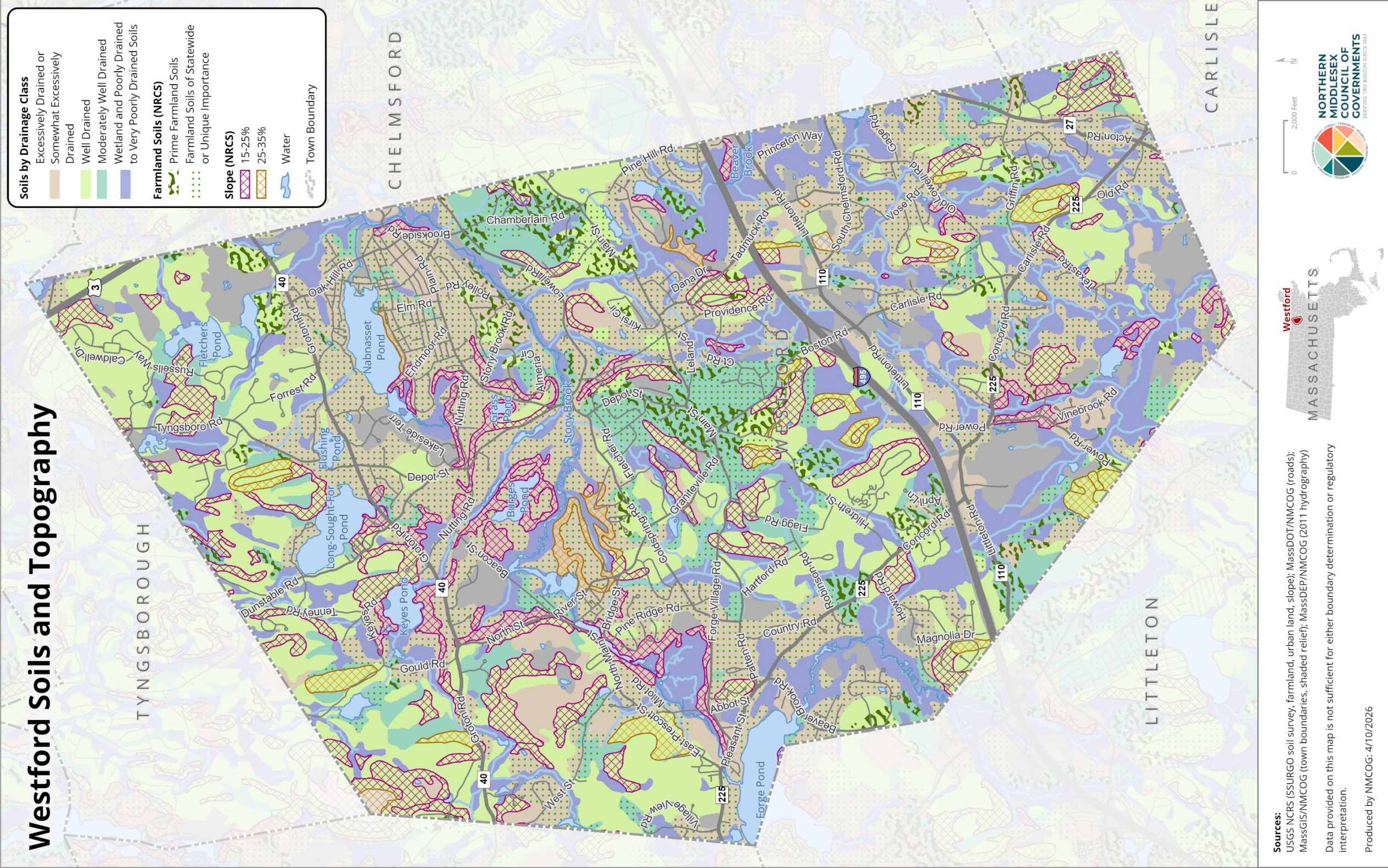
Soil characteristics are crucial when evaluating land for open space protection, particularly when considering the potential impacts of development. Westford has over 40% of its land identified as Prime Farmland or Farmland of Statewide Importance, much of which has been lost to residential growth. Targeting areas with prime farmland soils for conservation can support local food security, protect aquifers, and preserve scenic values.



Image 3: WCT - WA Capstone students senior projects

⁵ Town of Westford HMP, 2025

Map 4 - Soils and Topography Map



4.B: Water Resources

Watersheds

Westford sits at the boundary of two major drainage basins: the Merrimack River watershed to the north and center, and the Sudbury-Assabet-Concord (SuAsCo) watershed to the south. The division shapes the town's hydrology and links Westford to regional water-quality and stormwater issues. The Stony Brook watershed, a major sub-basin of the Merrimack, contains most of Westford's public water supply wells and plays an outsized role in both surface and groundwater management. Cross-town coordination with neighboring communities is essential, as flow paths and water quality do not stop at municipal borders.

Surface Water

Westford contains an interconnected system of streams, ponds, and wetlands supporting ecological function, recreation, and flood storage. Stony Brook, the town's primary water source, flows northeast into the Merrimack River. Its floodplain is a defining hydrologic feature and includes extensive habitat and stormwater storage areas. Snake Meadow Brook, Nashoba Brook, Butter Brook, and Vine Brook form smaller sub-watersheds and sustain diverse riparian ecosystems. Major ponds and lakes include Forge Pond, Nabnasset Lake, Burges Pond, and Keyes Pond, all of which provide year-round recreation and scenic value. Forge Pond is surrounded by conservation land and residential neighborhoods, while Nabnasset Lake anchors some of Westford's most densely settled areas.

Aquifer Recharge Areas

Beneath the Stony Brook corridor and areas of glacial outwash lie Westford's most productive stratified drift aquifers. According to the Westford Conservation Trust, the Stony Brook watershed contains fourteen public water supply wells. The southern

Nashoba Brook watershed contains an additional six wells. Coarse, well-drained soils such as the Windsor and Hinckley series promote infiltration and groundwater recharge. Westford's Water Resource Protection Overlay District restricts high-risk land uses and limits impervious cover in these recharge zones.

Flood Hazard Areas

According to the Town's 2020 Municipal Vulnerability Preparedness (MVP) Plan, flooding occurs regularly along Stony Brook, Tadmuck Swamp, and portions of Snake Meadow Brook. More intense rainfall has increased roadway flooding, basement impacts, and pressure on stormwater infrastructure. Westford participates in the Northern Middlesex Stormwater Collaborative (NMSC), which advances regional stormwater and water-quality solutions, and in the National Flood Insurance Program (NFIP). A Floodplain Overlay District regulates development within FEMA 100-year floodplains. To reduce risk, Westford is expanding the use of nature-based solutions such as riparian buffers, wetland restoration, and targeted green infrastructure.

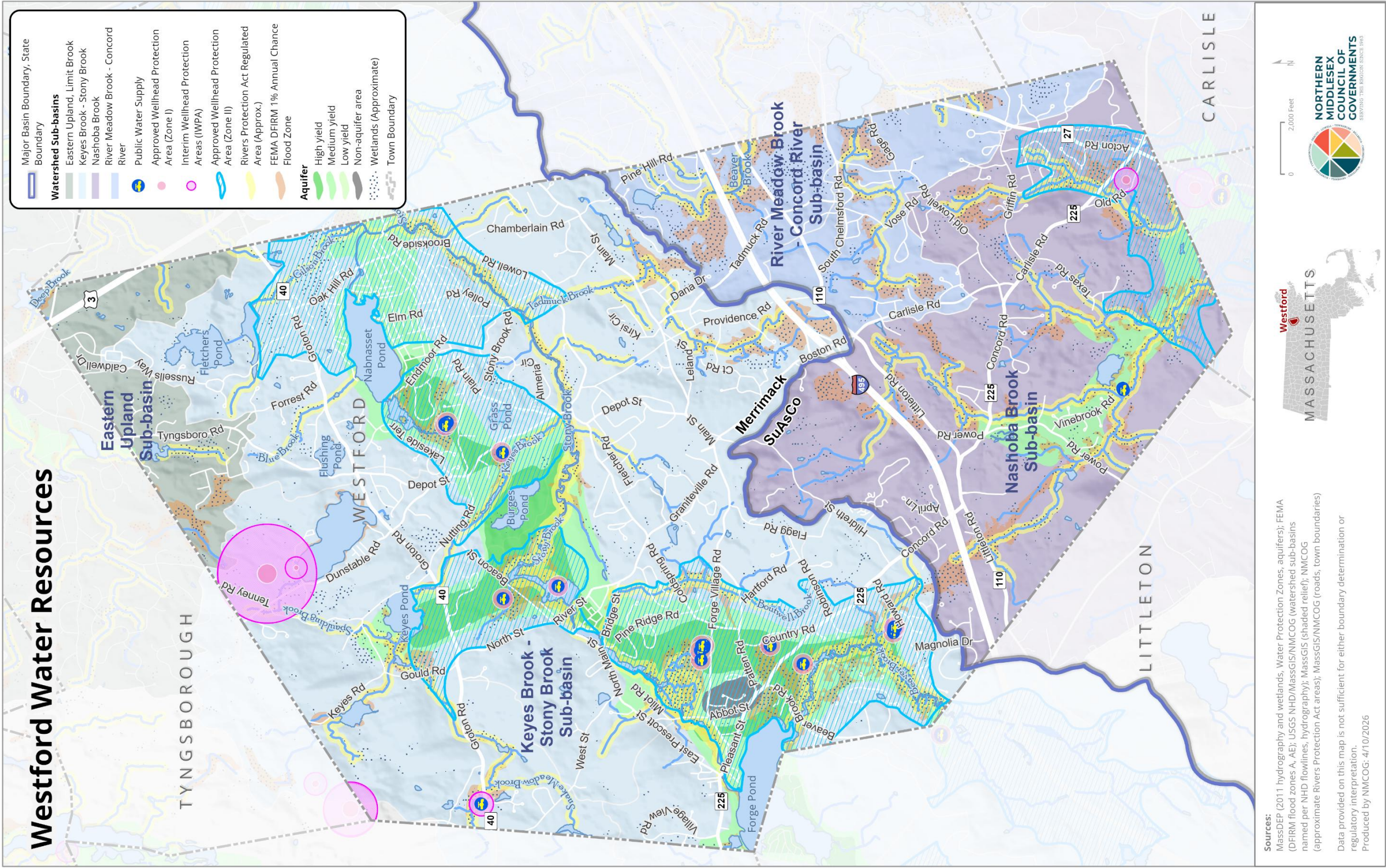
Wetlands

Westford supports a large and varied wetland system, including forested swamps, shrub wetlands, marshes, and peatlands. Tadmuck Swamp is one of the town's largest and most significant wetland complexes, contributing extensive flood storage and biodiversity.

Vernal Pools

Westford has 88 certified vernal pools and seasonal basins that provide fish-free breeding habitat for species such as wood frogs, spotted salamanders, and the state-listed blue-spotted salamander. Vernal pools are protected under both the Massachusetts Wetlands Protection Act and Westford's local wetlands bylaw, which offers enhanced buffer protections.

Map 5 - Water Resources



4.C: Vegetation

General Inventory

Westford's vegetation reflects its transitional position between northern hardwood-hemlock-white pine forests and the southern oak-hickory zone. This blend creates a diverse canopy dominated by oak, hickory, birch, maple, and Eastern white pine, supported by an understory of sassafras, viburnums, ferns, wildflowers, and other native shrubs. Much of the town's forest cover represents regrowth on former agricultural land, a pattern common across New England. Forested areas remain extensive in the western and southern parts of town, while development along major corridors has reduced canopy cover and fragmented habitat.

Open fields and meadows maintained by private landowners and conservation organizations support early successional vegetation that is important for pollinators and ground-nesting birds. Invasive vegetation continues to expand across Westford; the 2022 vegetation survey documented approximately 780 acres affected by Asiatic bittersweet, glossy buckthorn, multiflora rose, honeysuckle, and garlic mustard. Norway maple, which represents 7% of street trees, is also invasive in natural areas. Westford's Tree and Invasive Species Management Plan promotes proactive planting, routine pruning, public education, and volunteer stewardship to strengthen forest health.

Public Shade Trees

The 2022 inventory identified 3,545 public shade trees, with strong representation along scenic roads and in historic areas. Species diversity is low: five species account for 60% of all inventoried trees, with Eastern white pine alone representing 18%, increasing vulnerability to pests and diseases such as spotted lanternfly, oak wilt, and spongy moth. Notable trees include the shagbark hickory Legacy Tree at Prospect Hill Wildlife

Sanctuary and the "Double Allee" on the Town Common. Areas with limited canopy, such as parts of Littleton Road, present opportunities for targeted planting. Public input during the plan development emphasized better coordination of pruning and improved communication with utility providers.

Rare Species

Westford supports several state-listed rare and threatened animals, including the Blue-Spotted Salamander, Blanding's Turtle, Spotted Turtle, American Bittern, and the Mystic Valley Amphipod, demonstrating the town's ecological significance, which depends on intact wetlands, vernal pools, and connected upland-wetland corridors. Large portions of Westford fall within mapped "Core Habitat" or "Critical Natural Landscape" zones under BioMap 3, identifying lands critical for the persistence of rare species and exemplary natural communities. No species federally listed under the Endangered Species Act are currently documented in town.

Agricultural Land

Hill Orchard is a 20-acre Town-owned farm off Hunt and Chamberlain Roads, acquired in the late 1990s to preserve Westford's agricultural heritage. Managed under contract by Farmer Dave's, the orchard produces apples, peaches, pears, plums, apricots, nectarines, and pluots, and remains one of the few active orchards in town. It offers seasonal pick-your-own opportunities and creates a highly scenic spring bloom corridor along Chamberlain Road. The property also links to surrounding conservation lands, with the Long Trail running along its edge.

4.D: Fisheries and Wildlife

Westford supports a rich and varied wildlife population due to its mosaic of forests, wetlands, meadows, and water bodies. The

diverse habitats support a broad range of species and contribute to the town's ecological character and recreational value.

A wide range of mammals, birds, amphibians, and reptiles are found in Westford. Common species include white-tailed deer, red fox, wild turkey, barred owl, and painted turtles. The town's vernal pools provide critical breeding habitat for amphibians and aquatic invertebrates. Local streams and ponds contain fish species such as largemouth bass, pickerel, and sunfish, although historic migratory fish populations are no longer present due to damming.

Wildlife corridors, particularly along Stony Brook, Nashoba Brook, and within forested blocks near Forge Pond, allow species to move safely between habitats. These corridors help reduce habitat fragmentation and maintain genetic diversity in native populations.

BioMap 3 Information

Westford covers 10,721 acres, with 32% protected as open space. BioMap Core Habitat spans 79% of the town, supporting rare species, wetlands, aquatic systems, and vernal pools; 30% of this habitat is currently protected. Critical Natural Landscape covers 55% of Westford, with 23% protected, highlighting the importance of large, intact natural areas and buffers. Local Components make up 8% of the land, while Regional Components, focused on rare species, cover 42%. (MAP TO BE ADDED)

4.E Scenic Resources and Unique Environments

Prospect Hill and Snake Meadow Hill anchor Westford's topography and provide expansive views. Agricultural lands along Hunt and Chamberlain Roads, the Stony Brook corridor, and historic orchards reinforce the town's rural character. Scenic

roads such as Hildreth Street and Graniteville Road are valued for their mature trees, stone walls, and historic structures.

Glacial landforms, including drumlins, kames, and kettle ponds, are scattered throughout the town, shaping land-use patterns and ecological diversity. The Old Arch Bridge, a dry-laid granite railroad arch from 1872, stands out as both a historic and geological landmark.

Westford also contains notable cultural and archaeological resources. Mill villages like Forge Village, Graniteville, and Brookside are listed on the National Register of Historic Places, while the Town Common reflects Westford's colonial history. Although few archaeological sites are formally documented, the Massachusetts Historical Commission believes much of the town holds potential for further study.

Climate Change Impacts

Westford is experiencing more frequent extreme heat, heavier rainfall, longer droughts, and stronger storms, all of which are affecting infrastructure, natural resources, and vulnerable populations. The MVP planning process identified extreme weather, flooding, drought, and invasive species as top hazards. Localized flooding along Stony Brook and Snake Meadow Brook, aging culverts, and increased stormwater runoff remain persistent issues, while drought stress affects aquifer recharge, forest health, and private wells.

Vernal pools, wetlands, and forest edges are highly sensitive to climate shifts, and invasive species spread more rapidly under warming conditions, contributing to canopy loss in areas with low species diversity.

Analysis using The Nature Conservancy's Climate Resilience Map shows heat "hotspots" concentrated along major transportation corridors and commercial areas, highlighting opportunities for

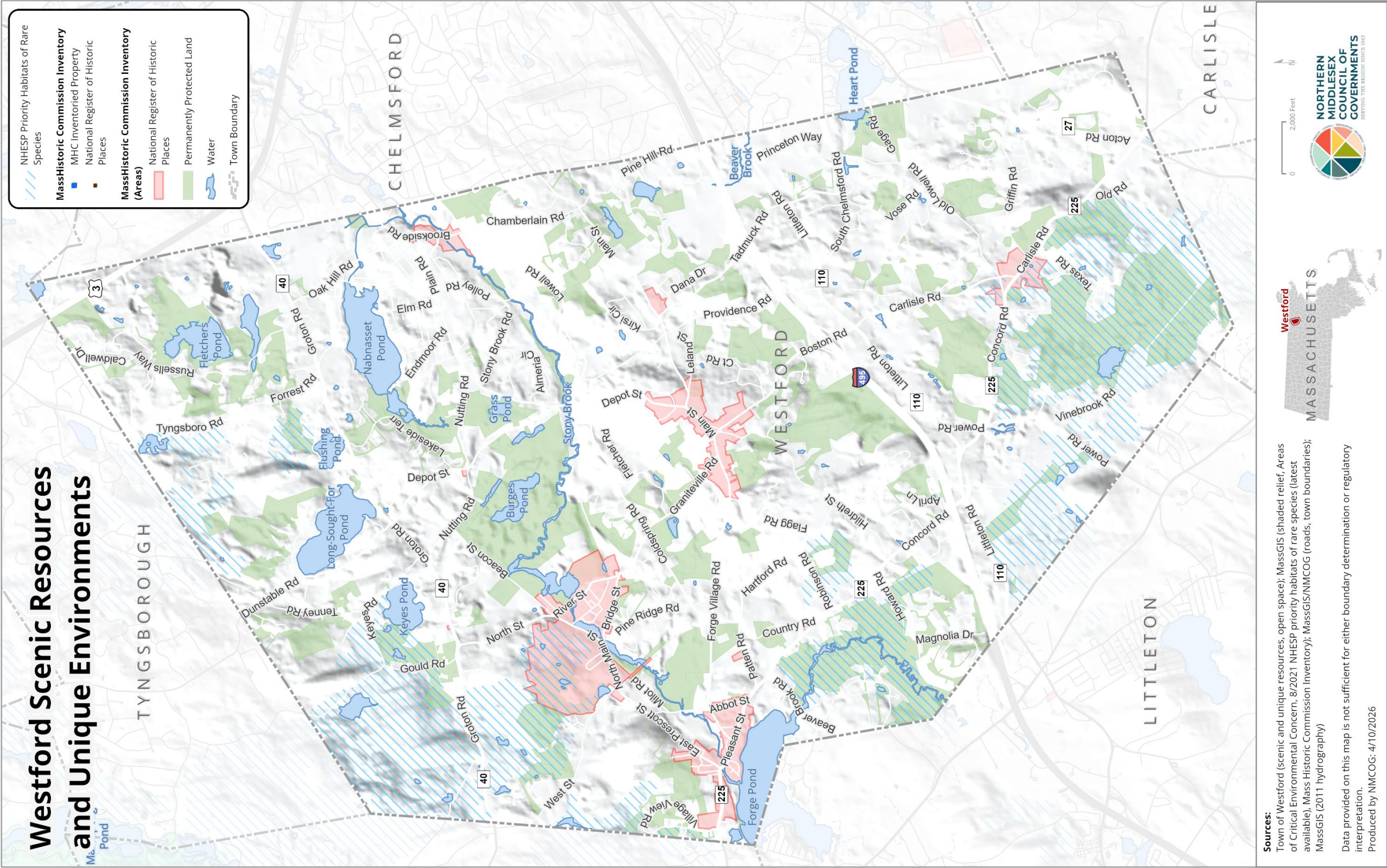
targeted public tree planting. The map also indicates that permanently protected land buffers many of the town's surface waters. The more developed northern portion of Westford has fewer resilient natural areas than the conservation-rich southern landscape.

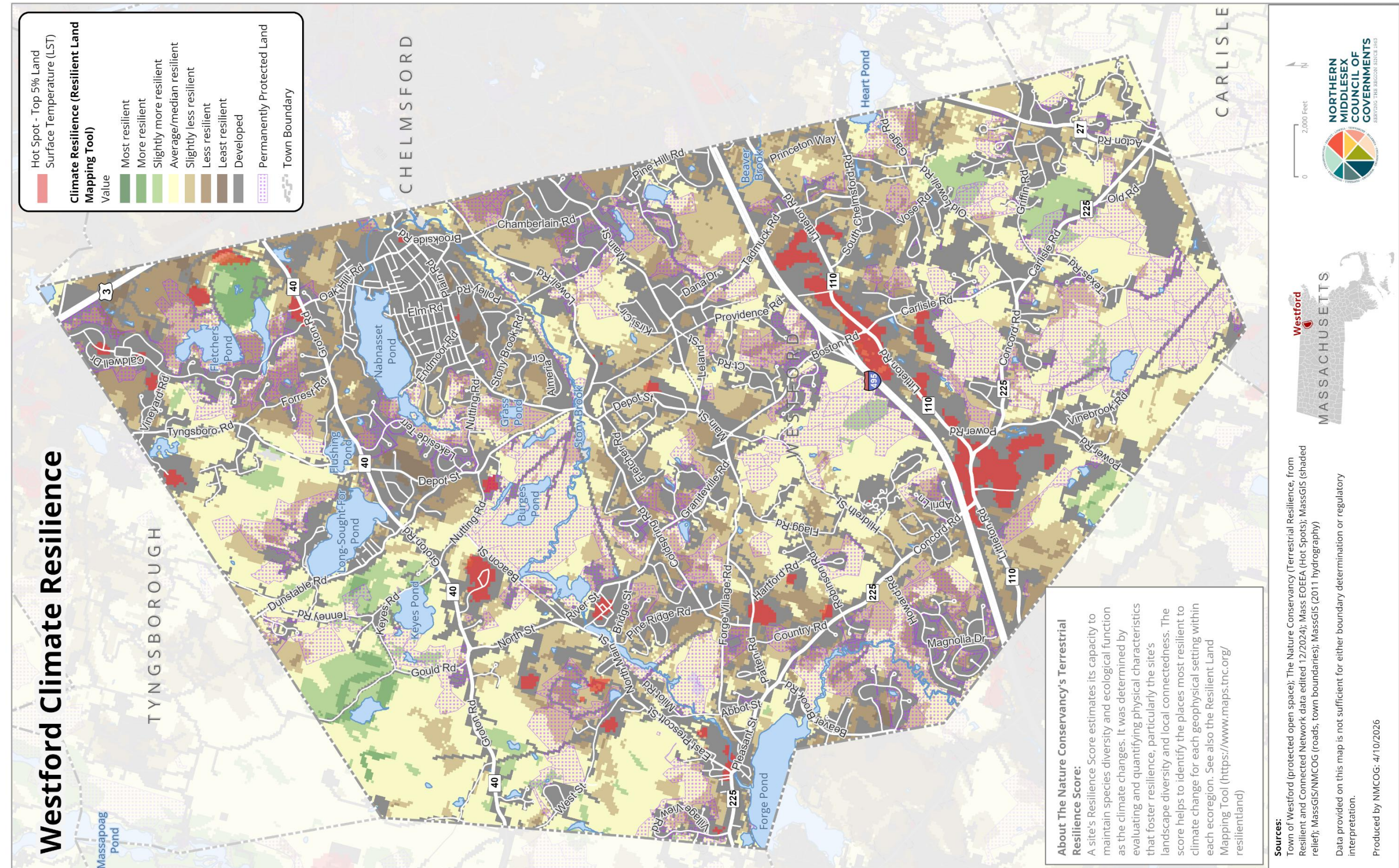
Westford's MVP strategy prioritizes nature-based solutions, tree canopy restoration, green infrastructure, and improved emergency communication. Land conservation, floodplain protection, and wetland restoration remain central to strengthening long-term climate resilience.



Image 4: A pair of Bald Eagles seen near the corner of Forge Village Road and Town Farm Road

Map 6 - Scenic Resources and Unique Environments Map





SECTION 5: CONSERVATION AND RECREATION LANDS INVENTORY

As stated in Section 1, open space protection is important because it contributes to the quality of life in Westford. Additionally, open space protects drinking water supply quantity and quality; provides space for recreation; protects natural ecosystems and wetlands; provides clean air; contributes to protecting public health; provides opportunity for natural exploration/education; protects local agriculture; protects groundwater and surface water supplies; provides wildlife habitat; and protects the aesthetic values deemed important to the community.

Open space is broadly defined by the Open Space and Recreation Planner's Workbook as, "conservation land, forested land, recreation land, agricultural land, corridor parks and amenities such as small parks, green buffers along roadways or any open area that is owned by an agency or organization dedicated to conservation." This definition complements the Recreational and Open Land statute [M.G.L. Ch. 61B] that defines open land as that "retained in substantially a natural, wild, or open condition, or in landscaped condition in such a manner as to allow to a significant extent the preservation of wildlife and natural resources."

Protected lands are recognized as property that is legally safeguarded against development, alteration, usage, or land uses inconsistent with its conservation, recreation, agricultural, water supply, or historic preservation purposes. This protection is secured through constitutional provisions (such as Article 97 of the Massachusetts Constitution), statutory restrictions (e.g., Conservation Restriction (CR), Agricultural Preservation Restriction (APR), Historic Preservation Restriction (HPR), or Watershed Preservation Restriction (WPR), or ownership by public entities or qualified conservation organizations (such as a municipality or land trusts). Protected status typically requires

legislative or legal action for any change in use or disposition and, in the case of Article 97, often mandates replacement land to prevent net loss of conservation value.

This does not include land placed under Chapter 61 (forestry), 61A (agriculture), or 61B (recreation), as these currently use classifications are not in perpetuity. Dedicated open space is often associated with passive recreation and wildlife habitat: trails for hiking, skiing, horses, and scenic vistas; sustainable wildlife populations for biodiversity, bird watching, fishing, and hunting.

In a more fundamental sense, the amount of permanent open space can be a measure of the environmental health of a town and its people. Forests provide clean water, clean air, noise reduction, and carbon sequestration. Fields provide similar benefits and help retain some of Westford's pastoral aspects. Wetlands purify water, prevent flooding, and maintain stream flows. Open Space is vital to aquifer (ground water) recharge, especially important in a town like Westford, which is wholly dependent on well water.

Community Preservation Funded Open Space and Recreation Projects

Since the approval of Westford's previous Open Space and Recreation Plan in 2020, the Town has made substantial use of Community Preservation Act (CPA) funding to support recreation improvements, environmental resources, and open space protection. CPA investments have supported upgrades to athletic and recreation infrastructure across the community, including renovations to the VFW Field skate park and baseball dugouts, improvements to Robinson School tennis courts, resurfacing of the Ronan McElligott Playground. Additional projects include planning and construction of tennis and basketball court

improvements at the Jack Walsh Recreation Area, along with other community recreation enhancements. Additional CPA-funded recreation improvements include the construction of the Robinson School playground, Nabnasset Playground project, Ronan McElligott Playground, new shade structures at Forge Beach, McElligott Playground at Edwards Beach, and other improvements that enhance usability and access, and the design and construction of the Stony Brook track and athletic courts. CPA funding has also supported field lighting improvements at Westford Academy and the Forge/VFW softball field, along with smaller access and connectivity improvements such as bike racks at Town facilities and a public footbridge at O'Brien Farm.

CPA funds supported natural resource protection and environmental management initiatives, including multiple rounds of funding for the Healthy Lakes and Ponds Program, which focuses on water quality management and aquatic vegetation control, supporting both ecological health and community use of these resources. Additional environmental projects include improvements to the Forge Pond channel and other water resource management efforts.

In addition to recreation and environmental projects, the Town has allocated CPA funds to the Conservation Trust Fund, providing resources for future land acquisitions and open space protection. These allocations position the Town to pursue strategic conservation opportunities as they arise. CPA funding has also supported local food access, food security, and sustainability initiatives at Meadowbrook Farm, including improvements to water infrastructure and food storage facilities supporting both sustainability goals and community access to local resources.

Overall, CPA funding since 2020 has played a critical role in maintaining and enhancing Westford's recreation infrastructure, including improvements to access and usability supporting environmental stewardship initiatives, and strengthening the Town's ability to protect open space in the future. These investments reflect the Town's ongoing commitment to preserving natural resources, improving recreational opportunities, and supporting long-term community sustainability.

Throughout this section the following key will be used in the property tables:

Use/Activity		Condition
AF = Athletic Fields (Soccer, Football, or other Sport Field)	T = Trails	E = Excellent
AG = Agricultural Site	TPC = Tennis or Pickleball Courts	G = Good
B = Boating (no motors)	W = Water Resource	F = Fair
BC = Basketball Court	WF = Waterfront Amenities	P= Poor
BSD = Base/Softball Diamond	WH = Wetland Habitat	
C = Senior / Rec Center		
F = Fishing	Management Entity	Funding
H = Wildlife Habitat	WCT=Westford Conservation Trust	CPA= Community Preservation Act
HR = Horseback Riding	WLPF=Westford Land Preservation Foundation	TB = Town Budget
HS = Historic Site	Cem=Cemetery Commission	DLTA = District Local Tech. Assistance
O = Orchard	DFW=Div. of Fisheries/Wildlife	ECO = Eco One Stop
OS = Open Space	RD=Recreation Department	
PG = Playground		

5.A: Municipally Owned Conservation and Recreation Properties

Westford's municipally owned conservation and recreation properties collectively represent a robust and multi-faceted open space network that balances ecological stewardship, passive recreation, and active community use. The Conservation Commission oversees over 2,192 acres of land permanently protected for conservation and low-impact activities such as hiking, fishing, and wildlife observation.

Westford's recreation system includes a diverse range of properties supporting both organized programming and informal outdoor activities. Key recreation assets include East Boston Camps, numerous athletic fields, playgrounds, and trailheads distributed throughout the community. The Town also benefits

from a longstanding partnership between the Recreation Department and Westford Public Schools, which allows recreation programs to use school facilities. The shared-use arrangement expands the availability of recreation space for youth and community programs while maximizing the use of existing public infrastructure.

Community Preservation Funded (CPA) Open Space and Recreation Projects

Since the approval of Westford's previous Open Space and Recreation Plan in 2020, the Town has made substantial use of Community Preservation Act (CPA) funding to support improvements to recreation facilities, environmental resources, and open space protection. CPA investments have supported upgrades to athletic and recreation infrastructure across the community, including renovations to the VFW Field skate park

and baseball dugouts, improvements to Robinson School tennis courts, resurfacing of the Ronan McElligott Playground, and planning and construction of tennis and basketball court improvements at the Jack Walsh Recreation Area. Additional recreation improvements funded through CPA include the construction of the Robinson School playground, new shade structures at Forge Beach and the Ronan McElligott Playground, the Nabnasset Playground project, and design and construction of the Stony Brook track and athletic courts. CPA funding has also supported field lighting improvements at Westford Academy and the Forge/VFW softball field, as well as smaller access improvements such as bike racks at Town facilities and a public footbridge at O'Brien Farm.

CPA funds have also been used to support natural resource protection and environmental management initiatives, including multiple rounds of funding for the Healthy Lakes and Ponds Program, which addresses water quality management and aquatic vegetation control. Additional environmental projects include improvements to the Forge Pond channel and other water resource management efforts.

In addition to recreation and environmental projects, the Town has consistently allocated CPA funds to the Conservation Trust Fund, providing resources for future land acquisitions and open space protection. These allocations position the Town to pursue strategic conservation opportunities as they arise. CPA funding has also supported agricultural and food security initiatives at

Meadowbrook Farm, including improvements to water infrastructure and food storage facilities as part of a broader sustainability and food access effort.

Conservation Commission Managed Conservation Lands

The conservation lands under the stewardship of the Westford Conservation Commission encompass a diverse and substantial network of over 2,192 acres, as shown in This extensive network of conservation lands forms one of the largest components of the Town's protected open space system. These lands are distributed throughout the community and include a mix of large conservation areas, smaller neighborhood parcels, and environmentally sensitive lands that protect wetlands, wildlife habitat, and water resources. Most Conservation Commission properties are open to the public and support passive recreation, including trails, open space use, wildlife habitat protection, and wetland conservation. Several larger properties, including areas within the Emmet Conservation Land system, Stony Brook Conservation Land, Greystone Conservation Lands, and Beaver Brook Conservation areas, provide opportunities for trail-based recreation and nature observation while protecting important ecological resources. A number of parcels also include waterfront access, fishing opportunities, or small car-top boat launches, such as the River Street Canoe Ramp and Pond Street Conservation Land (Freedom Park).

Table 1: Conservation Commission Managed Conservation Lands

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
002 0002 0000	Emmet Conservation Land - Harriet Hill Tax Title 1	16.00		Yes	T, OS	Trail Accessibility Improvement	F
002 0003 0000	Emmet Conservation Land - Gage (White Lot 1)	16.50		Yes	T, OS	Trail Accessibility Improvement	F
002 0004 0000	Emmet Conservation Land - Martin & Mitchell	6.00		Yes	T, OS	Trail Accessibility Improvement	F
002 0005 0000	Emmet Conservation Land - Gage (Sheperd Lot pt. 1)	41.40		Yes	T, OS	Trail Accessibility Improvement	F
002 0006 0000	Emmet Conservation Land - Gage (Sheperd Lot pt. 2)	41.11	CPA	Yes	T, OS	Trail Accessibility Improvement	F
002 0007 0000	Emmet Conservation Land - Gage (Hapgood and Tuttle Lots)	28.25	CPA	Yes	T, OS	Trail Accessibility Improvement	F
002 0008 0000	Emmet Conservation Land - Harriet Hill Tax Title Parcel 2	7.00	CPA	Yes	T, OS	Trail Accessibility Improvement	F
002 0011 0000	Emmet Conservation Land - Durkee Rd Eminent Domain	8.95		Yes	T, OS	Trail Accessibility Improvement	F
002 0023 0000	Emmet Conservation Land - Gage (Hapgood and Tuttle Lots 2)	10.00		Yes	T, OS	Trail Accessibility Improvement	F
002 0024 0000	Emmet Conservation Land - Gage (White Lot 2)	5.00		Yes	T, OS	Trail Accessibility Improvement	F
002 0025 0000	Emmet Conservation Land - J. F. White Parcel 1	36.05		Yes	T, OS	Trail Accessibility Improvement	F
002 0026 0000	Emmet Conservation Land - Kennedy Parcel 1	15.62		Yes	T, OS	Trail Accessibility Improvement	F
002 0027 0000	Emmet Conservation Land - J.F. White Parcel 2	12.00		Yes	T, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
002 0028 0000	Emmet Conservation Land - J.F. White Parcel 3	12.52		Yes	T, OS	Trail Accessibility Improvement	F
003 0012 0000	Blaney Rd Conservation Parcel 1	0.71		Yes	H, WH, OS	Parking Access	F
003 0013 0000	Blaney Rd Conservation Parcel 2	1.41		Yes	H, WH, OS	Parking Access	F
005 0020 0000	Emmet Conservation Land - Mahoney and Jansky Parcel 1	1.20		Yes	T, OS	Trail & Parking Accessibility Improvements	F
005 0020 0001	Emmet Conservation Land - Mahoney and Jansky Parcel 2	5.76		Yes	T, OS	Trail Accessibility Improvement	F
005 0074 0017	Trailside Way Parcel B	7.93		Yes	T, OS	Trail Accessibility Improvement	F
005 0074 0018	Trailside Way Parcel E	0.05		Yes	H, OS	No Improvements Proposed	F
005 0074 0019	Trailside Way Parcel C	1.39		Yes	H, OS	No Improvements Proposed	F
005 0074 0020	Trailside Way Parcel A	0.16		Yes	H, OS	No Improvements Proposed	F
005 0074 0021	Trailside Way Parcel D	0.77		Yes	H, OS	No Improvements Proposed	F
006 0002 0000	Emmet Conservation Land - Gage/Kennedy 1	23.83		Yes	T, OS	Trail Accessibility Improvement	F
006 0003 0000	Emmet Conservation Land - Gage/Kennedy 2	2.50		Yes	T, OS	Trail Accessibility Improvement	F
006 0005 0000	Emmet Conservation Land - Gage/Kennedy 3	11.14		Yes	T, OS	Trail Accessibility Improvement	F
006 0006 0000	Vine Brook Rd Conservation Parcel	8.34		Yes	T, OS	Trail Accessibility Improvement	F
006 0007 0000	Emmet Conservation Land - R.S. Realty Trust	26.49		Yes	T, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
006 0008 0000	Emmet Conservation Land - Guidoboni/Masse	5.54		Yes	T, OS	Trail Accessibility Improvement	F
006 0031 0000	Texas Rd Conservation Land	6.96		Yes	H, OS	Trail Loop	F
006 0047 0000	Emmet Conservation Land - Kennedy Parcel 2	5.00		Yes	T, OS	Trail Accessibility Improvement	F
006 0076 0003	Queenan Conservation Land	0.48		Yes	H, WH, OS	No Improvements Proposed	F
007 0019 0001	Great Elm Parcel	10.85		Yes	H, WH, OS	No Improvements Proposed	F
007 0033 0000	Shelly Ln Conservation Land	1.71		Yes	H, WH, OS	No Improvements Proposed	F
007 0055 0000	Acton Rd Tax Title Parcel 2	0.93		Yes	H, OS	No Improvements Proposed	F
007 0086 0000	Vose Parcel	0.26		Yes	H, WH, OS	No Improvements Proposed	F
011 0061 0000	Banbury Dr Conservation Parcel	1.48		Yes	T, OS	Trail Accessibility Improvement	F
012 0009 0000	Littleton Rd Conservation Parcel	4.44		Yes	T, OS	Trail Accessibility Improvement	F
012 0010 0000	Cline Conservation Land	4.00		Yes	T, OS	Trail Accessibility Improvement	F
013 0018 0005	Catalog Realty Trust Conservation Land	12.83		Yes	T, OS	Trail Accessibility Improvement	F
013 0038 0000	Acton Rd Tax Title Parcel 4	0.81		Yes	H, WH, OS	No Improvements Proposed	F
013 0082 0000	Mark Vincent Dr Tax Title Land	0.92		Yes	H, WH, OS	No Improvements Proposed	F
014 0023 0003	Horsehead Conservation Land 3	4.58		Yes	H, OS	No Improvements Proposed	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
014 0034 0016	Horsehead Conservation Land 1	26.33		Yes	T, OS	Trail Accessibility Improvement	F
015 0002 0025	Beaver Brook Conservation Land	46.35		Yes	T, OS	Trail Accessibility Improvement	F
015 0002 0026	Horsehead Conservation Land 2	18.01		Yes	T, OS	Trail Accessibility Improvement	F
015 0097 0000	Irwin Conservation Land	2.55		Yes	H, OS	No Improvements Proposed	F
016 0020 0002	Kate Rose Way Conservation Land	1.16		Yes	H, OS	No Improvements Proposed	F
016 0042 0000	Kiberd Conservation Land	2.91		Yes	H, WH, OS	No Improvements Proposed	F
016 0074 0000	Schwab Conservation Parcel 1	22.50		Yes	T, OS	Trail Accessibility Improvement	F
016 0075 0000	Schwab Conservation Parcel 2	24.80		Yes	T, OS	Trail Accessibility Improvement	F
016 0076 0000	Lorain Realty Trust Conservation Land	22.50		Yes	T, OS	Trail Accessibility Improvement	F
016 0077 0000	Sullivan Conservation Land	65.69		Yes	T, OS	Trail Accessibility Improvement	F
016 0078 0000	Mass. Electric Conservation Land	11.00		Yes	T, OS	Trail Accessibility Improvement	F
017 0025 0000	Fieldstone Dr Conservation Land 1	8.47		Yes	H, WH, OS	No Improvements Proposed	F
017 0038 0000	Fieldstone Dr Conservation Land 2	14.52		Yes	H, WH, OS	No Improvements Proposed	F
020 0016 0000	Beaver Brook/Concord Rd Conservation Land	26.13		Yes	H, WH, OS	No Improvements Proposed	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
020 0074 0010	Kloppenburg Conservation Land	12.86	CPA	Yes	T, OS	Trail Accessibility Improvement	F
021 0014 0000	Flagg Rd Conservation Land	1.38	CPA	Yes	T, OS	Trail Accessibility Improvement	F
022 0001 0000	Off Boston Rd 22-1	2.50	LP DWSP CPA	Yes	H, WH, OS	No Improvements Proposed	F
022 0003 0003	Drew Ramp Parcel	12.21		Yes	H, OS	No Improvements Proposed	F
022 0003 0011	Rome Dr Tax Title Parcel 2	0.42		Yes	T,	Trail Accessibility Improvement	F
022 0030 0017	Mystery Spring Woods Conservation Land	4.62		Yes	T, OS	Trail Accessibility Improvement	F
022 0083 0000	Drew Court Rd Parcel 2	20.68		Yes	T, OS	Trail Accessibility Improvement	F
022 0084 0000	Drew Court Rd Parcel 1	5.60		Yes	T, OS	Trail Accessibility Improvement	F
022 0117 0004	Drew Crossing Conservation Land	9.25	Self-Help	Yes	T, OS	Trail Accessibility Improvement	F
022 0119 0000	Wilson Parcel	1.00	Self-Help	Yes	H, WH, OS	No Improvements Proposed	F
022 0123 0000	Nixon Rd Parcel	1.26	CPA	Yes	H, WH, OS	No Improvements Proposed	F
023 0041 0000	Hassan Conservation Land	4.50		Yes	H, WH, OS	No Improvements Proposed	F
025 0010 0001	Russell Bird Sanctuary	20.74		Yes	T, OS	Trail Accessibility Improvement	F
025 0036 0000	Varnum Conservation Land	4.00		Yes	T, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
025 0037 0000	LePage Conservation Land	0.06		Yes	T	Trail Accessibility Improvement	F
025 0083 0000	B&M Stony Brook Conservation Parcel	4.46		Yes	T, OS	Trail Accessibility Improvement	F
025 0084 0000	Milot Conservation Land	3.64		Yes	T, OS	Trail Accessibility Improvement	F
025 0085 0000	Arch Bridge 1	1.07		Yes	T, OS	Trail Accessibility Improvement	F
025 0090 0000	Arch Bridge 2	2.70		Yes	H, WH, OS	No Improvements Proposed	F
025 0129 0000	Moulton Conservation Land 1	0.96		Yes	H, WH,	No Improvements Proposed	F
025 0148 0000	Moulton Conservation Land 3	0.92		Yes	H, WH,	No Improvements Proposed	F
025 0149 0000	Moulton Conservation Land 2	0.92		Yes	H, WH,	No Improvements Proposed	F
025 0194 0019	Juniper Hill Rd A	8.26	LP DWSP CPA	Yes	T, OS	No Improvements Proposed	F
025 0194 0020	Juniper Hill Rd B	0.49		Yes	T, OS	No Improvements Proposed	F
025 0202 0001	Scott Conservation Land	15.89		Yes	T, OS	Trail Accessibility Improvement	F
025 0224 0000	Forge Village Rd Conservation Area	14.62	CPA	Yes	T, OS	Trail Accessibility Improvement	F
025 0231 0004	Pcl A Nichols Way 25-231-4	1.99		Yes	H, OS	No Improvements Proposed	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
026 0037 0000	Day Agricultural and Conservation Land (The Pumpkin Field)	17.61	CPA	Yes	Comm. garden, AG, OS	Increase community garden size, improve parking and accessibility	F
026 0092 0001	Agnew Property	19.49	CPA	Yes	T, OS	Trail Accessibility Improvement	F
027 0063 0002	Lawton Ave Conservation Land 2	1.02	CPA	Yes	H, OS	No Improvements Proposed	F
027 0063 0004	Lawton Ave Conservation Land 1	0.96	CPA	Yes	H, WH,	No Improvements Proposed	F
027 0187 0000	Georges Tadmuck Ln Conservation Land 1	0.46		Yes	H, WH,	No Improvements Proposed	F
027 0196 0000	Georges Tadmuck Ln Conservation Land 2	14.80		Yes	T, OS	Trail Accessibility Improvement	F
027 0206 0000	Dana Dr Conservation Land 1	0.42		Yes	T, OS	Trail Accessibility Improvement	F
027 0206 0002	Dana Dr Conservation Land 2	2.54		Yes	T, OS	Trail Accessibility Improvement	F
027 0228 0010	Dana Dr Conservation Land 3	22.00	Self-Help	Yes	T, OS	Trail Accessibility Improvement	F
028 0020 0000	Skating Pond Conservation Land	4.57		Yes	H, WH, OS	No Improvements Proposed	F
029 0070 0000	Granite Hill Est. Conservation Parcel 1	26.92		Yes	T, OS	Trail Accessibility Improvement	F
029 0084 0000	Granite Hill Est. Conservation Parcel 2	44.84		Yes	T, OS	Trail Accessibility Improvement	F
029 0086 0000	Cowdry Hill Rd Tax Title Parcel	0.92		Yes	H, OS	No Improvements Proposed	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
030 0014 0000	Snake Meadow Hill Conservation Parcel 1	7.00		Yes	H, OS	No Improvements Proposed	F
030 0015 0000	Snake Meadow Hill Conservation Parcel 2	0.60		Yes	H, OS	No Improvements Proposed	F
030 0032 0000	Veterans Memorial Complex Conservation Land 3	7.94	CPA	Yes	T, OS	Trail Accessibility Improvement	F
030 0065 0000	River St Canoe Ramp	6.26		Yes	B launch, H, OS, WF	Parking Improvement	F
031 0034 0000	J.P. McKenna Conservation Land	0.74		Yes	H, OS	No Improvements Proposed	F
031 0035 0000	Stony Brook Conservation Land Parcel 3	65.10		Yes	T, OS	Trail Accessibility Improvement	F
031 0036 0000	Richards Conservation Land	12.17	CPA	Yes	T, OS	Trail Accessibility Improvement	F
031 0037 0000	Stony Brook Conservation Land Parcel 1/East Boston Camps	237.23	CPA	Yes	Seasonal camp, T, WF, OS	Trail Accessibility Improvement	F
032 0022 0002	Leighton Way Conservation Parcel 1	1.88		Yes	H, W, OS	No Improvements Proposed	F
032 0022 0005	Leighton Way Conservation Parcel 2	0.15		Yes	H,	No Improvements Proposed	F
032 0027 0000	Grey Fox Ln Conservation Land	12.40		Yes	H, OS	No Improvements Proposed	P
032 0075 0000	Cider Mill Pond Conservation Land 1 (Taylor Parcel)	14.64		Yes	T, OS	Trail Accessibility Improvement	F
032 0079 0001	Switzer Conservation Land	1.32		Yes	H, W, OS	No Improvements Proposed	F
032 0080 0000	Cider Mill Pond Conservation Land 2 (MacDougall Parcel)	3.04		Yes	H, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
032 0081 0000	Cider Mill Pond Conservation Land 3 (Agnew Parcel)	21.13		Yes	T, OS	Trail Accessibility Improvement	F
032 0084 0000	Adams Conservation Land	46.59	CPA	Yes	T, OS	Access & Trail Accessibility Improvement	F
032 0086 0102	Laughton B-1	16.58		Yes	T, OS	Trail Accessibility Improvement	F
032 0086 0103	Laughton C	4.59		Yes	T, OS	Trail Accessibility Improvement	F
033 0006 0000	Hill Orchard West 1	2.00	CPA	Yes	O, OS	Pick-Your-Own Orchard Expansion	F
033 0007 0003	Hill Orchard West 2	18.00	CPA	Yes	O, T, OS	Pick-Your-Own Orchard Expansion	F
033 0012 0000	Hill Orchard Farm Stand	3.48	CPA	Yes	O, farm stand, OS	Pick-Your-Own Orchard Expansion	F
033 0015 0000	Swanson Conservation Land	0.92		Yes	H, W,	No Improvements Proposed	F
033 0023 0014	Anderson Conservation Land 2	0.42		Yes	H, W,	No Improvements Proposed	F
033 0023 0019	Anderson Conservation Land 1	1.01		Yes	H, W,	No Improvements Proposed	F
033 0039 0004	Chamberlain Rd Conservation Land	0.12		Yes	H,	No Improvements Proposed	F
035 0002 0007	Picking Conservation Land West	21.86		Yes	T, OS	Trail Accessibility Improvement	F
035 0004 0001	Picking Conservation Land East	27.39		Yes	T, OS	Trail Accessibility Improvement	F
035 0032 0004	Stony Brook Conservation Land Parcel 2	19.75		Yes	T, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
035 0109 0000	Veterans Memorial Complex Conservation Land 2	8.90		Yes	T, OS	Trail Accessibility Improvement	F
035 0111 0000	Veterans Memorial Complex Conservation Land 1	2.62	Self-Help	Yes	T, OS	Trail Accessibility Improvement	P
036 0002 0000	William C. O'Connell Wildlife Sanctuary	6.90		Yes	H, W, OS	No Improvements Proposed	F
038 0020 0000	Brookside Mill Conservation Parcel 4	5.42		Yes	H, W, OS	No Improvements Proposed	F
038 0021 0000	Brookside Mill Conservation Parcel 3	3.89		Yes	H, W, OS	No Improvements Proposed	F
040 0006 0001	James T. and Janet F. Timberlake Conservation Land 3	7.17	CPA	Yes	H, W, OS	No Improvements Proposed	F
040 0006 0002	James T. and Janet F. Timberlake Conservation Land 1	35.27	CPA	Yes	T, OS	Trail Accessibility Improvement	F
040 0007 0001	James T. and Janet F. Timberlake Conservation Land 2	2.48	CPA	Yes	H, W, OS	No Improvements Proposed	F
040 0044 0000	Keyes Pond Conservation Land	0.26	Self-Help	Yes	H, WF	No Improvements Proposed	F
040 0058 0001	Duffy and Doucette Conservation Land	2.30		Yes	H, W, OS	No Improvements Proposed	F
040 0059 0000	Keyes Rd Tax Title Parcel 2	0.10		Yes	H,	No Improvements Proposed	F
040 0060 0000	Keyes Rd Tax Title Parcel 1	0.07		Yes	H,	No Improvements Proposed	F
040 0063 0002	Slifer Conservation Land	33.60		Yes	T, OS	Trail Accessibility Improvement	F
041 0155 0002	Blue Brook Conservation Land	19.10		Yes	T, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
044 0028 0006	Tenney Rd Conservation Land/Avalon Real Estate Land	15.31		Yes	T, OS	Trail Accessibility Improvement	F
044 0046 0000	Tenney Rd Conservation Parcel 1	1.52		Yes	H, W, OS	No Improvements Proposed	F
044 0047 0000	Tenney Rd Conservation Parcel 2	1.35		Yes	H, W, OS	No Improvements Proposed	F
045 0002 0000	MacDonald Tyngsboro Rd Tax Title Parcel	2.25	CPA	Yes	H, W, OS	No Improvements Proposed	F
045 0040 0000	MacDonald Sawmill Rd Tax Title Parcel	11.36	CPA	Yes	T, OS	Trail Accessibility Improvement	F
045 0041 0000	House & Barn Conservation Area	4.84	CPA	Yes	T, OS	Trail Accessibility Improvement	F
045 0099 0000	Edwards Parcel	40.00		Yes	T, OS	Trail Accessibility Improvement	F
046 0011 0228	Greystone Lot B Conservation Land	52.81	CPA	Yes	T, OS	Trail Accessibility Improvement	F
046 0011 0229	Greystone Lot C Conservation Land	4.65	CPA	Yes	T, OS	Trail Accessibility Improvement	F
046 0031 0009	Rolling Meadows Conservation Land	10.08		Yes	T, OS	Trail Accessibility Improvement	F
047 0029 0000	Ennion Tyngsboro Rd Tax Title Parcel	2.87		Yes	H, W, OS	No Improvements Proposed	F
047 0045 0015	Vineyard Rd Conservation Land	15.32		Yes	H, W, OS	No Improvements Proposed	F
048 0011 0233	Greystone Lot G Conservation Land	13.38		Yes	T, OS	Trail Accessibility Improvement	F
048 0011 0236	Greystone Lot K Conservation Land	0.39		Yes	T, OS	Trail Accessibility Improvement	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
048 0011 0238	Greystone Lot M Conservation Land	0.08		Yes	H,	No Improvements Proposed	F
048 0011 0240	Greystone Lot P Conservation Land	0.37		Yes	H,	No Improvements Proposed	F
048 0011 0247	Greystone Lot H Conservation Land	130.13		Yes	T, OS	Trail Accessibility Improvement	F
049 0011 0237	Greystone Lot L Conservation Land	31.47		Yes	T, OS	Trail Accessibility Improvement	F
050 0014 0000	Beers Conservation Land 1	0.10		Yes	H, W,	No Improvements Proposed	F
050 0016 0000	Beers Conservation Land 2	0.20		Yes	H, W,	No Improvements Proposed	F
050 0017 0000	Lakeview St Tax Title Parcel 1	0.12		Yes	H, W,	No Improvements Proposed	F
050 0018 0000	Lakeview St Tax Title Parcel 2	0.11		Yes	H, W,	No Improvements Proposed	F
050 0019 0000	Lakeview St Tax Title Parcel 3	0.11		Yes	H, W,	No Improvements Proposed	F
050 0020 0000	Lakeview St Tax Title Parcel 4	0.09		Yes	H, W,	No Improvements Proposed	F
050 0021 0000	Lakeview St Tax Title Parcel 5	0.07		Yes	H, W,	No Improvements Proposed	F
051 0006 0000	Beaver Brook Village Conservation Land	2.90	CPA	Yes	H, W, OS	No Improvements Proposed	F
052 0001 0000	Socha Shore	1.20		Yes	WF, T, OS	Trail Accessibility Improvement	F
052 0002 0000	Indian Meeting Ground	0.56		Yes	H, WF	No Improvements Proposed	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
053 0095 0000	Pond St Conservation Land (Freedom Park)	0.94		Yes	Park, F pier, gazebo, WF	Accessible Waterfront Access, Accessible Pathways	F
063 0032 0000	TBG Conservation Land 1	0.42		Yes	H,	No Improvements Proposed	F
064 0027 0000	TBG Conservation Land 2	0.15		Yes	H,	No Improvements Proposed	F
064 0028 0000	TBG Conservation Land 3	5.21		Yes	H, W, OS	No Improvements Proposed	F
065 0054 0000	Grassy Pond Conservation Area	62.14		Yes	T, OS	Trail Accessibility Improvement	F
066 0018 0000	Stony Brook Rd Conservation Land	7.17		Yes	H, W, OS	No Improvements Proposed	F
066 0101 0003	Edward and Louise Dean Conservation Land	0.44		Yes	T,	Trail Accessibility Improvement	F
067 0005 0000	Brookside Mill Conservation Parcel 1	1.72		Yes	H, W, OS	No Improvements Proposed	F
067 0049 0000	Genova Conservation Land	10.80	CPA	Yes	T, OS	Trail Accessibility Improvement	F
067 0050 0000	Brookside Mill Conservation Parcel - 2	12.47		Yes	T, OS	Trail Accessibility Improvement	F
068 0003 0000	Shipley Swamp Conservation Area	25.50		Yes	H, W, OS	No Improvements Proposed	F
069 0001 0000	Balas Conservation Land	11.95		Yes	H, W, OS	No Improvements Proposed	F
069 0049 0000	Schlusemeyer Sycamore Rd Parcel 1	0.25		Yes	H,	No Improvements Proposed	F
069 0050 0000	Schlusemeyer Sycamore Rd Parcel 2	0.05		Yes	H,	No Improvements Proposed	F

Parcel ID	Site	Acres	Funding Source	Public Access	Activity / Uses	Recreation/ Potential Improvements	Condition
070 0046 0001	Williams Ave Conservation Land	2.06		Yes	T, OS	Trail Accessibility Improvement	P
074 0002 0000	Edwards Beach Parcel	10.00	CPA	Yes	T, OS, WF	Accessible Waterfront Access	F
074 0183 0000	O'Soro Conservation Land	0.18		Yes	H	No Improvements Proposed	F
Total Acreage		2,192.82					

Municipally Owned Recreation and Parks Lands

Westford owns and manages approximately 130 acres of municipally owned recreation and park lands, providing important facilities for organized sports and community recreation. These properties include several multi-use athletic complexes and neighborhood recreation areas that support activities such as athletic fields (AF), baseball and softball diamonds, basketball courts, tennis and pickleball courts, and walking/hiking trails. Major facilities include the Jack Walsh Recreation Area, which provides a variety of active recreation

opportunities, including athletic fields and court sports; the Graniteville Ballfield/American Legion Field, which supports baseball and other recreational activities; Hamilton Field offering baseball fields as well as pickle and basketball courts, and the Community Fields at Nutting provides basketball and tennis courts, a playground and soccer and lacrosse fields. Recreation lands associated with Stony Brook Conservation Land provide additional trail opportunities.

Table 2: Municipally Owned Recreation and Parks Lands

Parcel ID	Site	Acres	Funding	Activity/Uses	Condition	Public Access	Recreation Potential
007 0009 0000	Jack Walsh Recreation Area	32.80	LWCF, CPA	AF, BC, TPC	F	Y	Parking Improvement
031 0035 0101	Stony Brook Conservation Land Recreation Parcel 2	15.00	CPA	T	F	Y	Field expansion

Parcel ID	Site	Acres	Funding	Activity/Uses	Condition	Public Access	Recreation Potential
036 0008 0000	Community Fields at Nutting (Stony Brook Conservation Land Recreation Parcel 1)	29.80	DWSP, CPA	AF, OS	G	Y	No Improvements Proposed
046 0011 0244	Greystone Playing Fields (Lot Q)	3.28		PG, AF, T		Y	No Improvements Proposed
053 0091 0000	Cameron Senior Center/Field	3.55		HS, BSD, C		Y	No Improvements Proposed
056 0055 0000	VFW Softball Field	10.00	CPA	BSD, skate park, BC	F	Y	No Improvements Proposed
059 0042 0000	Roudenbush Community Center/Frost School	5.20		W, C, PG, AF, TPC, BSD		Y	No Improvements Proposed
062 0102 0000	Graniteville Ballfield/American Legion Field	31.00	LWCF, CPA	BSD, BC, TPC, T	F	Y	Field & Parking Improvements
Total Acreage 130.63							

5.B Public Properties Providing Conservation and Recreation Amenities (but not held by municipal conservation or recreation departments)

The Town has land for a variety of other public purposes, including municipal facilities, schools, cemeteries, and vacant land that may be needed for these types of uses in the future. The current inventory of unprotected municipal land - that is, not subject to any legally enforceable restrictions against disposition or a change in use - includes approximately 275 acres. The Westford Public Schools have jurisdiction over another 357 acres, and 90 acres support municipal facilities such as government office buildings, fire stations, highway department facilities and storage areas, the senior center, town hall, and the library.

Westford has few public parks within its borders. At slightly more than one acre, the Town Common in Westford Center is the largest of these public spaces in Town. This traditional town

green provides a public gathering space for festivals, concerts, farmers' markets, and other local events. The land is under the jurisdiction of the Select Board. Its status as protected open space is unclear, but public sentiment would most likely prohibit any changes to this Town landmark. Other small parks include Edwards Beach, Parker Village and Veteran's Memorial Park. The Town also owns small parcels of undeveloped land throughout the Town, which it has acquired through tax takings. These parcels should be reviewed for potential development as neighborhood pocket parks.

Like most towns, Westford has recreational facilities on the grounds of its elementary, middle, and high schools. While the schools provide some field and court space for private youth groups, each school establishes its own policies regarding facility use by outside organizations. Westford has six elementary schools, two middle schools, and a high school known as

Westford Academy. All the schools have playing field space, playgrounds, and gymnasiums with indoor basketball courts. Each field is designated for specific organized sports such as football, lacrosse, and soccer. Two schools, the Blanchard Middle School and the Robinson Elementary School, have tennis courts. Stony Brook Middle School on Farmers Way has a football field with track, fields, softball fields, baseball diamond, one multi-purpose field, outdoor basketball courts, tennis courts, and a small amphitheater and a gymnasium.

In addition, Westford Academy has an outdoor track, multi-use field for lacrosse, field hockey, baseball field, football field and a playground as well as a gymnasium with basketball courts. These facilities are used almost exclusively for the high school's athletic teams and non-competitive sports programs. Another school-related recreational facility includes the two gymnasiums and basketball courts at the Nashoba Valley Tech School on Littleton Road. Nashoba Tech is a regional vocational technical school with a governing body separate from the town, and it provides limited outside use of its recreation facilities.

The Recreation Master Plan notes that the Town's recreation programming is reasonably comprehensive and meets a broad range of community interests and needs. However, a lack of indoor program space, such as an aquatics center and indoor turf facilities, was identified as an overall weakness of the Town that limits indoor sports and cultural arts programs.

The Westford Water Department manages a combined total of 379 acres. This land is not open for public use. Land under the care and custody of the Water Department is protected from development while the associated water supply is in use. It is important to realize, however, that if the Town decommissions a drinking water source, it could designate the land as surplus and allow the parcel to be developed. As a result, watershed parcels may not be protected in perpetuity.

State government owns very little conservation and recreation land in Westford. The Commonwealth's Division of Fisheries and Wildlife owns land on Groton Road for parking and public access to Long Sought-For Pond.

Table 3 - Other Publicly Owned Parcels Providing Conservation and Recreation Amenities

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
012 0099 0001	Old Pioneer Burial Ground	Town of Westford Select Board	0.10	Historic Cemetery	None
012 0101 0000	Parkerville Schoolhouse Parcel	Town of Westford	0.34	HS	No Improvements Proposed
013 0035 0000	Verna Williamson Parcel	Town of Westford	0.48	BFRT Adjacent	No Improvements Proposed
015 0003 0000	Howard Rd Well Site 1	Town of Westford	17.92	W, T	No Improvements Proposed
015 0004 0000	Howard Rd Well Site 2	Town of Westford	5.65	W, T	No Improvements Proposed
015 0098 0000	Howard Rd Well Site 3	Town of Westford	2.81	W, T	No Improvements Proposed
018 0066 0000	Martina Gage Town Forest	Town of Westford	74.88	Forestry, T	Trail Improvement
018 0103 0000	Lasallete Rd Land	Town of Westford	3.90	OS, WH	No Improvements Proposed
018 0110 0000	Lasallete Rd Land	Town of Westford	1.05	OS, WH	No Improvements Proposed

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
018 0111 0000	Lasallete Rd Land	Town of Westford	1.23	OS, WH	No Improvements Proposed
018 0112 0000	Lasallete Rd Land	Town of Westford	2.09	OS, WH	No Improvements Proposed
020 0007 0000	Fletcher Well Land 1	Town of Westford	1.01	W	No Improvements Proposed
020 0009 0000	Fletcher Well Land 2	Town of Westford	2.08	W	No Improvements Proposed
020 0012 0000	Fletcher Well Land 3	Town of Westford	9.99	W	No Improvements Proposed
020 0018 0002	Country Rd West Future Well Site 1	Town of Westford	3.88	W	No Improvements Proposed
020 0028 0000	Westlawn Cemetery	Town of Westford	1.70	Cemetery	None
020 0034 0000	Country Rd West Future Well Site 2	Town of Westford	9.24	W	No Improvements Proposed
020 0043 0000	Water Department Administration HQ	Town Of Westford	26.10	W, T	No Improvements Proposed
020 0043 0001	Pine Grove Cemetery	Town of Westford	11.70	Cemetery, T	None
020 0082 0000	Westford Academy	Town of Westford School Department	37.90	AF, BSD, Track, T	No Improvements Proposed
020 0090 0000	Country Rd Well Land	Town of Westford	8.14	W, T	No Improvements Proposed
020 0102 0000	Robinson and Crisafulli Elementary Schools	Town of Westford School Department	68.80	BSD, AF, PG, TPC, T	No Improvements Proposed
021 0003 0026	Rome Dr Tax Title Parcel 1	Town of Westford	0.69	T	No Improvements Proposed
021 0042 0000	Winnek Water Dept Land 1	Town of Westford	22.33	W, T	No Improvements Proposed
021 0094 0000	Michael Joseph "Joe" and Yvonne Rose Sullivan Land	Town of Westford	1.45	T	No Improvements Proposed
022 0117 0001	Drew Boston Rd Land	Town of Westford	2.44	OS, WH	No Improvements Proposed
022 0117 0002	Drew Boston Rd Land	Town of Westford	2.48	T	Trail and Parking Improvements
022 0117 0016	Drew Boston Rd Land Access ROW	Town of Westford	0.62	T	Trail and Parking Improvements
023 0001 0000	Nashoba Valley Technical High School	Town of Westford	44.73	OS, WH	No Improvements Proposed
023 0002 0000	Nashoba Valley Technical High School	Town of Westford Forest Committee	1.00	OS	No Improvements Proposed
023 0003 0000	Nashoba Valley Technical High School	Town of Westford	1.25	T	No Improvements Proposed

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
023 0004 0000	Nashoba Valley Technical High School	Town of Westford School Department	0.93	AF, PG, T	
023 0046 0000	Tadmuck Swamp South	Town of Westford	24.00	W, T	No Improvements Proposed
023 0078 0000	South Chelmsford Rd 2	Town of Westford	9.15	W, WH	No Improvements Proposed
023 0079 0000	South Chelmsford Rd 1	Town of Westford	20.19	W, WH, T	No Improvements Proposed
024 0005 0000	Norman Day School	Town of Westford	40.10	T	
024 0006 0000	East Prescott Water Tower	Town of Westford	0.28	Forestry, T	No Improvements Proposed
024 0024 0000	Town Farm Rd Water Dept. Land	Town of Westford	7.38	Forestry, T	No Improvements Proposed
025 0010 0000	Forge Village Rd Water Dept. Land North	Town of Westford	88.26	T	
025 0011 0000	Red Line South Parcel	Town of Westford	6.10	T	No Improvements Proposed
025 0012 0000	Spalding Town Forest 1	Town of Westford School Department	5.13	BSD, AF, PG, T	Wayfinding
025 0013 0000	Spalding Town Forest 2	Town of Westford	7.85	Cemetery	No Improvements Proposed
025 0015 0000	Old Landfill/New Meadow	Town of Westford	19.41	T	No Improvements Proposed
025 0202 0000	Boutwell Brook Conservation Area	Town of Westford	2.52	OS, WH	No Improvements Proposed
026 0086 0000	Abbot School	Town of Westford	32.07	T	No Improvements Proposed
027 0170 0000	Fairview Cemetery	Town of Westford School Department	10.45	BC, AF, T	Wayfinding
027 0229 0000	Tadmuck Swamp North	Town of Westford	100.80	T	No Improvements Proposed
028 0005 0000	Tadmuck Swamp North (2)	Town of Westford	4.74	W, WH, T	Trail Improvements
029 0001 0000	Red Line North Parcel	Town of Westford	5.36	W, WH, T	Trail Improvements
029 0002 0000	Blanchard Middle School	Town of Westford	85.62	T	Trail & Parking Improvements
030 0030 0000	New Highway Garage	Town of Westford	44.00	W, WH, T	Trail Improvements
030 0032 0001	Beacon St Water Department Land	Town of Westford	26.00	HS	No Improvements Proposed
030 0032 0002	Veterans Memorial Complex Water Department Land	Town of Westford	45.25	W, T	No Improvements Proposed
030 0045 0000	Old Highway Garage	Westford Water Comm	5.00	W, WH, T	No Improvements Proposed
030 0047 0000	Cote Well Land	Town of Westford	16.80	OS, WH	No Improvements Proposed

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
030 0068 0001	Graniteville Memorial Triangle	Town of Westford	0.10	T	No Improvements Proposed
031 0033 0000	Pierce Rd 31-33	Town of Westford	2.50	OS, T	No Improvements Proposed
031 0035 0102	Stony Brook Conservation Land Water Dept Parcel	Town of Westford	30.70	T, AG	No Improvements Proposed
031 0051 0000	Brookside Mill Tax Title Parcel 1	Town of Westford	0.24	AG, T	
034 0026 0000	Sargent's Town Forest Gift	Town of Westford	25.00	Cemetery	No Improvements Proposed
035 0002 0006	Picking Selectmen Land West	Town of Westford	6.09	T	No Improvements Proposed
035 0004 0002	Picking Selectmen Land East	Town of Westford School Department	4.73	AF, Track, BC, BSD, TPC, T	Wayfinding
035 0004 0004	Picking-Wright Cemetery Annex	Town of Westford Select Board	4.59	T	Wayfinding
035 0005 0000	Wright Cemetery	Town of Westford School Committee	0.42	BSD, AF, T	Wayfinding
035 0101 0000	Allie Ln Parcel	Town of Westford Select Board	15.00	T	Trail Accessibility
035 0108 0000	Veterans Memorial Complex/Stony Brook School 1	Town of Westford School Department	22.36	Cem, AF, BSD, T, TPC,	
035 0110 0000	Veterans Memorial Complex Municipal Land 2	Town of Westford	7.79	OS	No Improvements Proposed
035 0112 0000	Veterans Memorial Complex/Stony Brook School 2	Town of Westford School Committee	20.93	AF, BSD, OS	No Improvements Proposed
035 0113 0000	Veterans Memorial Complex Municipal Land 1	Town of Westford	4.78	W, WH	No Improvements Proposed
036 0035 0000	Hillside Cemetery	Town of Westford	0.94	W, WH	No Improvements Proposed
037 0003 0006	Gifford Dr Tax Title Parcel	Town of Westford	0.42	Crypt	
041 0002 0017	Lakeside Meadows Parcel Z	Town of Westford	0.39	W	No Improvements Proposed
043 0011 0000	Nabnasset St Water Dept. Land 1	Town of Westford	6.68	T	No Improvements Proposed
043 0013 0000	Nabnasset St Water Dept. Land 3	Town of Westford	1.28	OS	Wayfinding
043 0014 0000	Nabnasset St Water Dept. Land 2	Town of Westford	5.72	BC, BSD, TPC, T	Wayfinding
043 0022 0000	Keyes Cemetery	Town of Westford	0.05	T	Trail Improvement

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
043 0041 0000	Nabnasset St Water Dept. Land 2	Town of Westford	1.32	T	No Improvements Proposed
044 0002 0000	Tyngsboro Town Line Gage Parcel West	Town of Westford Water Dept	22.70	W, T	No Improvements Proposed
046 0011 0227	Greystone Groton Rd Land (Lot A)	Town of Westford	0.90	T	Wayfinding
047 0001 0000	Tyngsboro Town Line Gage Parcel East	Town of Westford	22.90	OS	No Improvements Proposed
047 0043 0000	Twin Peaks	Town of Westford	23.29	T	No Improvements Proposed
047 0043 0001	Twin Peaks Water Tower Land	Town of Westford School Department	2.43	PG, AF, T	No Improvements Proposed
048 0005 0000	Vineyard Rd Ext School Land South 1	Town of Westford	8.02	T	No Improvements Proposed
048 0005 0001	Vineyard Rd Ext School Land North	Town of Westford	3.76	T	Wayfinding
048 0011 0230	Greystone Lot D Municipal Land (Drainage Basin)	Town of Westford	0.46	Swimming, B, PG	No Improvements Proposed
048 0011 0231	Greystone Lot E Municipal Land (Water Tower Road Entrance)	Town of Westford	0.96	HS	No Improvements Proposed
048 0011 0232	Rita Miller School	Town of Westford	8.56	BC, AF, meeting space	No Improvements Proposed
048 0011 0235	Greystone Lot J Municipal Land	Russian Orthodox National Cemetery	4.24	Cemetery	No Improvements Proposed
048 0011 0245	Vineyard Rd Ext School Land – South 2	Town of Westford	1.27	OS, WH	No Improvements Proposed
053 0012 0000	Forge Pond Town Beach	Town of Westford	5.67	W, T	No Improvements Proposed
053 0013 0000	Odell W Prescott St Land Donation	Town of Westford	0.09	W, T	No Improvements Proposed
054 0027 0000	Russian Orthodox National Cemetery	Town of Westford	1.33	HS	No Improvements Proposed
054 0030 0002	Patten Rd Tax Title Parcel	Town of Westford	0.20	T	Trail Accessibility Improvement
055 0002 0000	Prospect Hill Water Tower	Town of Westford	0.74	Meeting space, events	No Improvements Proposed
055 0003 0000	Winnek Water Dept. Land 2	Town of Westford	10.37	HS	No Improvements Proposed

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
055 0013 0000	Westford Museum/Fire Dept Cottage	Town of Westford	0.36	OS	No Improvements Proposed
055 0041 0001	Civil War Soldiers Monument	Town of Westford	0.01	Meeting space, Parking	Under renovation
056 0054 0000	Village View Parcel A-2	Town of Westford	8.15	OS	No Improvements Proposed
059 0001 0000	Town Common	Town of Westford	1.13	AF, TPC, PG, T, meeting space	Repair courts
059 0002 0000	Original Academy Site	Town of Westford	0.16	OS	Parking Improvement
059 0007 0004	Randolph Circle Tax Title Parcel	Town of Westford	1.41	T	Wayfinding Improvement
059 0018 0000	JV Fletcher Library	Town of Westford	1.59	OS	Accessibility improvement
059 0019 0002	Auxiliary Municipal Land Main St	Town of Westford	2.52	W	No Improvements Proposed
059 0043 0102	55 Main Street	Town of Westford	1.26	W	No Improvements Proposed
059 0047 0000	Police Station	Town of Westford	30.00	W	No Improvements Proposed
061 0041 0000	Mill Pond/Charles G. Sargent Playground	Town of Westford School Department	1.07	PG, AF, T	Trail Improvements
065 0002 0000	Depot St Well Parcel 1	Town of Westford	8.33	BSD, AF, TPC, PG, indoor space	Parking Improvement
065 0003 0000	Depot St Well Parcel 2	Town of Westford	5.30	T	No Improvements Proposed
068 0001 0000	Nutting Rd Well Parcel 1	Town of Westford	7.75	OS, T	No Improvements Proposed
068 0002 0000	Nutting Rd Well Parcel 2	Town of Westford	9.20	OS	No Improvements Proposed
069 0253 0000	Nabnasset School	Town of Westford	21.98	OS	No Improvements Proposed
074 0108 0000	Roudenbush Nabnasset Comm. Center/Hamilton Field	Town of Westford Select Board	3.75	Historic Cemetery, C, BSD, PG, AF, BC, TPC, OS	No Improvements Proposed
074 0246 0000	Schlusemeyer Lake Shore Dr South Land	Town of Westford	0.95	HS,	No Improvements Proposed
076 0054 0001	Groton Rd Gage Land	Town of Westford	8.37	OS	No Improvements Proposed
078 0075 0000	Pine Tree Trail Tax Title Parcel 1	Town of Westford	0.07	W, T	No Improvements Proposed
078 0076 0000	Byrne Ave Gibbons Land Donation	Town of Westford	0.13	W, T	No Improvements Proposed

Parcel ID	Site	Landowner	Acres	Activ/Uses	Recreation Potential
99999991	Bruce Freeman Rail Trail	MA DOT	4.9	Walking, biking Rail Trail	No Improvements Proposed
99999992	Bruce Freeman Rail Trail	MA DOT	4.62	Walking, biking Rail Trail	No Improvements Proposed
99999993	Bruce Freeman Rail Trail	MA DOT	3.4	Walking, biking Rail Trail	No Improvements Proposed
99999994	Bruce Freeman Rail Trail	MA DOT	1.0	Walking, biking Rail Trail	No Improvements Proposed
041 0040 0000	Long Sought for Pond Access	DFW	0.51	Water Access	No Improvements Proposed
041 0111 0002	Long Sought for Pond Access	DFW	0.48	Parking	No Improvements Proposed
Total Acreage 1,383.59					

Land Trust Owned Conservation Lands

Land trust and nonprofit conservation organizations play a significant role in protecting open space in Westford, collectively stewarding approximately 534 acres of land across the community. The largest concentration of privately protected conservation land is the Nashoba Brook Wildlife Sanctuary, owned by the Mass Audubon Society, which comprises multiple parcels totaling well over 400 acres and provides extensive hiking trails, birding opportunities, and habitat protection. The Westford Conservation Trust Inc also holds numerous smaller but strategically important parcels distributed throughout town,

including the Concord Road, Stony Brook, Hildreth Street, Lowell Road, Town Farm Road, and Sheldon Park Conservation Areas, as well as several neighborhood woodlots and open space parcels that contribute to greenway connections and passive recreation. Additional land trust holdings include properties owned by the Sudbury Valley Trustees and the Carlisle Conservation Foundation, further enhancing trail networks and wildlife habitat. Together, these nonprofit-owned lands complement municipal conservation areas by protecting ecologically significant landscapes, expanding public access to hiking and passive recreation, and reinforcing Westford's broader open space and green infrastructure network.

Table 4: Land Trust Owned Conservation Lands

Parcel ID	Acres	Site	Landowner	Activ/Uses
003 0007 0000	0.26	Old Quarry	Westford Conservation Trust Inc	OS
003 0009 0000	1.68	Old Quarry	Westford Conservation Trust Inc	OS
006 0011 0000	25.39	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
006 0012 0000	6.13	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society, Inc	T
006 0019 0000	99.52	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
006 0063 0000	30.56	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
006 0064 0014	0.73	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
007 0001 0001	37.80	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	Birding, T
007 0004 0000	42.10	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	Birding, T
008 0002 0000	3.22	Pines Woodlot	Carlisle Conservation Fnd, Inc	T
008 0003 0000	0.70	McAfee Conservation Area	Carlisle Conservation Fnd, Inc	OS
011 0048 0100	6.28	Sugar Maple Lane Open Space	Westford Conservation Trust Inc	OS, T
011 0050 0006	10.91	Concord Road Conservation Area	Westford Conservation Trust Inc	OS
012 0008 0000	1.12	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T

Parcel ID	Acres	Site	Landowner	Activ/Uses
012 0011 0000	16.43	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
012 0019 0003	57.30	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
012 0042 0001	16.21	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
012 0043 0000	14.56	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
012 0086 0000	2.20	Sheldon Park Conservation Area	Westford Conservation Trust Inc	OS
012 0130 0012	19.80	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
012 0151 0000	5.51	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	OS
012 0153 0000	43.09	Nashoba Brook Wildlife Sanctuary	Mass Audubon Society Inc	T
017 0064 0001	0.23	Sassafras Rd 17-64-1	Westford Conservation Trust Inc	OS
017 0067 0012	0.94	3 Dobbons Rd	Westford Conservation Trust Inc	OS, T
017 0067 0019	0.92	Steeple Chase Rd 17-67-19	Westford Conservation Trust Inc	OS
020 0074 0004	1.24	Flagg Road Conservation Area	Westford Conservation Trust Inc	OS
021 0091 0000	8.00	Hildreth Street Conservation Area	Westford Conservation Trust Inc	T
021 0103 0000	2.95	Hildreth Street Conservation Area	Westford Conservation Trust Inc	OS, T
022 0061 0000	13.30	Foley Parcel	Westford Conservation Trust Inc	OS
022 0082 0000	3.23	Crown Rd Transfer from Tax Title Parcel	Westford Conservation Trust Inc	OS, T
031 0050 0000	15.00	Stony Brook Conservation Area	Westford Conservation Trust Inc	T
032 0009 0002	2.68	Stony Brook Conservation Area	Westford Conservation Trust Inc	T
038 0031 0000	18.27	Lowell Road Conservation Area	Westford Conservation Trust Inc	T
038 0037 0001	7.30	Chamberlain Road Conservation Area	Sudbury Valley Trustees, Inc	T
054 0012 0009	2.10	MacQuarrie Parcel	Westford Conservation Trust Inc	T
057 0113 0000	12.60	Town Farm Road Conservation Area	Westford Conservation Trust Inc	OS
064 0015 0000	2.90	De Silva Parcel	Westford Conservation Trust Inc	T
Total Acreage 533.16				

5.C. Permanently Protected Private Parcels

Parcels protected by a CR, APR, or WPR

A Conservation Restriction (CR) is a legally binding agreement that permanently limits certain types of development on a parcel of land in order to protect its natural, scenic, agricultural, or recreational values. In Massachusetts, conservation restrictions are authorized under MGL Ch. 184, Sec 31–33, and are typically granted by a private landowner to a public agency or qualified conservation organization. The restriction remains with the property deed and continues to apply even if the land is sold to a new owner. While the land remains privately owned in most cases, the conservation restriction ensures that important natural resources such as forests, wetlands, wildlife habitat, scenic landscapes, or farmland are preserved for long-term conservation. Many conservation-restricted properties in Westford also allow for compatible passive recreational uses, such as walking trails or nature observation, while prohibiting subdivision or intensive development.

Less-than-fee-interests are those properties encumbered by a Conservation Restriction (CR) that are permanently protected. These do not include public or nonprofit properties protected by a CR, which are listed in this section.

An Agricultural Preservation Restriction (APR) is a voluntary program in Massachusetts that allows landowners to preserve their farmland for agricultural use in perpetuity by receiving compensation for the difference between the land's fair market value and its agricultural value. This program protects productive farmland, promotes the revitalization of the agricultural industry, and makes land more affordable for farmers. Eligibility Requirements for APR are:

- Land Size: The land must be equal to or greater than five acres.
- Agricultural Use: The land must be actively farmed for at least the past two years, and products raised on the land must be sold in the regular course of business.
- Additional Factors: Other factors, such as soil suitability, the threat of development, and proximity to other farms and markets, are also considered.

An Agricultural Preservation Restriction (APR) is a permanent deed restriction that protects farmland from being developed for non-agricultural purposes. Under the program, a landowner voluntarily sells the development rights to their farmland to the Commonwealth (through the Massachusetts Department of Agricultural Resources) While retaining ownership of the land. The property must then remain in agricultural use forever.

The Town of Westford has actively preserved its rural character and natural resources through the protection of over 1,128 acres of land under CRs (see *Table 5 - Parcels protected by a CR*) and more than 38 acres under APRs (see *Table 6: Parcels protected by an APR*).

A Wetland Preservation Restriction (WPR) is a legal agreement between a landowner and the state (specifically the Division of Water Supply Protection) that restricts certain activities on the land to protect water quality and wetland resources. It allows the landowner to retain ownership and control of their property While ensuring its permanent protection through deed restrictions. At the time there are no WPRs in Westford.

Table 5 - Parcels protected by a CR

Parcel ID	Acres	Site	Owner	Activity / Uses
033 0035 0001 033 0053 1013	5.31	Aldrich Farms CR	Aldrich Farm Homeowners Assoc	CR Open Space CR Open Space
011 0025 0006 011 0025 0041 011 0025 0045	29.14	April Land CR	Villages At Westford Trust	CR Open Space, Hiking Trails CR Open Space CR Open Space
015 0094 0010	5.64	April Woods CR	April Woods Realty Trust Udt	CR Open Space
015 0002 0023 015 0002 0027 015 0002 0028	4.35	Beaver Brook Estates CR	Beaver Brook Trust	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space
045 0083 0001 045 0083 0019 046 0083 0012	10.10	Benchmark Estates CR	Benchmark Estates Realty Trust	CR Open Space CR Open Space, Hiking Trails CR Open Space, Hiking Trails
026 0036 0000 026 0136 0000	17.61	Blanchard Farms Condominium CR	Kristen L Babson 2019 Trust Gagnon Kevin P	CR Open Space, Hiking Trails CR Open Space, Hiking Trails
025 0106 0000 025 0187 0000	15.98	Boutwell Village CR	Boutwell Trust	CR Open Space CR Open Space
045 0096 0011 045 0096 0012 045 0096 0013 045 0096 0014	7.25	Brittany Estates CR	Brittany Estates Trust	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails
032 0049 0010	4.23	Calista Woods CR	Calista Woods Trust	CR Open Space, Hiking Trails
012 0046 0004 012 0046 0017	23.97	Carlisle Meadows CR	Carlisle Meadows Trust	CR Open Space CR Open Space
066 0039 0001	4.37	Chesapeake Manor CR	Chesapeake Manor Trust	CR Open Space
032 0053 0030 032 0053 0031 032 0053 0032 032 0074 0002 033 0053 0037 033 0058 0007	57.09	Chestnut Hill Estates CR	Chestnut Hill Estates Trust	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails

Parcel ID	Acres	Site	Owner	Activity / Uses
033 0058 0008 033 0058 0009				CR Open Space, Hiking Trails CR Open Space, Hiking Trails
033 0031 0010	2.59	Chestnut Woods	Chestnut Woods Realty Trust	CR Open Space, Hiking Trails
007 0077 0001	6.37	Elderberry Estates CR	Elderberry Neighborhood Trust	CR Open Space, Hiking Trails
038 0038 0001 038 0038 0003 038 0038 0004 038 0038 0005 038 0038 0006	12.49	Frances Hill Road CR	Plummer Gerald M Brown, Caralyn A Rev Trust McNally J Michael Dalia Viral M Michael Robert S	CR Open Space CR Open Space CR Open Space CR Open Space CR Open Space
029 0070 0002 030 0012 0000	105.50	Graniteville Woods LLC CR	Liu Yuanhua Graniteville Woods, LLC	CR Open Space CR Open Space, Hiking Trails
038 0037 0000	6.65	Harmon Conservation Land	Spera Zachary A	CR Open Space, Hiking Trails
006 0064 0004 006 0064 0009 006 0064 0013	2.86	Hayrick CR	Hayrick Trust	CR Open Space CR Open Space, Hiking Trails CR Open Space
010 0035 0000 010 0068 0001 010 0117 0000 010 0140 0000 015 0099 0000 015 0107 0000 015 0108 0000 015 0150 0000	127.03	Hitchin Post Greens CR	Hitchin Post Greens Condo Trust	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails
010 0026 0000	44.76	Hitchin' Post Greens II CR	Hitching Post Greens II Homeowners Trust	CR Open Space, Hiking Trails
023 0030 0000	7.55	Hitchin Post IX	Canter Trust The	CR Open Space
023 0056 0000 023 0062 0000 023 0065 0000	8.93	Hitchin Post VIII	Reinsway Trust	CR Open Space CR Open Space CR Open Space
027 0230 0000 027 0236 0000	54.91	Hitchin Post IX	Buckboard Trust	CR Open Space CR Open Space

Parcel ID	Acres	Site	Owner	Activity / Uses
027 0240 0000 028 0041 0000 028 0057 0000 028 0057 0000 028 0074 0000				CR Open Space CR Open Space CR Open Space CR Open Space CR Open Space
026 0038 0037 026 0038 0038 026 0038 0039	25.61	Hyacinth Common CR	Hyacinth Common Realty Trust	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails
013 0031 0014 013 0031 0015 013 0031 0016	8.13	Jarvis Estates	Village Realty Trust	CR Open Space CR Open Space, Hiking Trails CR Open Space
040 0063 0001	3.40	Keyes Road CR	Stolyarov Alexander	CR Open Space, Hiking Trails
024 0004 0001	2.34	Kissacook Hill CR	Kissacook II Trust	CR Open Space
036 0059 0001 036 0059 0002 036 0059 0042 036 0059 0058 041 0002 0011 041 0055 0001 041 0055 0019 041 0059 0065 041 0059 0070 041 0059 0084	72.62	Lakeside Terrace CR	Lakeside Meadows Community Cor	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails
027 0033 0001 027 0033 0002 027 0040 0000	24.91	Leland Road CR	Der Harry W & Ling T Venooker Sharlene Peloquin Trust, Bernard Udt	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space
013 0018 0004 013 0018 0006 013 0018 0007 013 0018 0008 013 0018 0009	69.26	Little Bear Hill Estates CR	Pfister Nominee Trust Foley Sean Christopher Spound William L. Graczyk Paul T Wang Yang	CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails CR Open Space, Hiking Trails

Parcel ID	Acres	Site	Owner	Activity / Uses
013 0018 0010		Little Bear Hill Estates CR (con't)	Fuller Alexander S	CR Open Space, Hiking Trails
013 0018 0012			Kropp Jason & Molly	CR Open Space, Hiking Trails
013 0018 0013			Sanders Marianne M	CR Open Space, Hiking Trails
013 0018 0014			Lavine Daniel	CR Open Space, Hiking Trails
013 0018 0015			Pawlewicz Walter T	CR Open Space, Hiking Trails
013 0018 0016			Faretra, Guy V Realty Trust	CR Open Space, Hiking Trails
013 0018 0017			Laste Nancy J	CR Open Space, Hiking Trails
013 0018 0023			Weisenbloom Michael A	CR Open Space, Hiking Trails
013 0018 0024			Davighi Noelle	CR Open Space, Hiking Trails
013 0018 0025			Van Houtte Erick	CR Open Space, Hiking Trails
013 0018 0026			Jenkins James M.	CR Open Space, Hiking Trails
013 0018 0034			Lewis Family Rev Trust	CR Open Space, Hiking Trails
013 0018 0035			Athanasious Invest Trust	CR Open Space, Hiking Trails
013 0018 0052			Little Bear Hill Corporation	CR Open Space, Hiking Trails
013 0018 0053			Bakken David	CR Open Space, Hiking Trails
035 0002 0008	3.00	Meadowbrook Farm CR	Uncle Gf Baba Family Irrevocable Trust - 2021	CR Open Space
002 0012 0000	4.34	Nagog CR	Laurino Omar	CR Open Space
002 0012 0002			Boylen Kevin	CR Open Space
015 0006 0000	50.47	Nashoba Farms	Nashoba Farm Trust	CR Open Space, Hiking Trails
015 0020 0000			Nashoba Farm Trust	CR Open Space, Hiking Trails
018 0121 0001	23.06	O'Brien Farm CR	McColough, Charles H, Trust	Multi-Use, Chapter 61A
021 0106 0010	24.23	Orchard Hill CR	Orchard Hill Trust	CR Open Space, Hiking Trails
021 0109 0001			Orchard Hill Trust	CR Open Space, Hiking Trails
022 0003 0005			Orchard Hill Trust	CR Open Space, Hiking Trails
022 0003 0006			Orchard Hill Trust	CR Open Space, Hiking Trails
022 0006 0002			Orchard Hill Trust	CR Open Space, Hiking Trails
021 0095 0000	51.90	Salt Box Farm CR	Collins 2017 Trust Udt	Multi-Use, Chapter 61A
021 0105 0000			Collins 2017 Trust Udt	Productive Woodland - Christmas trees, woodlots
013 0033 0005	8.04	Shannon Circle CR	Timberstone Trust	CR Open Space, Hiking Trails

Parcel ID	Acres	Site	Owner	Activity / Uses
013 0033 0015 013 0033 0019			Timberstone Trust Timberstone Trust	CR Open Space, Hiking Trails CR Open Space, Hiking Trails
035 0051 0002 035 0051 0006	1.40	Sherwood Forest Estates Sherwood Forest Estates	Windmere Trust Windmere Trust	CR Open Space CR Open Space
035 0059 0000	5.94	Sherwood Forest Estates CR	Windmere Trust	CR Open Space, Hiking Trails
044 0040 0000 045 0041 0001	13.22	Summer Village CR Summer Village CR	Silva Darren M Summer Village Condo Assoc.	CR Open Space, Hiking Trails CR Open Space, Hiking Trails
007 0068 0002 007 0115 0019 013 0070 0009	8.60	Sweetsers Place CR	Sweetser Place Trust Sweetser Place Trust Sweetser Place Trust	CR Open Space CR Open Space CR Open Space
046 0017 0011	4.33	Sweetwood Place CR	Sweetwood Place Trust	CR Open Space
044 0011 0002 044 0011 0003 044 0011 0004 044 0011 0007	13.90	Tenney Hills CR	Tenney Hills Trust Mark H White Trustee Tenney Hills Trust Mark H White Trustee Tenney Hills Trust Mark H White Trustee Tenney Hills Trust	CR Open Space CR Open Space CR Open Space CR Open Space, Hiking Trails
040 0034 0002	12.86	Tenney Road CR	Liner Living Trust	CR Open Space
032 0024 0002 032 0024 0009	6.89	Treat Estates	Barn Lane Trust Barn Lane Trust	CR Open Space CR Open Space
012 0130 0011	7.07	Wayside Crossing CR	Wayside Crossing Trust	CR Open Space, Hiking Trails
041 0043 0002	2.95	Weetamoo II CR	McPartland Kenneth J	CR Open Space
041 0046 0001	4.08	Weetamoo III CR	Weetamoo Estates, Inc	CR Open Space
029 0022 0000	18.51	West Meadows	Meadows Trust	CR Open Space
015 0151 0007	33.46	Westford Manor CR	Westford Manor Trust	CR Open Space, Hiking Trails
022 0117 0003	29.14	Windemere II - Drew Crossing CR	Windemere II Trust	CR Open Space, Hiking Trails
002 0020 0000 002 0021 0000	25.55	Woodlands At Laurel Hill CR	Avalonbay Communities Inc Avalonbay Communities Inc	CR Open Space, Hiking Trails CR Open Space
012 0117 0000	4.86	Macdonald Family Trust CR	Macdonald Family Trust	Field Crops - hay, wheat, etc.
1,128.76		Total Acreage in CR		

Table 6: Parcels protected by an APR

Parcel ID	Acres	Site	Owner	Activity / Uses
022 0039 0000	31.00	Reid Vinson C APR	Psaledakis, Susan	Commercial orchard, Farm stand
022 0115 0000	6.97	Bohne APR	Kennedy, Robert	Commercial livestock
	37.97	Total Acreage in APRs		

Parcels under Chapter 61, 61A, or 61B

M.G.L. c. 61, also known as the Forestland Taxation Act, is a program that provides property tax reductions to landowners who commit to keeping their land undeveloped and managing it for

forest products. The program is designed to help landowners realize the value of their land's current use. Approximately 405 acres of private land is classified as forest land according to the Westford Assessor's records in Chapter 61 program. The table below details those parcels within Chapter 61:

Table 7: Parcels protected under Chapter 61

Parcel ID	Acres	Site	Owner	Activity / Uses
006 0036 0000	2.66	0 Texas Rd	Scanlan, Gerard F, Living Tr	All land designated under Chapter 61
006 0037 0000	35.30	22 Texas Rd	Scanlan, Gerard F, Living Tr	Multi-Use, Chapter 61A, Chapter 61
006 0038 0000	14.20	0 Texas Rd	Scanlan, Gerard F, Living Tr	All land designated under Chapter 61
029 0016 0000	183.48	80 West St	Westford Sportsmens Club, Inc.	Multi-Use, Chapter 61B, Riflery, hunting, Fishing, Archery,
031 0032 0000	39.10	19 Cold Spring Rd	Witford Wendy L	All land designated under Chapter 61
038 0029 0000	19.47	128 Lowell Rd	Stony Brook Fish & Game Assoc	Multi-Use, Chapter 61B, Riflery
040 0004 0000	67.00	16 Wing Rd	Zwicker, Dorice, Estate Of	Multi-Use, Chapter 61
047 0023 0000	42.25	125 Tyngsboro Rd	Merrill, Russell, W. Rev. Tr	All land designated under Chapter 61
047 0044 0002	1.34	0 Vineyard Rd	Merrill, Russell, W. Rev. Tr	All land designated under Chapter 61
	404.80	Total Acreage in Ch. 61		

In order to qualify for and retain classification as agricultural or horticultural land under Massachusetts General Laws Chapter 61A, property must consist of five (5) plus contiguous acres of

land, under the same ownership, actively devoted to agricultural or horticultural uses. Properties enrolled in Chapter 61A are taxed based on the current use of the property (i.e., the

productive potential of the land for growing agricultural products), instead of the fair market or development value. Approximately 586 acres of private land is classified as

agricultural land according to the Westford Assessor's records in Chapter 61A program. The table below details those parcels within Chapter 61A:

Table 8: Parcels protected under Chapter 61A

Parcel ID	Acres	Site	Owner	Activity / Uses
005 0002 0000	8.05	89 Powers Rd	Adjacent Land Co., LLC	Accessory to skiing, tubing
005 0007 0000	39.55	0 Powers Rd	Fletcher Adjacent Land, LLC	Accessory to skiing, tubing
005 0111 0007	24.00	84 Powers Rd	Jarp, LLC	Multi-Use, Chapter 61A, Equestrian
006 0037 0000	35.30	22 Texas Rd	Scanlan, Gerard F, Living Tr	Multi-Use, Chapter 61A, Chapter 61
010 0013 0000	55.16	403 Littleton Rd	Jack & Clara Farmstead, LLC	Multi-Use, Chapter 61A, Seasonal family recreation, mini-golf, zip line, pony rides, food service
012 0025 0003	4.75	0 Concord Rd	Gormley Lawrence Alexandre	Field Crops - hay, wheat, etc.
012 0025 0004	2.76	0 Concord Rd	Gormley Lawrence Alexadre	Field Crops - hay, wheat, etc.
012 0116 0000	8.49	0 Concord Rd	Macdonald Family Trust	Field Crops - hay, wheat, etc.
012 0118 0000	7.02	0 Concord Rd	Macdonald Family Trust	Field Crops - hay, wheat t, etc.
012 0119 0002	1.38	0 Concord Rd	Macdonald Family Trust	Field Crops - hay, wheat, etc.
013 0036 0001	61.49	14 Greenwood Rd	Greenwood Carlton & Catherine	Multi-Use, Chapter 61A
018 0065 0000	13.92	0 Old Lowell Rd	Velantzas, James A Living Trust	Multi-Use, Chapter 61A
018 0070 0000	20.77	75 Old Lowell Rd	Velantzas, James A Living Trust	Multi-Use, Chapter 61A
018 0071 0000	3.52	31 Greenwood Rd	Greenwood Carlton & Catherine	Multi-Use, Chapter 61A
018 0072 0000	6.27	9 Greenwood Rd	Robbins Bonnie Mary	Multi-Use, Chapter 61A
018 0073 0000	4.68	5 Greenwood Rd	Robbins Bonnie Mary	Multi-Use, Chapter 61A
018 0074 0000	3.21	3 Greenwood Rd	Greenwood Carlton A & Catherine	Multi-Use, Chapter 61A
018 0075 0000	6.28	1 Greenwood Rd	Greenwood Carlton A & Catherine	Multi-Use, Chapter 61A
018 0077 0000	22.67	0 Old Lowell Rd	Velantzas, James A Living Trust	Multi-Use, Chapter 61A
018 0120 0000	14.07	0 Vose Rd	Velantzas, James A Living Trust	Necessary related Land - farm roads, ponds, land under farm buildings
018 0122 0000	1.26	0 Lot 2 Vose Rd	Velantzas, James A Living Trust	Field Crops - hay, wheat, etc.
018 0122 0000	21.45	72 Old Lowell Rd	Velantzas, James A Living Trust	Multi-Use, Chapter 61A
022 0051 0000	12.88	104 Providence Rd	Doherty Realty Trust	Multi-Use, Chapter 61A
032 0023 0000	28.40	46 Lowell Rd	Adams David C	Multi-Use, Chapter 61A

Parcel ID	Acres	Site	Owner	Activity / Uses
035 0002 0005	9.00	6 Gould Rd	Meadowbrook Holdings LLC	Multi-Use, Chapter 61A
035 0004 0003	12.00	5 -5A Gould Rd	Meadowbrook Holdings LLC	Multi-Use, Chapter 61A
041 0051 0000	145.80	18 Tyngsboro Rd	Tzikopoulos John	Multi-Use, Chapter 61A
045 0101 0000	5.96	43 Tyngsboro Rd	Tzikopoulos John	Productive Woodland - Christmas trees, woodlots
045 0101 0001	6.11	35 Tyngsboro Rd	Tzikopoulos John	Productive Woodland - Christmas trees, woodlots
Total Acreage	586.20			

Private recreation land includes nonprofit organizations that own and maintain outdoor active recreation facilities. Chapter 61B recreation land classification program is designed to encourage the preservation of the Commonwealth's open space and promote recreational land use. It offers significant property tax benefits to owners willing to make use of outdoor activities. To qualify the property must meet the following criteria:

- Be at least five contiguous acres under the same ownership;
- Be used for certain recreational purposes, such as hiking, camping, boating, or hunting;

- Be open to the public or members of a non-profit organization; and
- Be maintained in a natural, wild, or open condition, or landscaped to preserve wildlife and natural resources.

Approximately 680 acres of private land is classified as private recreational land according to the Westford Assessor's records in Chapter 61B program. The table below details those parcels within Chapter 61B:

Table 10: Parcels protected under Chapter 61B

Parcel ID	Acres	Site	Owner	Activity / Uses
002 0029 0000	45.13	0 Texas Rd	Kennedy Livestock Corp	Multi-Use, Chapter 61B, Golf
003 0003 0000	139.50	15 Old Rd	Little Diamond Island LLC	Multi-Use, Chapter 61B, Golf
005 0003 0000	43.70	79 Powers Rd	Pam F Inc	Multi-Use, Chapter 61B, Skiing, tubing
005 0004 0000	30.00	79 Powers Rd	Pam F Inc	Multi-Use, Chapter 61B, Skiing, tubing
005 0005 0000	11.12	79 B Littleton Rd	Adjacent Land Co., LLC	Alpine Skiing - areas for "downhill" skiing
005 0006 0000	20.90	0 Robbins Rd	Adjacent Land Co., LLC	Alpine Skiing - areas for "downhill" skiing
005 0007 0001	23.57	0 Powers Rd	Pam F Inc	Multi-Use, Chapter 61B, Skiing, tubing

Parcel ID	Acres	Site	Owner	Activity / Uses
005 0008 0000	5.00	0 Powers Rd	Pam F Inc	Multi-Use, Chapter 61B, Skiing, tubing
005 0009 0000	6.89	79 A Powers Rd	Pam F Inc	Multi-Use, Chapter 61B, Skiing, tubing
009 0001 0000	5.00	98 Beaver Brook Rd	Littleton Sportsmans Club Inc	Target Shooting - areas for target shooting such as archery, skeet or approved firearms
010 0001 0000	136.91	400 Littleton Rd	Jack & Clara Farmstead, LLC	Multi-Use, Chapter 61B, Seasonal family recreation, mini-golf, zip line, pony rides, food service
014 0034 0008	13.47	0 True Bean Way	Beaver Brook Trust	CR Open Space
014 0034 0017	11.55	0 Butterfield Ln	Beaver Brook Trust	CR Open Space
015 0002 0021	5.44	0 Humiston Cir	Beaver Brook Trust	CR Open Space
015 0002 0024	6.91	0 Butterfield Ln	Beaver Brook Trust	CR Open Space
015 0002 0029	14.66	0 Butterfield Ln	Beaver Brook Trust	CR Open Space
024 0003 0000	60.92	0 Village View Rd	Village View Trust	CR Open Space, Hiking Trails
029 0016 0000	183.48	80 West St	Westford Sportsmens Club, Inc.	Multi-Use, Chapter 61B, Riflery, hunting, Fishing, Archery,
029 0071 0000	9.70	17 Cowdry Hill Rd	Karkota, Jr Frank P	Multi-Use, Chapter 61B
029 0072 0000	7.40	9 Cowdry Hill Rd	Karkota Dennis	Multi-Use, Chapter 61B
029 0083 0000	13.00	8 Cowdry Hill Rd	Zen Terry Q	Multi-Use, Chapter 61B
034 0030 0000	22.00	41 Groton Rd	Karkota Doris R	Nature Study - areas specifically for nature study or observation
038 0029 0000	19.47	128 Lowell Rd	Stony Brook Fish & Game Assoc	Multi-Use, Chapter 61B, Riflery
042 0009 0000	29.79	47 Oak Hill Rd	Nabnasset Lake Country Club	Multi-Use, Chapter 61B, Golf
056 0006 0000	4.70	0 Village View Rd	Village View Trust	CR Open Space, Hiking Trails
056 0020 0000	0.26	0 Village View Rd	Village View Trust	CR Open Space, Hiking Trails
056 0053 0000	4.64	0 Village View Rd	Village View Trust	CR Open Space, Hiking Trails
060 0019 0000	13.20	0 Village View Rd	Village View Trust	CR Open Space, Hiking Trails
074 0181 0000	6.18	0 Oak Hill Rd	Nabnasset Lake Country Club	Golfing - areas of land arranged as a golf course
078 0067 0000	9.49	0 Oak Hill Rd	Nabnasset Lake Country Club	Golfing - areas of land arranged as a golf course

Parcel ID	Acres	Site	Owner	Activity / Uses
Total Acreage	680.88			

Parcels Under Estates, Major Institutional Holdings, Corporate Holdings

Parcels under estates, major institutional, and corporate ownership account for approximately 656 acres of land in Westford and represent a substantial component of the town's privately held open space resources. The vast majority of this acreage consists of the expansive MIT Observatory Land, owned by Massachusetts Institute of Technology, which comprises numerous contiguous parcels totaling well over 600 acres. These lands are largely maintained as open space and support hiking

trails, providing significant ecological value and informal public recreation opportunities while remaining under institutional ownership. Additional holdings include the Saint Catherine of Alexandria Cemetery, owned by the Roman Catholic Archdiocese of Boston, which offers cemetery grounds and limited trail access, as well as a small parcel owned by Massachusetts Electric Company that provides hiking trail access. Collectively, these institutional and corporate properties contribute to landscape-scale conservation, habitat continuity, and passive recreation in Westford, though their long-term protection status depends on the intentions and stewardship policies of the respective landowners.

Table 9: Parcels Under Estates, Major Institutional Holdings and/or Corporate Holdings Ownership

Parcel ID	Acres	Site	Owner	Activity / Uses
025 0019 0000	15.92	Saint Catherine of Alexandria Cemetery	Roman Catholic Archdiocese	Cemetery, T
034 0001 0000	13.00	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0004 0000	18.39	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0010 0000	17.80	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0011 0000	65.00	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0012 0000	0.74	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0013 0000	56.00	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0016 0000	10.00	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0017 0000	2.24	MIT Observatory Land	Mass Institute of Technology	OS
034 0018 0000	23.08	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0019 0000	16.99	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0020 0000	25.00	MIT Observatory Land	Mass Institute of Technology	OS, T
034 0021 0000	36.35	MIT Observatory Land	Mass Institute of Technology	OS

Parcel ID	Acres	Site	Owner	Activity / Uses
035 0003 0000	132.50	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0002 0000	22.38	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0003 0000	24.10	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0004 0000	15.00	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0005 0000	30.00	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0006 0000	30.00	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0007 0000	27.27	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0008 0000	9.70	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0009 0000	4.00	MIT Observatory Land	Mass Institute of Technology	OS, T
039 0010 0000	34.13	MIT Observatory Land	Mass Institute of Technology	OS, T
040 0002 0000	65.00	MIT Observatory Land	Mass Institute of Technology	OS, T
041 0002 0010	0.45	Lakeside Meadows, Parcel Z	Mass Electric Co	T
Total	695.04			

Privately Owned Recreation Parcels

Westford contains approximately 49 acres of additional unprotected private recreation land, consisting of a mix of outdoor and indoor recreational facilities that contribute to the community's recreational offerings but are not permanently protected for open space purposes. The largest of these properties is Bobby's Ranch, owned by the Robert A. Haigh Trust of 2018, encompassing roughly 22 acres and supporting horseback riding activities. The Middlesex County 4-H

Fairgrounds, operated by Middlesex County 4-H Fair, Inc., includes approximately 27 acres and hosts seasonal agricultural fairs and community events. Additional privately owned indoor recreation facilities, including Goldfish Swim School, Westfit, and MillWorks, offer swimming, tennis, fitness, and other multi-use indoor activities. While these properties enhance recreational diversity and community programming, they remain privately owned and unprotected, meaning their long-term availability for recreation is subject to market conditions and ownership decisions rather than permanent conservation restrictions.

Table 10: Private Recreation Land

Parcel ID	Acres	Site	Owner	Activity / Uses
002 0009 0000 002 0010 0000	22.16	Bobby's Ranch	Robert A Haigh Trust of 2018	HR
017 0078 0000	Indoor	Goldfish Swim School	VMD Westford Industrial LLC	Swim Facility
018 0061 0000	27.00	4-H Middlesex County Fair	Middlesex County 4-H Fair Inc	Seasonal events

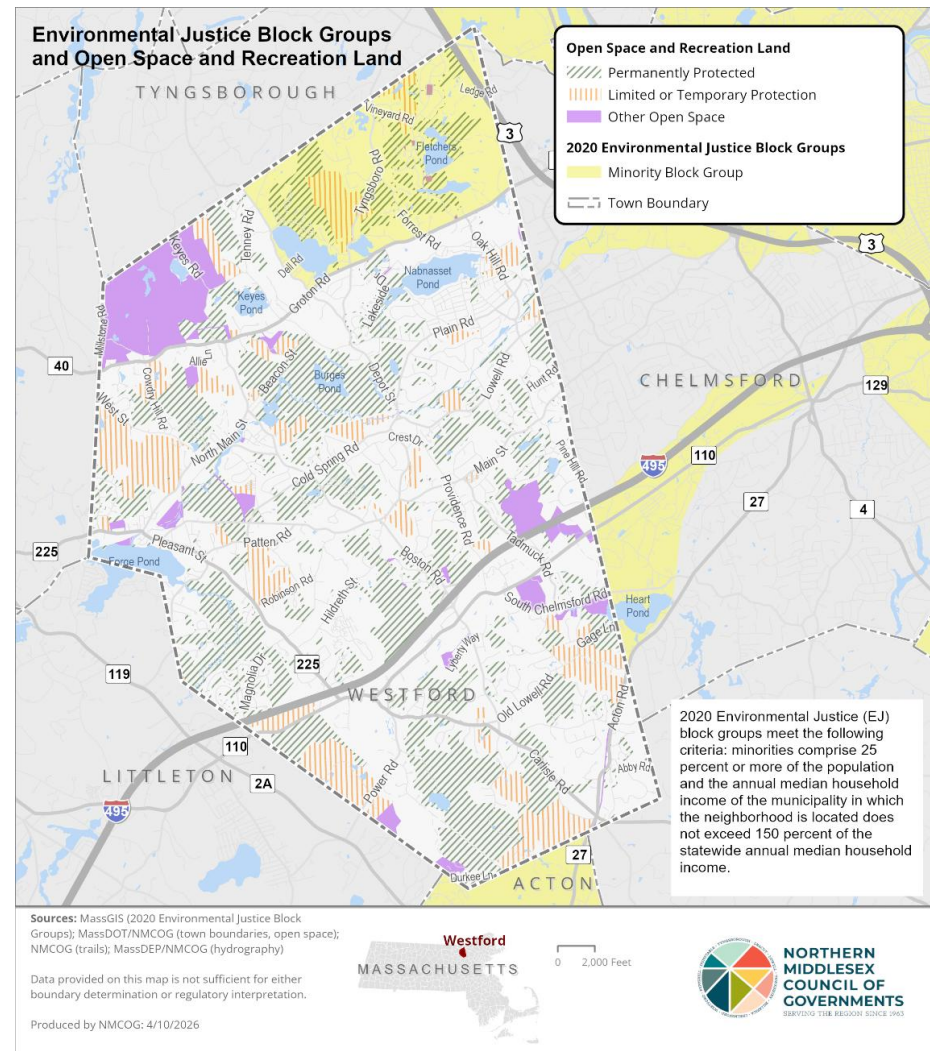
Parcel ID	Acres	Site	Owner	Activity / Uses
023 0049 0000	Indoor	Westfit	Shyjan, Michael & Joan M Revoc	Indoor Swim & Tennis Facility
053 0015 0000	Indoor	MillWorks	Yule Development	Multi-Use, Indoor Recreation
49.16		Total Private Recreation Acres		

Parks and Open Space Equity

Map 8 - OSRP Environmental Justice Areas shows the distribution of open space and recreation land in relation to EJ minority block groups. Open space is categorized as permanently protected, limited, temporarily protected, or unprotected land. Permanently protected land is the predominant type and is distributed throughout Westford. Limited or temporarily protected parcels occur in smaller clusters in the central-western portion of town, while unprotected open space is limited and located primarily along the western edge and near Power Road.

Westford contains one EJ minority block group in the northeastern portion of town, east of Dunstable Road and north of Groton Road. Open space within and surrounding this area reflects the broader townwide pattern, with a substantial amount of permanently protected land.

Recreation resources in this area are largely oriented toward passive use, including access to conservation lands and Nabbasset Lake, with additional amenities available at Edwards Beach. The overall distribution of open space and recreation land is consistent across the community.



Map 8 - OSRP Environmental Justice Areas

Westford Open Space and Recreation Lands



SECTION 6: ANALYSIS OF NEEDS

The analysis of needs evaluates the gap between Westford's existing open space and recreation resources and the priorities identified through the public engagement process, inventory analysis, and planning discussions conducted during development of this Open Space and Recreation Plan. Public feedback from surveys, community meetings, youth engagement activities, and stakeholder interviews revealed strong community support for protecting natural resources, maintaining existing recreation facilities, improving access and connectivity, and expanding opportunities for inclusive and informal recreation. This section summarizes the Town's key needs related to natural resource protection, outdoor recreation opportunities, and management and stewardship of open space and recreation assets.

6.A: Summary of Natural Resource Protection Needs

Westford's forests, wetlands, waterways, agricultural lands, and wildlife habitat form an interconnected natural landscape that is central to the Town's environmental health, climate resilience, and community character. The community consistently emphasized the importance of protecting these resources through land conservation, responsible stewardship, and long-term planning.

The Town already maintains an extensive network of conservation lands; however, significant areas of undeveloped land remain vulnerable to development or are protected only through temporary mechanisms such as Chapter 61, 61A, and 61B programs. These lands may represent important opportunities for future protection, particularly where they contribute to wildlife habitat connectivity, watershed protection, or preservation of agricultural landscapes. Maintaining large,

contiguous blocks of forest and habitat is particularly important for supporting biodiversity and ecological resilience.

Public input highlighted widespread support for protecting forests, wetlands, water resources, and agricultural lands. Many expressed a desire to preserve the character of Westford and to maintain green buffers that define the edges of neighborhoods and villages. Community members also emphasized the importance of protecting the Town's water resources and watersheds, recognizing their role in the drinking water supply, ecological health, and climate resilience.

Another priority identified through the planning process is strengthening stewardship of existing conservation lands. Many properties are used for passive recreation such as walking, hiking, and nature observation, but some areas require improved trail maintenance, invasive species management, and ecological monitoring. The OSR Committee members and the broader community expressed interest in developing or updating land management plans to guide stewardship activities and ensure that conservation lands continue to support both ecological protection and appropriate public use.

Agricultural lands are also an important component of Westford's landscape and heritage. Participants in the public engagement process expressed support for maintaining working farms and community agriculture opportunities. Protecting farmland, expanding agricultural leases, and ensuring no net loss of agricultural land were identified as key priorities for sustaining the Town's agricultural resources.

At the same time, future conservation efforts must consider long-term municipal needs. When evaluating opportunities for land protection, the Town must balance conservation priorities with fiscal considerations, maintenance responsibilities, and potential

constraints on future municipal projects or infrastructure improvements.

6.B: Summary of Community's Outdoor Recreation Needs

Westford places a high value on outdoor recreation and regularly uses the Town's parks, trails, conservation lands, and recreation facilities. Public feedback from surveys, community meetings, youth engagement activities, and staff interviews indicates that the Town's primary recreation need is not necessarily the expansion of new facilities, but rather the maintenance, improvement, and strategic reinvestment in existing recreation assets. These findings are consistent with the priorities identified in the Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP), which emphasize maintaining existing recreation infrastructure, improving equitable access to outdoor recreation, and strengthening connections between people and natural landscapes.

Westford maintains a diverse range of recreation resources, including athletic fields, courts, playgrounds, trails, and waterfront areas. However, maintenance concerns affect facilities, including field conditions, drainage, trail upkeep, trash management, restrooms, and parking areas. Staff interviews confirmed that limited staffing and funding can lead to reactive maintenance rather than proactive facility management. As a result, a key need for Westford is the establishment of a long-term capital reinvestment strategy for recreation infrastructure, including athletic fields, courts, playgrounds, beaches, and trail facilities.

In addition to maintaining existing assets, there is a strong interest in expanding opportunities for informal and unprogrammed recreation. Youth engagement activities revealed that many teens feel there are limited welcoming outdoor spaces for social gathering outside of organized sports. Similarly, seniors

and families expressed interest in accessible walking routes, seating areas, shaded spaces, and other amenities that support casual recreation and community interaction. These preferences align with SCORP findings that people increasingly value recreation activities that support health, wellness, and everyday outdoor access, such as walking, nature observation, trail use, and informal recreation in parks and open spaces.

Accessibility and inclusivity also emerged as key recreation needs, emphasizing the importance of improving ADA accessibility at parks, trails, and waterfront areas, including accessible pathways, seating, shade structures, and improved entry points to recreational spaces. Addressing physical accessibility barriers will help ensure that Westford's open space and recreation resources can be enjoyed by all ages and abilities.

Another theme identified through the public engagement process is the need for recreation opportunities to support year-round community activity. Interest in exploring indoor or hybrid recreation spaces that could accommodate community events, sports, and recreational programming during colder months. While development of new indoor recreation facilities requires careful evaluation of cost and operational considerations, community feedback indicates that expanded year-round recreation opportunities remain an important long-term interest.

When the National Recreation and Park Association (NRPA) standards were compared with the get inventory of recreational facilities in 2015 as part of the Recreation Master Plan, several gaps in athletic infrastructure were identified. Based on the recommended service levels for municipal recreation amenities, the Town was found to be deficient in several facility types, including softball fields, football fields, tennis courts, volleyball courts, and an indoor swimming pool. These deficiencies suggested that the existing supply of these facilities did not fully meet the recreational needs of the community at that time and

highlighted areas where additional investment or facility expansion could help address demand.

The SCORP also highlights the growing importance of equitable access to outdoor recreation, including ensuring that people from all backgrounds can access parks, trails, and recreation opportunities close to where they live. Improving accessibility, maintaining high-quality facilities, and expanding informal recreation spaces can help Westford meet these statewide priorities while supporting local recreation needs.

Overall, the analysis indicates that Westford's recreation priorities for the coming decade should focus on maintaining and upgrading existing recreation infrastructure, improving accessibility and inclusive design, expanding informal recreation opportunities, and strengthening connections between the community and the Town's open space and recreation network. These priorities align closely with both community input and statewide recreation planning trends identified through the Massachusetts SCORP.

6.C: Management and Stewardship Needs

Effective management of Westford's open space and recreation system requires coordination among multiple Town departments, boards, and community organizations. The Conservation Commission, Recreation Department, Department of Public Works, and various volunteer groups all play important roles in maintaining open space and recreation assets.

Interviews with Town staff and feedback from the planning process highlighted the need for improved coordination and long-term planning related to recreation infrastructure and conservation land management. Establishing a more systematic approach to asset management, including facility condition

tracking and lifecycle planning, would help the Town prioritize investments and allocate resources more effectively.

Developing a long-term capital planning framework for recreation facilities was identified as a particularly important need. Such a framework could include a ten-year replacement or reinvestment schedule for fields, courts, playgrounds, beaches, and supporting infrastructure. Prioritizing reinvestment based on facility condition, safety considerations, and usage patterns would help ensure recreational assets remain safe and functional over time.

Another management need identified through the planning process is improving communication and public awareness of Westford's open space and recreation resources. Members of the community reported being unaware of nearby conservation lands or trails until they were shown maps at public meetings. Improved signage, trail maps, and online information would help people discover and better utilize the Town's open space system.

Partnerships with local organizations, including land trusts, schools, and community groups, will also play an important role in supporting stewardship and programming. Expanding volunteer stewardship programs and educational initiatives can help build community engagement while supporting maintenance and conservation efforts.

6.D: Climate Resilience and Environmental Stewardship Needs

Westford's open space system also plays a critical role in supporting climate resilience and environmental sustainability. The community expressed strong support for integrating climate-responsive practices into open space and recreation planning.

Key priorities identified through the planning process include protecting tree canopy, expanding shaded areas in parks, improving stormwater management, and protecting water

resources. Nature-based solutions such as tree planting and green infrastructure can help reduce flooding, mitigate heat impacts, and improve ecological health while enhancing recreation spaces.

6.E: Connectivity and Access Needs

Although Westford has a strong network of conservation lands and recreational facilities, some have difficulty accessing them safely without driving. Survey responses and public meetings highlighted gaps in sidewalks, trail connections, and safe crossing locations that limits the ability to walk or bike to parks and conservation areas.

The community expressed strong support for expanding trail connectivity and improving pedestrian and bicycle infrastructure that links neighborhoods, schools, parks, and village centers. The Bruce Freeman Rail Trail is a heavily used regional asset, and community members emphasized the importance of connecting local trail networks and conservation areas to this facility.

Youth engagement efforts also revealed that many students are unable to reach recreation areas safely without a car due to dangerous road conditions or missing sidewalks. Improving connections near schools and residential neighborhoods was identified as an important priority for expanding recreation access and encouraging active transportation.

Strengthening connections between trails and roadways is also important. Many trailheads lack clear access points, signage, or safe crossings. Improving trail-to-street integration, installing wayfinding signage, and addressing safety concerns at trail crossings would make Westford's trail network easier to navigate and more accessible.

At the same time, connectivity improvements must be balanced with the Town's character and environmental considerations. Trail development and infrastructure improvements should be designed to minimize ecological impacts while improving safe access to open space and recreation resources.

6.F: Analysis of Needs Conclusions

This analysis indicates Westford's primary priorities for the next decade include protecting critical natural resources, strengthening stewardship of conservation lands, maintaining and reinvesting in existing recreation facilities, improving accessibility and connectivity, and expanding opportunities for inclusive and informal recreation. While Westford benefits from a strong foundation of open space and recreation resources, continued investment and strategic planning will be necessary to ensure that these assets remain accessible, well-maintained, and resilient in the face of changing community needs and environmental conditions.

SECTION 7: ACTION PLAN

This section identifies Westford's most important open space and recreation priorities for the next decade and outlines a focused implementation strategy. The action plan is based on an extensive community engagement process, stakeholder interviews, survey results, and analysis of environmental, recreational, and demographic needs. Recognizing the town's limited staff and volunteer capacity, the plan prioritizes realistic, high-impact actions that can be completed within the first half of the planning period

Prioritization Framework

To guide implementation, each action is classified by timeframe and priority tier:

- Short-term: Years 1–3
- Mid-term: Years 4–6
- Long-term: Years 7–10
- Ongoing: Continuous or recurring efforts

Priority Tiers:

- High: Foundational, urgent, or widely supported
- Medium: Important but dependent on coordination or future capacity
- Low: Long-term or exploratory actions

Implementation Strategy

Each action includes responsible parties and potential funding sources. Many actions rely on local committees and volunteer

boards. In contrast, others can be supported by state grant programs such as the Community Preservation Act (CPA), MassTrails, Massachusetts Farmland Action Plan, Municipal Vulnerability Preparedness (MVP), or the One Stop for Growth and the EcoOneStop program. Where applicable, regional planning support from NMCOG, utilizing District Local Technical Assistance (DLTA) funds or partnerships with nonprofit organizations, can help reduce the implementation burden.

The actions align with long-term community goals and ensure the OSRP remains a flexible, forward-looking document.

Measuring Progress

The Open Space and Recreation Plan is administered by the Planning Department through the Conservation Planner, with implementation led by the Open Space and Recreation Committee. The Committee, composed of staff and representatives from several Town boards and committees, will coordinate across departments and track progress on key indicators, including:

- Number of actions completed
- Grant funding secured
- Accessibility improvements implemented
- Trail access points improved
- Participation in recreation programs

Tracking metrics will help maintain momentum, strengthen future grant applications, and ensure that the plan continues to respond to the evolving needs of the Westford community.

Ten-Year Action Plan Summary

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
Goal 1: Protect and Strengthen Westford's Natural Landscape Protect and steward Westford's forests, wetlands, waterways, wildlife habitat connectivity, and agricultural lands to maintain the town's natural landscapes, ecological health, and long-term climate resilience, while supporting responsible use and public understanding of these resources.					
1.1	Increase permanent protection of vulnerable open space: 1. Identify high-priority limited-protection and no protection parcels 2. Pursue CPA, CRs, and partnerships for permanent protection 3. Track Chapter 61/61A/61B lands at risk of conversion. 4. Evaluate fiscal impacts and implementation complexity when pursuing permanent protection (e.g., future municipal project constraints, permitting, maintenance access).	Conservation Commission, Planning Board	Ongoing	CPA, DLTA	Med.
1.2	Improve conservation land stewardship. 1. Develop or update land management plans. - o Incorporate invasive species prevention and management strategies into land management plans (Town-owned protected lands), including prioritization criteria, permitting considerations, and partner roles (e.g., Land Trust volunteers where feasible). - o Periodic review of privately-owned, conservation-restricted (CR) lands to confirm compliance with their requirements 2. Prioritize ecological connectivity in acquisitions	Conservation Commission	Ongoing	CPA, PARC	Med.
1.3	Support agricultural land viability. 1. Maintain and expand agricultural leases	Conservation Commission,	Ongoing		High

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
	2. Ensure no net loss of agricultural/ farmland	Agriculture Commission, Select Board			
1.4	Improve and maintain Town owned properties for open space and passive recreation uses. 1. Develop and maintain a list of improvements for Town open space lands (footbridges and boardwalks, trailhead markers and kiosks, benches, signage identifying parcel name and ownership, accessible parking)	Conservation Commission, Select Board,	Short	CPA	Med.
Goal 2: Maintain and Improve Existing Recreation and Open Space Assets Prioritize the care, maintenance, and strategic reinvestment of Westford's existing parks, trails, fields, and recreation facilities to ensure they remain safe, functional, and welcoming.					
2.1	Implement lifecycle-based capital planning. 1. Develop 10-year field and facility replacement schedule.	ADA Coordinator, Recreation Commission, Conservation Commission, Select Board	Short		Med./High
	2. Develop and maintain a prioritized facility reinvestment list across Town recreation assets (fields, courts, beaches/waterfronts, playgrounds, trail bridges/footbridges where applicable), informed by condition, usage, safety, and equity.	Recreation Department, Recreation Commission,	Mid		Med/High

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
		Conservation Commission			
2.2	Improve proactive maintenance capacity. 1. Evaluate and stabilize seasonal staffing capacity for maintenance (target staffing levels; identify contingency approaches if appropriations are reduced) model 2. Identify long-term funding mechanisms	ADA Coordinator, Recreation Commission, Conservation Commission, Select Board	Ongoing		Low
	3. Work with the Town's Asset Management tracking system to expand/standardize use of existing asset management tracking system across relevant departments.	Recreation Department, DPW, Conservation Planner	Mid		Med
Goal 3: Expand Equitable Access to Recreation and Open Space Improve access to open space and recreation opportunities for all ages and abilities by addressing physical barriers, improving accessibility, and offering a wider range of informal and unprogrammed spaces, particularly for youth, teens, seniors, and people with disabilities.					
3.1	Reduce affordability barriers 1. Continue Park & Recreation Commission review of fee structure to support affordability and access, including	Recreation Commission	Ongoing		Med.

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
	scholarships/sponsorships and sliding-scale options where feasible. 2. Explore scholarship fund structure 3. Evaluate sliding-scale or community event sponsorship 4. Partner with foundations for recurring support				
3.2	Improve physical accessibility 1. Compile and append key findings from existing ADA assessments (buildings + recreation spaces) and translate top recommendations into the action plan/CIP. 2. Implement priority recommendations from existing ADA assessments for recreation spaces and facilities; integrate into CIP. 3. Add benches, shade, accessible routes 4. Gauge community demand for adaptive recreation equipment 5. Engage Scouts or NVTHS for assistance with implementing actions under this objective. 6. Identify and implement ADA improvements to Community Garden	Recreation Commission, ADA Coordinator, Commission on Disability	Short	CPA	high
3.3	Address youth and middle school gaps 1. Explore non-structured teen gathering spaces 2. Assess feasibility of after-school transportation model	School Dept., Rec. Dept., PTBC & Library Dept.,	Mid		Low
	3. Coordinate with Library project to ensure outdoor gathering space includes shade, seating, and safe, welcoming design for youth.	Rec. Dept. Library Dept.,	Short		Med
Goal 4: Strengthen Trails, Connectivity, and Safe Multimodal Routes					

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
Enhance trail connections, sidewalks, and other safe, multimodal routes that link neighborhoods, schools, parks, conservation areas, and community destinations, supporting walking, rolling, and biking where it makes sense.					
4.1	Address priority sidewalk and trail gaps 1. Coordinate with Safe Routes planning 2. Prioritize connections near schools and village centers and open space and recreation facilities 3. Integrate findings from the sidewalk inventory/gap analysis, MBTA Communities District pedestrian plan, Pedestrian Safety Committee priorities, and the Regional Bike/Ped Plan into OSRP connectivity priorities. (a) Obtain sidewalk inventory + gap analysis file/link. (b) Confirm Ped Safety Committee priority list/hot spots. (c) Confirm how these will be referenced in the OSRP maps/action table.	DPW, Planning Board	Ongoing	MBTA Catalyst Funds, EOHLC, MassWorks	Low
4.2	Improve trail-to-street integration 1. Identify areas for potential trail to street connections 2. Identify potential improvements for crossing safety at key trailheads	Conservation Commission, DPW	Mid		Low
	3. Identify potential wayfinding signage locations	Conservation Commission	Short		Low
Goal 5: Support Recreation as a Community Gathering and Social Resource Use parks, open spaces, and recreation facilities as places for community connection by encouraging amenities and programming that foster social interaction, inclusion, and year-round use, including consideration of indoor or hybrid community spaces.					

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
5.1	Evaluate long-term indoor recreation needs 1. Review prior indoor recreation feasibility work and update key assumptions (demand, cost, operating model, partnerships), and identify incremental, lower-cost strategies for expanded indoor access. (a) Conduct feasibility assessment for flexible indoor-outdoor recreation space (b) Explore hybrid outdoor/indoor models (c) Explore partnering with private recreational providers to offer discounted programming.	Recreation Commission, Senior Services, Select Board	Mid		Low
5.2	Activate public spaces for community use 1. Explore options to expand Town Common programming and public access, consistent with governance/oversight structure and community expectations. 2. Partner with Library and Roudenbush on shared events 3. Evaluate surplus underutilized public property to be activated for neighborhood open space and recreation needs 4. Explore options for public gathering spaces south of Route 495 corridor. 5. Explore options to create community tournaments and competitions for the public to build community.	Recreation Commission, Recreation Department, Library, Select Board	Ongoing		Low
	6. Pilot small-scale activation of underused Town property for neighborhood recreation (e.g., Senior Center walking loop with benches/shade), emphasizing low-impact improvements 7. Explore options to expand Town Common programming and public access, consistent with governance/oversight structure and community expectations.	Recreation Commission, Recreation Department, Select Board	Mid		Med

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
Goal 6: Integrate Climate Resilience and Environmental Stewardship Embed climate resilience, sustainable land management, and environmental education into the planning, design, and use of open space and recreation resources, including shade and tree canopy, stormwater retention, water resource protection, and nature-based solutions.					
6.1	Incorporate nature-based solutions in recreation spaces and open spaces 1. Increase tree canopy and shade structures 2. Explore cooling features such as splash pads 3. Expand infiltration and reduce runoff using context-appropriate tools (e.g., tree canopy, soil restoration, bioretention, drainage retrofits), as well as permeable surfaces • Evaluate underutilized/failed sidewalks for potential removal or reconfiguration • Reinvestment in higher-priority pedestrian corridors; • consider ADA accessibility, • safety demand, • drainage/MS4 benefits, and • equity. 4. Identify flood-prone areas for green infrastructure 5. Factor implementation of nature based solutions in potential land conservation acquisitions • When pursuing land protection (CR/CPA/acquisition), include language that preserves the Town's ability to implement nature-based stormwater and flood storage solutions where appropriate	Conservation Commission, DPW, Planning Board, Recreation Department, ADA Coordinator	Ongoing		Low

Goal / Objective #	Objective Actions	Responsible Party	Timeframe	Potential Funding Sources	Priority
6.2	Expand environmental education - Partner with Westford Conservation Trust, Scout troops and schools, including Nashoba Valley Technical High School - Add interpretive signage on conservation lands	Conservation Commission	Ongoing		Low
Goal 7: Improve Communications, Wayfinding, and Engagement Increase awareness and understanding of Westford's open space and recreation amenities and programs through improved signage, maps, communication, and partnerships, helping the community discover, navigate, and care for the town's open space and recreational assets.					
7.1	Increase awareness of recreation and conservation assets - Pilot QR-code trailhead signage linking to location-specific map pages. - Update/maintain a Town trails GIS layer and publish to a public platform, such as all trails or Strava for public use - Improve cross-linking between Town website and Land Trust trail resource - Install, maintain, and update standardized pictogram-based rules signage at high-use locations (beaches, trailheads, conservation parking areas) displaying rules regulating facility use.	Conservation Commission, Recreation Commission, ADA Coordinator	Short		Med
	- Strengthen coordination with Westford Public Schools on shared-use recreation facilities and long-range capital planning (information sharing, condition tracking, scheduling, and reinvestment needs). - Explore an open space and recreation newsletter or other communication tool	Recreation Department, Recreation Commission, Conservation Commission	Ongoing		Low

SECTION 8: PUBLIC COMMENTS

Below are letters of review from X, X, X, and the Northern Middlesex Council of Governments demonstrating they reviewed, provided input and approve of this OSRP.

SECTION 9: REFERENCES

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APPENDICES

APPENDIX A

GLOSSARY OF ACRONYMS

ADA – Americans with Disabilities Act

APR – Agricultural Preservation Restriction

BioMap 3 – Massachusetts biodiversity mapping tool identifying Core Habitat and Critical Natural Landscape

CIP – Capital Improvement Plan

CPA – Community Preservation Act

CPC – Community Preservation Committee

CR – Conservation Restriction

DFW – Division of Fisheries and Wildlife

DLTA – District Local Technical Assistance

DPW – Department of Public Works

EEA – Executive Office of Energy and Environmental Affairs

EOEEA – Executive Office of Energy and Environmental Affairs

EJ – Environmental Justice

MGL – Massachusetts General Laws

MS4 – Municipal Separate Storm Sewer System

MBTA – Massachusetts Bay Transportation Authority

MVP – Municipal Vulnerability Preparedness

NHESP – Natural Heritage and Endangered Species Program

NFIP – National Flood Insurance Program

NMCOG – Northern Middlesex Council of Governments

NMSC – Northern Middlesex Stormwater Collaborative

NRPA – National Recreation and Park Association

OSRD – Open Space Residential Development

OSRP – Open Space and Recreation Plan

SCORP – Statewide Comprehensive Outdoor Recreation Plan

SuAsCo – Sudbury-Assabet-Concord River Watershed

TDR – Transfer of Development Rights

TFC – Town Forest Committee

WCT – Westford Conservation Trust

WLPF – Westford Land Preservation Foundation

WPR – Watershed Preservation Restriction

APPENDIX B PUBLIC COMMENTS