

1. Renovate the Route 12 Corridor to be an attractive gateway into Town, including new sidewalks, landscaping, lighting, and burying overhead utility lines. A revitalized Route 12 will promote private investment, meet local needs for services, and improve traffic flow.
2. Municipal investments should enhance the Town Center as the focus civic life. Town buildings (e.g. the new Town Hall) and cultural activities should be concentrated here, and new land uses should complement the vision of establishing a pedestrian scale, mixed use village center.
3. Combine Police, Fire and Dispatch departments at the Shepard Building.
4. Construct a new Municipal Light Department building on former County land.
5. Construct a new Streets and Parks building on former County land, if feasible.
6. Convert the Bancroft Building to a town office building.
7. Demolish the Mixter Building and construct a new Senior Center/Community Center. Add new playing fields at this location.
8. Construct an addition to Edwards School for new classrooms.
9. Reuse the existing light plant building by school department or other town offices.
10. Promote greater pedestrian connectivity by linking subdivisions with trails and by improving sidewalk systems, especially near schools.
11. Work with the WRTA to increase bus service along Route 12.

Map Legend

- Town Boundary
- Major Road
- Local Road
- Unimproved Road
- Railroad
- Stream
- Intermittent Stream
- Waterbody

Constraints

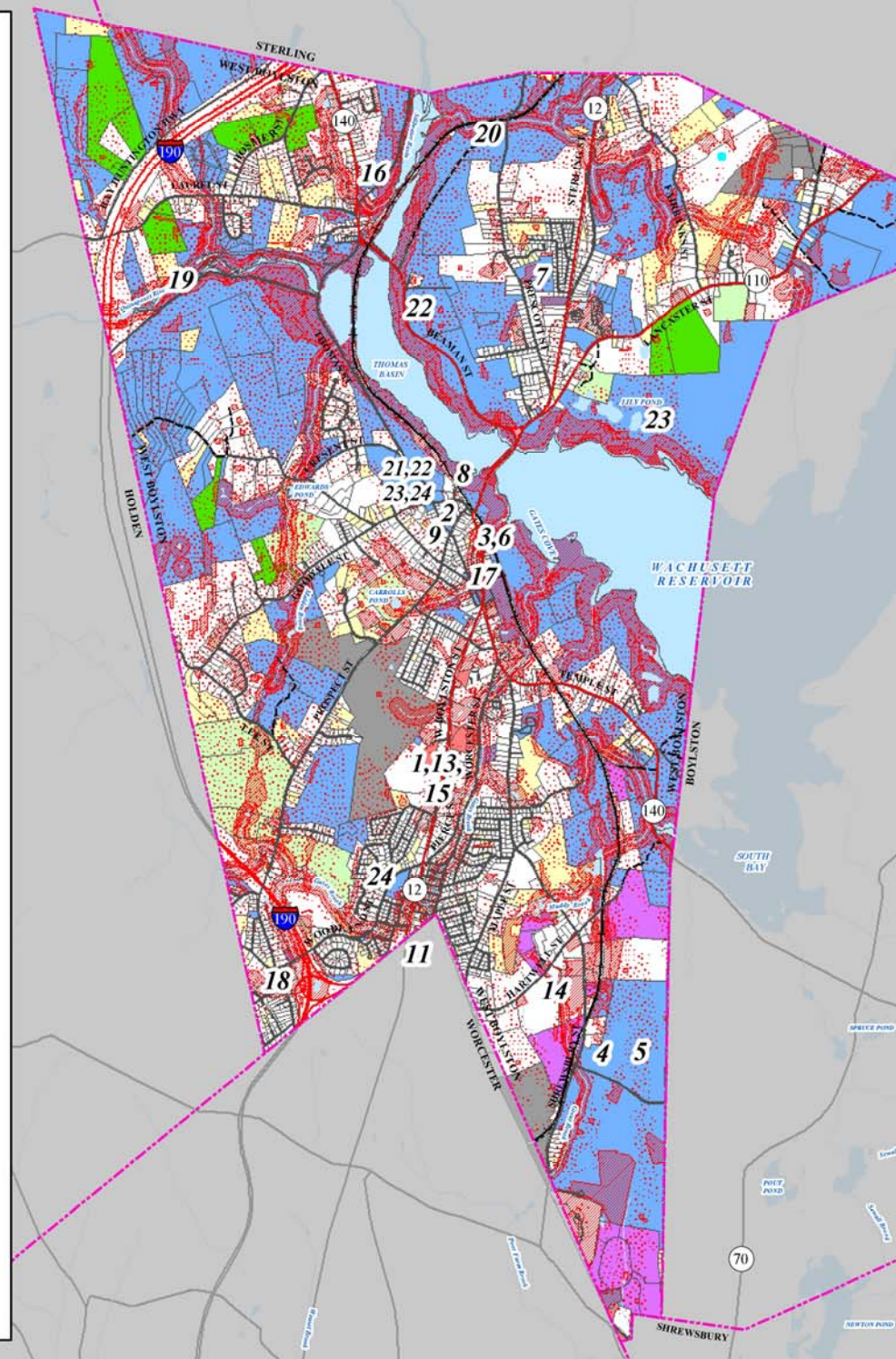
- Land with Absolute Constraint (Development Impractical)
- Land with Partial Constraint (Limited Development)

Developed & Protected Lands

- Developed Lands
- Protected Lands

Vacant & Undeveloped Lands

- Vacant Residential
- Vacant Commercial
- Vacant Industrial
- Chapter 61: Forestry
- Chapter 61A: Agriculture
- Chapter 61B: Recreation



12. Consider the adoption of a cluster housing option to help preserve open space and sensitive natural resources while overall maintaining a low-density pattern in outlying areas.

13. Allow Mixed Use Development, where a mix of residential, commercial, and institutional land uses are authorized at a greater intensity in a carefully planned manner.

14. Improve access to the Hartwell St. Industrial district and reserve for traditional industrial activities.

15. Promote the Route 12 Business district for retail, restaurants and service establishments that serve local needs and attract tourist dollars.

16. Preserve Oakdale as a traditional New England village with small-scale commercial activity.

17. Reserve the Town Center area for high-end retail shops and small professional offices.

18. For Pinecroft, adopt a village district to accommodate a mix of residential and small-scale commercial uses and to prevent new structures that are incompatible architecturally.

19. Support historic interpretive trail development along the Mass. Central Rail Trail.

20. Extend the rail trail north to the Sterling town line to complete the link of the Wachusett Greenways plan to Sterling Center.

21. At Goodale Park, improve sanitary facilities, recreational fields and play equipment.

22. Obtain additional practice fields north of Edwards School and at the former John Augustus Hall on Beaman Street.

23. Repair the Town Pool and make it handicapped accessible, or develop a Town beach at the Lily Ponds.

24. Improve recreational facilities for young children at Pride Park and Woodland Park.

West Boylston Master Plan Action Plan Recommendations Map 17

Source Data:
Parcel based data layers determined by USE-CODE from Town's assessor database. Data enhanced by CMRPC GIS staff.
Protected lands include those open space parcels owned by federal, state, county, municipal and local agencies as well as those lands having APR or CR designation.
Constraint data supplied by CMRPC. Absolute constraints include state designated wetlands, steep slopes (25+%), floodplains, Cohen and RPA primary buffers, etc. Partial constraints include slopes 8-25%, secondary buffers for both Cohen Bill and RPA.
Base data provided by MassGIS and enhanced by CMRPC.



The information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.