

APPENDIX A

SUMMARY OF ASSESSOR'S INFO

Town of Westport, MA
 Decentralized Water & Wastewater Study
 Summary of Lots and Use for Central Village

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use |
|-----|--------|-----------|-----------------------|--|---|
| 54 | 8B | 0.8261 | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 real estate office, 1 art gallery, 1 restaurant, and apothecary (sep. building) |
| 54 | 8H | 0.4603 | CUFFEE ROAD | | Village Commons (see above) |
| 54 | 8I | | | | Village Commons (see above) |
| 54 | 11A | 0.5051 | MAIN ROAD | | part of Lees supermarket property |
| 54 | 13 | 7.61 | MAIN ROAD | | 3 buildings: town hall, DPW, and police station |
| 54 | 14 | 6.2984 | RT. 88 | UW | Westport - undeveloped |
| 54 | 18 | | RT. 88 | UW | Westport - undeveloped |
| 54 | 22 | 2.0432 | MAIN ROAD | | Town hall annex |
| 54 | 23A | 1.96 | MAIN ROAD | UW | Westport - undeveloped |
| 54 | 23 | 3.11 | MAIN ROAD | | 1 building: real estate office and massage office |
| 54 | 37 | 0.4959 | MAIN ROAD | | "Religious education center" |
| 54 | 38 | 1.7 | MAIN ROAD | | 2 buildings: meeting house and community center |
| 54 | 39 | 10.9 | MAIN ROAD | | Cemetery |
| 54 | 40 | 28.65 | RT. 88 | | Undeveloped |
| 54 | 23B | 1.544 | ASHLEY COURT | UW | Westport - undeveloped |
| 54 | 16 | 1.033 | MAIN ROAD | | 1 SFR |
| | 7 | 0.1618 | MAIN ROAD | UP | Undeveloped |
| 54 | 15 | 6.47 | MAIN ROAD | | |
| | 21 | 0.7 | MAIN ROAD | | |
| 54 | 17 | 2.064 | MAIN ROAD | | |
| | 26 | 6 | MAIN ROAD | | |
| | 27 | 6.5657 | MAIN ROAD | | |
| | 28 | 0.9171 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) |
| 54 | 20 | 0.517 | MAIN ROAD | | Clothing store |
| 54 | 35 | 0.545 | MAIN ROAD | | 2 buildings: hair dresser and "social club" |
| 54 | 8D | 0.535 | MAIN ROAD | | |
| 54 | 8E | 0.535 | CENTRAL VILLAGE DRIVE | | |
| 54 | 8 | 3.6 | RT. 88 | | |
| | 8F | 0.6582 | CUFFEE ROAD | | |
| | 8J | 0.496 | CUFFEE ROAD | | |
| | 8K | 0.7792 | CENTRAL VILLAGE DRIVE | | |
| | 8L | 0.4624 | CUFFEE ROAD | | Village Commons (see above) |
| 54 | 24 | 1.47 | MAIN ROAD | | 1 SFR |
| | 25 | 2.2 | MAIN ROAD | UP | Undeveloped |
| 54 | 10B | 0.4017 | MAIN ROAD | | 1 bank (Westport federal credit union) |
| | 8C | 0.4599 | MAIN ROAD | | 1 bank (Sovereign bank) |
| | 8G | 0.0696 | CENTRAL VILLAGE DRIVE | | Village Commons (see above) |
| 54 | 33 | 0.826 | RT. 88 | UP | Undeveloped |
| 54 | 10 | 18.0082 | MAIN ROAD | | |
| | 8M | 5.528 | CENTRAL VILLAGE DRIVE | | |
| 54 | 11 | 1 | MAIN ROAD | | Lees supermarket |

Town of Westport, MA
 Decentralized Water & Wastewater Study
 Summary of Lots and Use for Central Village

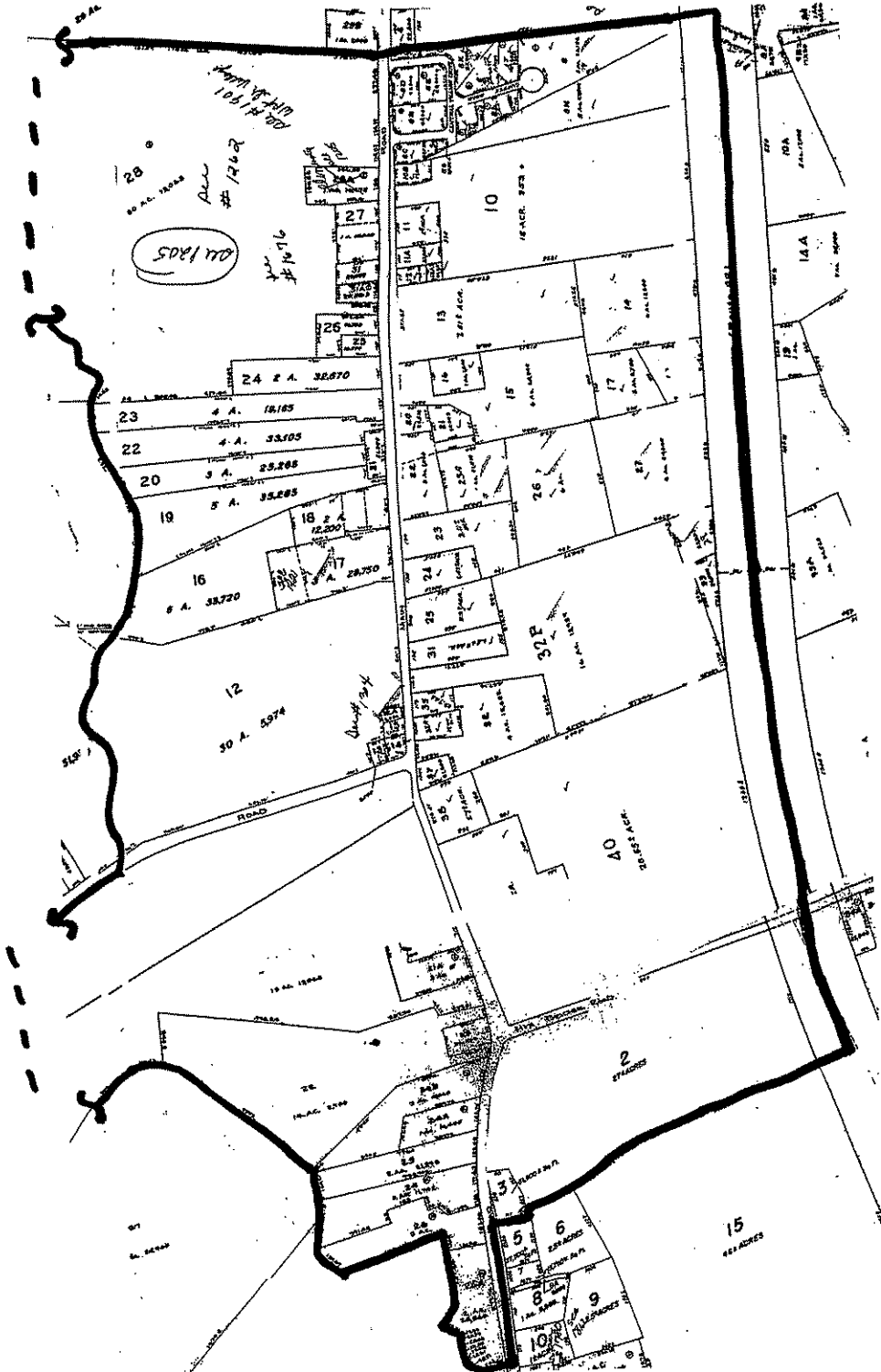
| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use |
|-----|--------|-----------|-----------------|--|--|
| | 12 | 0.2497 | MAIN ROAD | | |
| 54 | 32 | 4.4 | MAIN ROAD | | 1 SFR |
| 54 | 32B | 16.3 | MAIN ROAD | UP | Undeveloped |
| 54 | 32A | 0.636 | MAIN ROAD | | 1 SFR |
| 54 | 31 | 1.5 | MAIN ROAD | | 1 SFR |
| 54 | 12A | 0.1291 | MAIN ROAD | | Fire station |
| 77 | 15 | 0.164 | ADAMSVILLE ROAD | | |
| 77 | 12 | 30.137 | ADAMSVILLE ROAD | | 1 SFR and farm land |
| 77 | 13 | 0.2112 | ADAMSVILLE ROAD | | 1 SFR |
| 77 | 14 | 0.2479 | ADAMSVILLE ROAD | | Seafood market |
| 77 | 31 | 0.4591 | MAIN ROAD | | 1 building: insurance agency and massage center |
| 77 | 12A | 0.1429 | MAIN ROAD | UP | Undeveloped |
| 77 | 31A | 0.4721 | MAIN ROAD | | Gulf gas station |
| 77 | 16 | 6.82 | MAIN ROAD | UP | Undeveloped |
| 77 | 23 | 4.44 | MAIN ROAD | | 2 SFR's |
| 77 | 24 | 2.75 | MAIN ROAD | | Westport family medical |
| 77 | 25 | 0.419 | MAIN ROAD | | |
| 77 | 26 | 0.958 | MAIN ROAD | | Mulch company |
| 77 | 27 | 1.32 | MAIN ROAD | | 2 buildings: 1 SFR and law office |
| 77 | 28 | 80.3 | MAIN ROAD | | condominium complex |
| 77 | 17 | 3.66 | MAIN ROAD | | 1 SFR |
| 77 | 18 | 2.28 | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR |
| 77 | 19 | 5.81 | MAIN ROAD | | 1 SFR |
| 77 | 21 | 0.487 | MAIN ROAD | | 1 SFR |
| 77 | 20 | 3.58 | MAIN ROAD | UP | Undeveloped |
| | 22 | 4.76 | MAIN ROAD | | 1 SFR |
| 77 | 28A | 1.3782 | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units |
| 80 | 22 | 14.07 | MAIN ROAD | | 1 SFR |
| | 23 | 0.7541 | MAIN ROAD | UP | Undeveloped |
| 80 | 26A | 2.66 | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" |
| 80 | 26 | 3 | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant |
| 80 | 24 | 3.27 | MAIN ROAD | | parking for restaurant/lawn area |
| 80 | 21 | 13.3 | MAIN ROAD | | 3 SFR's and 1 church |
| 80 | 25 | 2.5 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office |
| 80 | 21A | 2 | MAIN ROAD | | Former restaurant being sold as a "commercial property" |
| 80 | 24A | 1.377 | MAIN ROAD | | |
| | 24B | 3.3 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village Store & Kitchen" |
| 55 | 2 | 27 | MAIN ROAD | | Seasonal ice cream shop @ corner rt.88; rest undeveloped |
| 55 | 3 | 0.7254 | MAIN ROAD | UP | Undeveloped |
| 55 | 5 | 0.8609 | MAIN ROAD | UP | Undeveloped |
| 55 | 6 | 2.5 | MAIN ROAD | UP | Undeveloped |
| 55 | 7 | 0.3604 | MAIN ROAD | UP | Undeveloped |

SKETCH OF PROJECT LIMITS

Decentralized Water and Wastewater Feasibility Study

Town of Westport Assessor's Map

Approximate Limits of Study



APPENDIX B
EXISTING USE AND BUILDOUT SCENARIOS

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**Town of Westport, MA
Decentralized Water & Wastewater Study
Existing WW Estimates**

Average flow = 450 gpd/unit

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing units | |
|-----|--------|-----------|-----------------------|---|---|---|---|
| 54 | 8B | 0.83 | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 real estate office, 1 art gallery, 1 restaurant, and apothecary (sep. building) | 10 | |
| 54 | 8H | 0.46 | CUFFEE ROAD | | | 0 | |
| 54 | 8I | | | | | 0 | |
| 54 | 11A | 0.51 | MAIN ROAD | | Part of Lees supermarket property | 0 | |
| 54 | 13 | 7.61 | MAIN ROAD | | 3 buildings: Town Hall, DPW, and Police station | 3 | |
| 54 | 14 | 6.30 | RT. 88 | UW | Westport - undeveloped | 0 | |
| 54 | 18 | | RT. 88 | UW | Westport - undeveloped | 0 | |
| 54 | 22 | 2.04 | MAIN ROAD | | Town Hall annex | 1 | |
| 54 | 23A | 1.96 | MAIN ROAD | UW | Westport - undeveloped | 0 | |
| 54 | 23 | 3.11 | MAIN ROAD | | 1 building: real estate office and massage office | 2 | |
| 54 | 37 | 0.50 | MAIN ROAD | | "Religious education center" | 1 | |
| 54 | 38 | 1.70 | MAIN ROAD | | 2 buildings: meeting house and community center | 1 | |
| 54 | 39 | 10.90 | MAIN ROAD | | Cemetery | 0 | |
| 54 | 40 | 28.65 | RT. 88 | | Undeveloped | 22 | |
| 54 | 23B | 1.54 | ASHLEY COURT | UW | Westport - undeveloped | 0 | |
| 54 | 16 | 1.03 | MAIN ROAD | | 1 SFR | 1 | |
| | 7 | 0.16 | MAIN ROAD | UP | Undeveloped | 0 | |
| 54 | 15 | 6.47 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) | 1 | |
| | 21 | 0.70 | MAIN ROAD | | | 0 | |
| 54 | 17 | 2.06 | MAIN ROAD | | | 0 | |
| | 26 | 6.00 | MAIN ROAD | | | 0 | |
| | 27 | 6.57 | MAIN ROAD | | | 0 | |
| | 28 | 0.92 | MAIN ROAD | | | 0 | |
| 54 | 20 | 0.52 | MAIN ROAD | | | Clothing store | 1 |
| 54 | 35 | 0.55 | MAIN ROAD | | | 2 buildings: hair dresser and "social club" | 2 |
| 54 | 8D | 0.54 | MAIN ROAD | | Village Commons (see above) | 0 | |
| 54 | 8E | 0.54 | CENTRAL VILLAGE DRIVE | | | 0 | |
| 54 | 8 | 3.60 | RT. 88 | | | 0 | |
| | 8F | 0.66 | CUFFEE ROAD | | | 0 | |
| | 8J | 0.50 | CUFFEE ROAD | | | 0 | |
| | 8K | 0.78 | CENTRAL VILLAGE DRIVE | | | 0 | |
| | 8L | 0.46 | CUFFEE ROAD | | | 0 | |
| 54 | 24 | 1.47 | MAIN ROAD | | | 1 SFR | 1 |
| | 25 | 2.20 | MAIN ROAD | UP | Undeveloped | 0 | |
| 54 | 10B | 0.40 | MAIN ROAD | | 1 bank (Westport federal credit union) | 1 | |
| | 8C | 0.46 | MAIN ROAD | | 1 bank (Sovereign bank) | 1 | |
| | 8G | 0.07 | CENTRAL VILLAGE DRIVE | | Village Commons (see above) | 0 | |
| 54 | 33 | 0.83 | RT. 88 | UP | Undeveloped | 0 | |
| 54 | 10 | 18.01 | MAIN ROAD | | Lees supermarket | 1 | |
| | 8M | 5.53 | CENTRAL VILLAGE DRIVE | | | 0 | |
| 54 | 11 | 1.00 | MAIN ROAD | | | 0 | |
| | 12 | 0.25 | MAIN ROAD | | | 0 | |

development units
current

DRAFT

**Town of Westport, MA
Decentralized Water & Wastewater Study
Existing WW Estimates**

Average flow = 450 gpd/unit

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing units |
|---------------|--------|-----------|-----------------|---|--|----------------|
| 54 | 32 | 4.40 | MAIN ROAD | | 1 SFR | 1 |
| 54 | 32B | 16.30 | MAIN ROAD | UP | Undeveloped | 0 |
| 54 | 32A | 0.64 | MAIN ROAD | | 1 SFR | 1 |
| 54 | 31 | 1.50 | MAIN ROAD | | 1 SFR | 1 |
| 54 | 12A | 0.13 | MAIN ROAD | | Fire station | 1 |
| 77 | 15 | 0.16 | ADAMSVILLE ROAD | | | 0 |
| 77 | 12 | 30.14 | ADAMSVILLE ROAD | | 1 SFR and farm land | 1 |
| 77 | 13 | 0.21 | ADAMSVILLE ROAD | | 1 SFR | 1 |
| 77 | 14 | 0.25 | ADAMSVILLE ROAD | | Seafood market | 1 |
| 77 | 31 | 0.46 | MAIN ROAD | | 1 building: insurance agency and massage center | 2 |
| 77 | 12A | 0.14 | MAIN ROAD | UP | Undeveloped | 0 |
| 77 | 31A | 0.47 | MAIN ROAD | | Gulf gas station | 1 |
| 77 | 16 | 6.82 | MAIN ROAD | UP | Undeveloped | 0 |
| 77 | 23 | 4.44 | MAIN ROAD | | 2 SFR's | 2 |
| 77 | 24 | 2.75 | MAIN ROAD | | Westport family medical | 1 |
| 77 | 25 | 0.42 | MAIN ROAD | | | 1 |
| 77 | 26 | 0.96 | MAIN ROAD | | Mulch company | 0 |
| 77 | 27 | 1.32 | MAIN ROAD | | 2 buildings: 1 SFR and law office | 2 |
| 77 | 28 | 80.30 | MAIN ROAD | | Condominium complex | |
| 77 | 17 | 3.66 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 18 | 2.28 | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR | 2 |
| 77 | 19 | 5.81 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 21 | 0.49 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 20 | 3.58 | MAIN ROAD | UP | Undeveloped | 0 |
| | 22 | 4.76 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 28A | 1.38 | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units | 6 |
| 80 | 22 | 14.07 | MAIN ROAD | | 1 SFR | 1 |
| | 23 | 0.75 | MAIN ROAD | UP | Undeveloped | 0 |
| 80 | 26A | 2.66 | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" | 2 |
| 80 | 26 | 3.00 | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant | 2 |
| 80 | 24 | 3.27 | MAIN ROAD | | parking for restaurant/lawn area | 0 |
| 80 | 21 | 13.30 | MAIN ROAD | | 3 SFR's and 1 church | 4 |
| 80 | 25 | 2.50 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office | 2 |
| 80 | 21A | 2.00 | MAIN ROAD | | Former restaurant being sold as a "commercial property" | 1 |
| 80 | 24A | 1.38 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village Store & Kitchen" | 2 |
| | 24B | 3.30 | MAIN ROAD | | | 0 |
| 55 | 2 | 27.00 | MAIN ROAD | | Seasonal ice cream shop @ corner Rt.88; rest undeveloped | 1 |
| 55 | 3 | 0.73 | MAIN ROAD | UP | Undeveloped | 0 |
| Total: | | | | | | 92 |

development units
current

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Town of Westport, MA
Decentralized Water & Wastewater Study
Existing WW Estimates

1 unit = 60,000 sf lot

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing & potential units | |
|-----|--------|-----------|-----------------------|---|---|--|---|
| 54 | 8B | 0.83 | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 real estate office, 1 art gallery, 1 restaurant, and apothecary | 10 | |
| 54 | 8H | 0.46 | CUFFEE ROAD | | | 0 | |
| 54 | 8I | | | | | 0 | |
| 54 | 11A | 0.51 | MAIN ROAD | | Part of Lees supermarket property | 0 | |
| 54 | 13 | 7.61 | MAIN ROAD | | 3 buildings: Town Hall, DPW, and Police station | 3 | |
| 54 | 14 | 6.30 | RT. 88 | UW | Westport - undeveloped | 0 | |
| 54 | 18 | | RT. 88 | UW | Westport - undeveloped | 0 | |
| 54 | 22 | 2.04 | MAIN ROAD | | Town Hall annex | 1 | |
| 54 | 23A | 1.96 | MAIN ROAD | UW | Westport - undeveloped | 0 | |
| 54 | 23 | 3.11 | MAIN ROAD | | 1 building: real estate office and massage office | 2 | |
| 54 | 37 | 0.50 | MAIN ROAD | | "Religious education center" | 1 | |
| 54 | 38 | 1.70 | MAIN ROAD | | 2 buildings: meeting house and community center | 1 | |
| 54 | 39 | 10.90 | MAIN ROAD | | Cemetery | 0 | |
| 54 | 40 | 28.65 | RT. 88 | | Undeveloped | 22 | |
| 54 | 23B | 1.54 | ASHLEY COURT | UW | Westport - undeveloped | 0 | |
| 54 | 16 | 1.03 | MAIN ROAD | | 1 SFR | 1 | |
| | 7 | 0.16 | MAIN ROAD | UP | Undeveloped | 0 | |
| 54 | 15 | 6.47 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) | 1 | |
| | 21 | 0.70 | MAIN ROAD | | | 0 | |
| 54 | 17 | 2.06 | MAIN ROAD | | | 0 | |
| | 26 | 6.00 | MAIN ROAD | | | 0 | |
| | 27 | 6.57 | MAIN ROAD | | | 0 | |
| | 28 | 0.92 | MAIN ROAD | | | 0 | |
| 54 | 20 | 0.52 | MAIN ROAD | | | Clothing store | 1 |
| 54 | 35 | 0.55 | MAIN ROAD | | 2 buildings: hair dresser and "social club" | 2 | |
| 54 | 8D | 0.54 | MAIN ROAD | | | 0 | |
| 54 | 8E | 0.54 | CENTRAL VILLAGE DRIVE | | | 0 | |
| 54 | 8 | 3.60 | RT. 88 | | | 0 | |
| | 8F | 0.66 | CUFFEE ROAD | | | 0 | |
| | 8J | 0.50 | CUFFEE ROAD | | | 0 | |
| | 8K | 0.78 | CENTRAL VILLAGE DRIVE | | | 0 | |
| | 8L | 0.46 | CUFFEE ROAD | | | Village Commons (see above) | 0 |
| 54 | 24 | 1.47 | MAIN ROAD | | | 1 SFR | 1 |
| | 25 | 2.20 | MAIN ROAD | UP | | Undeveloped | 1 |
| 54 | 10B | 0.40 | MAIN ROAD | | | 1 bank (Westport federal credit union) | 1 |
| | 8C | 0.46 | MAIN ROAD | | 1 bank (Sovereign bank) | 1 | |
| | 8G | 0.07 | CENTRAL VILLAGE DRIVE | | Village Commons (see above) | 0 | |
| 54 | 33 | 0.83 | RT. 88 | UP | Undeveloped | 0 | |
| 54 | 10 | 18.01 | MAIN ROAD | | Lees supermarket | 1 | |

development units
current & growth

DRAFT

| | | | | | | |
|----------------|-----|-------|-----------------------|----|--|------------|
| | 8M | 5.53 | CENTRAL VILLAGE DRIVE | | | 0 |
| 54 | 11 | 1.00 | MAIN ROAD | | | 0 |
| | 12 | 0.25 | MAIN ROAD | | | 0 |
| 54 | 32 | 4.40 | MAIN ROAD | | 1 SFR | 1 |
| 54 | 32B | 16.30 | MAIN ROAD | UP | Undeveloped | 12 |
| 54 | 32A | 0.64 | MAIN ROAD | | 1 SFR | 1 |
| 54 | 31 | 1.50 | MAIN ROAD | | 1 SFR | 1 |
| 54 | 12A | 0.13 | MAIN ROAD | | Fire station | 1 |
| 77 | 15 | 0.16 | ADAMSVILLE ROAD | | | 0 |
| 77 | 12 | 30.14 | ADAMSVILLE ROAD | | 1 SFR and farm land | 1 |
| 77 | 13 | 0.21 | ADAMSVILLE ROAD | | 1 SFR | 1 |
| 77 | 14 | 0.25 | ADAMSVILLE ROAD | | Seafood market | 1 |
| 77 | 31 | 0.46 | MAIN ROAD | | 1 building: insurance agency and massage center | 2 |
| 77 | 12A | 0.14 | MAIN ROAD | UP | Undeveloped | 0 |
| 77 | 31A | 0.47 | MAIN ROAD | | Gulf gas station | 1 |
| 77 | 16 | 6.82 | MAIN ROAD | UP | Undeveloped | 5 |
| 77 | 23 | 4.44 | MAIN ROAD | | 2 SFR's | 2 |
| 77 | 24 | 2.75 | MAIN ROAD | | Westport family medical | 1 |
| 77 | 25 | 0.42 | MAIN ROAD | | | 1 |
| 77 | 26 | 0.96 | MAIN ROAD | | Mulch company | 0 |
| 77 | 27 | 1.32 | MAIN ROAD | | 2 buildings: 1 SFR and law office | 2 |
| 77 | 28 | 80.30 | MAIN ROAD | | Condominium complex | |
| 77 | 17 | 3.66 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 18 | 2.28 | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR | 2 |
| 77 | 19 | 5.81 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 21 | 0.49 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 20 | 3.58 | MAIN ROAD | UP | Undeveloped | 2 |
| | 22 | 4.76 | MAIN ROAD | | 1 SFR | 1 |
| 77 | 28A | 1.38 | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units | 6 |
| 80 | 22 | 14.07 | MAIN ROAD | | 1 SFR | 1 |
| | 23 | 0.75 | MAIN ROAD | UP | Undeveloped | 0 |
| 80 | 26A | 2.66 | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" | 2 |
| 80 | 26 | 3.00 | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant | 2 |
| 80 | 24 | 3.27 | MAIN ROAD | | parking for restaurant/lawn area | 0 |
| 80 | 21 | 13.30 | MAIN ROAD | | 3 SFR's and 1 church | 4 |
| 80 | 25 | 2.50 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office | 2 |
| 80 | 21A | 2.00 | MAIN ROAD | | Former restaurant being sold as a "commercial property" | 1 |
| 80 | 24A | 1.38 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village | 2 |
| | 24B | 3.30 | MAIN ROAD | | Store & Kitchen" | 0 |
| 55 | 2 | 27.00 | MAIN ROAD | | Seasonal ice cream shop @ corner Rt.88; rest undeveloped | 1 |
| 55 | 3 | 0.73 | MAIN ROAD | UP | Undeveloped | 0 |
| Totals: | | | | | | 112 |

Westport Decentralized Water & Wastewater
Option 1 & 2 estimates based on wastewater flows
Using current/commercial estimate of 450 gpd/unit
(e.g. a store w/ 2 apts over would be 3 units)

| | |
|----------------------------|---------|
| Option 1 wastewater flow = | 238,300 |
| estimated units = | 530 |

| | |
|----------------------------|---------|
| Option 2 wastewater flow = | 481,800 |
| estimated units = | 1,071 |

APPENDIX C
WASTEWATER FLOW ESTIMATES

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Town of Westport, MA
Decentralized Water & Wastewater Study
Existing WW Estimates

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing gpd | Basis | |
|-----|--------|-----------|-----------------------|---|---|---|---|--------------------------------------|
| 54 | 8B | 0.83 | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 real estate office, 1 art gallery, 1 restaurant, and apothecary (sep. building) | 4,700 | Assumed: 1 restaurant (1000), 2 fast food (2000), 1 hair salon (500), 6 retail (1200) | |
| 54 | 8H | 0.46 | CUFFEE ROAD | | | 0 | | |
| 54 | 8I | | | | | 0 | | |
| 54 | 11A | 0.51 | MAIN ROAD | | Part of Lees supermarket property | 0 | | |
| 54 | 13 | 7.61 | MAIN ROAD | | 3 buildings: Town Hall, DPW, and Police station | 1,000 | estimate | |
| 54 | 14 | 6.30 | RT. 88 | UW | Westport - undeveloped | 0 | | |
| 54 | 18 | | RT. 88 | UW | Westport - undeveloped | 0 | | |
| 54 | 22 | 2.04 | MAIN ROAD | | Town Hall annex | 1,000 | estimate | |
| 54 | 23A | 1.96 | MAIN ROAD | UW | Westport - undeveloped | 0 | | |
| 54 | 23 | 3.11 | MAIN ROAD | | 1 building: real estate office and massage office | 400 | Assume: 2 retail | |
| 54 | 37 | 0.50 | MAIN ROAD | | "Religious education center" | 300 | Assume: 100 seats | |
| 54 | 38 | 1.70 | MAIN ROAD | | 2 buildings: meeting house and community center | 1,800 | Assume: 100 seats each | |
| 54 | 39 | 10.90 | MAIN ROAD | | Cemetery | | | |
| 54 | 40 | 28.65 | RT. 88 | | Undeveloped | 0 | | |
| 54 | 23B | 1.54 | ASHLEY COURT | UW | Westport - undeveloped | 0 | | |
| 54 | 16 | 1.03 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR | |
| | 7 | 0.16 | MAIN ROAD | UP | Undeveloped | | | |
| 54 | 15 | 6.47 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) | 330 | Assume: 3 BR | |
| | 21 | 0.70 | MAIN ROAD | | | 400 | Assume: 2 retail | |
| 54 | 17 | 2.06 | MAIN ROAD | | | 0 | | |
| | 26 | 6.00 | MAIN ROAD | | | 0 | | |
| | 27 | 6.57 | MAIN ROAD | | | 0 | | |
| | 28 | 0.92 | MAIN ROAD | | | 0 | | |
| 54 | 20 | 0.52 | MAIN ROAD | | | Clothing store | 200 | Assume: 1 retail |
| 54 | 35 | 0.55 | MAIN ROAD | | | 2 buildings: hair dresser and "social club" | 1,500 | Assume: 5 seat salon, 50 seat lounge |
| 54 | 8D | 0.54 | MAIN ROAD | | | | 0 | |
| 54 | 8E | 0.54 | CENTRAL VILLAGE DRIVE | | | | 0 | |
| 54 | 8 | 3.60 | RT. 88 | | | 0 | | |
| | 8F | 0.66 | CUFFEE ROAD | | | 0 | | |
| | 8J | 0.50 | CUFFEE ROAD | | | 0 | | |
| | 8K | 0.78 | CENTRAL VILLAGE DRIVE | | | 0 | | |
| | 8L | 0.46 | CUFFEE ROAD | | Village Commons (see above) | 0 | | |
| 54 | 24 | 1.47 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR | |
| | 25 | 2.20 | MAIN ROAD | UP | Undeveloped | 0 | | |
| 54 | 10B | 0.40 | MAIN ROAD | | 1 bank (Westport federal credit union) | 400 | Assume: 2000 sf office | |
| | 8C | 0.46 | MAIN ROAD | | 1 bank (Sovereign bank) | 400 | Assume: 2000 sf office | |
| | 8G | 0.07 | CENTRAL VILLAGE DRIVE | | Village Commons (see above) | | | |
| 54 | 33 | 0.83 | RT. 88 | UP | Undeveloped | | | |
| 54 | 10 | 18.01 | MAIN ROAD | | Lees supermarket | 1,000 | estimate | |
| | 8M | 5.53 | CENTRAL VILLAGE DRIVE | | | | | |
| 54 | 11 | 1.00 | MAIN ROAD | | | | | |
| | 12 | 0.25 | MAIN ROAD | | | | | |
| 54 | 32 | 4.40 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR | |
| 54 | 32B | 16.30 | MAIN ROAD | UP | Undeveloped | 0 | | |
| 54 | 32A | 0.64 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR | |

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Town of Westport, MA
Decentralized Water & Wastewater Study
Existing WW Estimates

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing gpd | Basis |
|---------------|--------|-----------|-----------------|---|--|---------------|--|
| 54 | 31 | 1.50 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR |
| 54 | 12A | 0.13 | MAIN ROAD | | Fire station | 500 | estimate |
| 77 | 15 | 0.16 | ADAMSVILLE ROAD | | | | |
| 77 | 12 | 30.14 | ADAMSVILLE ROAD | | 1 SFR and farm land | 330 | Assume: 3 BR |
| 77 | 13 | 0.21 | ADAMSVILLE ROAD | | 1 SFR | 330 | Assume: 3 BR |
| 77 | 14 | 0.25 | ADAMSVILLE ROAD | | Seafood market | 1,000 | Assume: 1 restaurant |
| 77 | 31 | 0.46 | MAIN ROAD | | 1 building: insurance agency and massage center | 400 | Assume: 2 retail |
| 77 | 12A | 0.14 | MAIN ROAD | UP | Undeveloped | 0 | |
| 77 | 31A | 0.47 | MAIN ROAD | | Gulf gas station | 300 | Assume: no bays |
| 77 | 16 | 6.82 | MAIN ROAD | UP | Undeveloped | | |
| 77 | 23 | 4.44 | MAIN ROAD | | 2 SFR's | 330 | Assume: 3 BR |
| 77 | 24 | 2.75 | MAIN ROAD | | Westport family medical | 1,000 | Assume: 4 doctors |
| 77 | 25 | 0.42 | MAIN ROAD | | Mulch company | 500 | estimate |
| 77 | 26 | 0.96 | MAIN ROAD | | | | |
| 77 | 27 | 1.32 | MAIN ROAD | | 2 buildings: 1 SFR and law office | 530 | Assume: 3 BR, 1 retail |
| 77 | 28 | 80.30 | MAIN ROAD | | Condominium complex | 9,780 | permit |
| 77 | 17 | 3.66 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR |
| 77 | 18 | 2.28 | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR | 830 | Assume: 3 BR, 10 kennels |
| 77 | 19 | 5.81 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR |
| 77 | 21 | 0.49 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR |
| 77 | 20 | 3.58 | MAIN ROAD | UP | Undeveloped | | |
| | 22 | 4.76 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR |
| 77 | 28A | 1.38 | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units | 1,800 | Assume: 4 dentist chairs, 1 retail, 4 1000 sf office |
| 80 | 22 | 14.07 | MAIN ROAD | | 1 SFR | 330 | Assume: 3 BR |
| | 23 | 0.75 | MAIN ROAD | UP | Undeveloped | | |
| 80 | 26A | 2.66 | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" | 2,400 | Assume: 2 1000 sf office, 2 fast food |
| 80 | 26 | 3.00 | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant | 1,200 | Assume: 1 retail, 1 restaurant |
| 80 | 24 | 3.27 | MAIN ROAD | | parking for restaurant/lawn area | 0 | |
| 80 | 21 | 13.30 | MAIN ROAD | | 3 SFR's and 1 church | 1,290 | Assume: 3 BR, 100 seat church |
| 80 | 25 | 2.50 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office | 1,200 | Assume: 4 dentist chairs, 1 retail |
| 80 | 21A | 2.00 | MAIN ROAD | | Former restaurant being sold as a "commercial property" | 0 | |
| 80 | 24A | 1.38 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village Store & Kitchen" | 800 | Assume: 2 2000 sf retail |
| | 24B | 3.30 | MAIN ROAD | | | | |
| 55 | 2 | 27.00 | MAIN ROAD | | Seasonal ice cream shop @ corner Rt.88; rest undeveloped | 1,000 | Assume: 1 fast food |
| 55 | 3 | 0.73 | MAIN ROAD | UP | Undeveloped | 0 | |
| Total: | | | | | | 42,250 | |

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Town of Westport, MA
Decentralized Water & Wastewater Study
Existing WW Estimates

Basis = DTV "Compact" plan
Assume commercial infill
Commercial/retail/office - 450 gpd/acre

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing gpd | Additional flow gpd | Total gpd | |
|-----|--------|-----------|-----------------------|---|---|--|---------------------|-----------|-----|
| 54 | 8B | 0.83 | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 real estate office, 1 art gallery, 1 restaurant, and apothecary | 4,700 | 0 | 4,700 | |
| 54 | 8H | 0.46 | CUFFEE ROAD | | | 0 | 0 | 0 | |
| 54 | 8I | | | | | 0 | 0 | 0 | |
| 54 | 11A | 0.51 | MAIN ROAD | | Part of Lees supermarket property | 0 | 0 | 0 | |
| 54 | 13 | 7.61 | MAIN ROAD | | 3 buildings: Town Hall, DPW, and Police station | 1,000 | 0 | 1,000 | |
| 54 | 14 | 6.30 | RT. 88 | UW | Westport - undeveloped | 0 | 0 | 0 | |
| 54 | 18 | | RT. 88 | UW | Westport - undeveloped | 0 | 0 | 0 | |
| 54 | 22 | 2.04 | MAIN ROAD | | Town Hall annex | 1,000 | 0 | 1,000 | |
| 54 | 23A | 1.96 | MAIN ROAD | UW | Westport - undeveloped | 0 | 0 | 0 | |
| 54 | 23 | 3.11 | MAIN ROAD | | 1 building: real estate office and massage office | 400 | 0 | 400 | |
| 54 | 37 | 0.50 | MAIN ROAD | | "Religious education center" | 300 | 0 | 300 | |
| 54 | 38 | 1.70 | MAIN ROAD | | 2 buildings: meeting house and community center | 1,800 | 0 | 1,800 | |
| 54 | 39 | 10.90 | MAIN ROAD | | Cemetery | 0 | 0 | 0 | |
| 54 | 40 | 28.65 | RT. 88 | | Undeveloped | 0 | 12,893 | 12,893 | |
| 54 | 23B | 1.54 | ASHLEY COURT | UW | Westport - undeveloped | 0 | 0 | 0 | |
| 54 | 16 | 1.03 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 | |
| | 7 | 0.16 | MAIN ROAD | UP | Undeveloped | 0 | 73 | 73 | |
| 54 | 15 | 6.47 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) | 330 | 0 | 330 | |
| | 21 | 0.70 | MAIN ROAD | | | 400 | 0 | 400 | |
| 54 | 17 | 2.06 | MAIN ROAD | | | 0 | 0 | 0 | |
| | 26 | 6.00 | MAIN ROAD | | | 0 | 0 | 0 | |
| | 27 | 6.57 | MAIN ROAD | | | 0 | 0 | 0 | |
| | 28 | 0.92 | MAIN ROAD | | | 0 | 0 | 0 | |
| 54 | 20 | 0.52 | MAIN ROAD | | | Clothing store | 200 | 0 | 200 |
| 54 | 35 | 0.55 | MAIN ROAD | | 2 buildings: hair dresser and "social club" | 1,500 | 0 | 1,500 | |
| 54 | 8D | 0.54 | MAIN ROAD | | Village Commons (see above) | 0 | 0 | 0 | |
| 54 | 8E | 0.54 | CENTRAL VILLAGE DRIVE | | | 0 | 0 | 0 | |
| 54 | 8 | 3.60 | RT. 88 | | | 0 | 0 | 0 | |
| | 8F | 0.66 | CUFFEE ROAD | | | 0 | 0 | 0 | |
| | 8J | 0.50 | CUFFEE ROAD | | | 0 | 0 | 0 | |
| | 8K | 0.78 | CENTRAL VILLAGE DRIVE | | | 0 | 0 | 0 | |
| | 8L | 0.46 | CUFFEE ROAD | | | 0 | 0 | 0 | |
| 54 | 24 | 1.47 | MAIN ROAD | | | 1 SFR | 330 | 0 | 330 |
| | 25 | 2.20 | MAIN ROAD | UP | | Undeveloped | 0 | 990 | 990 |
| 54 | 10B | 0.40 | MAIN ROAD | | | 1 bank (Westport federal credit union) | 400 | 0 | 400 |
| | 8C | 0.46 | MAIN ROAD | | 1 bank (Sovereign bank) | 400 | 0 | 400 | |
| | 8G | 0.07 | CENTRAL VILLAGE DRIVE | | Village Commons (see above) | 0 | 0 | 0 | |
| 54 | 33 | 0.83 | RT. 88 | UP | Undeveloped | 0 | 372 | 372 | |
| 54 | 10 | 18.01 | MAIN ROAD | | Lees supermarket | 1,000 | 0 | 1,000 | |
| | 8M | 5.53 | CENTRAL VILLAGE DRIVE | | | 0 | 0 | 0 | |
| 54 | 11 | 1.00 | MAIN ROAD | | | 0 | 0 | 0 | |
| | 12 | 0.25 | MAIN ROAD | | | 0 | 0 | 0 | |
| 54 | 32 | 4.40 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 | |

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| | | | | | | | | |
|----------------|-----|-------|-----------------|----|--|---------------|---------------|---------------|
| 54 | 32B | 16.30 | MAIN ROAD | UP | Undeveloped | 0 | 7,335 | 7,335 |
| 54 | 32A | 0.64 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| 54 | 31 | 1.50 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| 54 | 12A | 0.13 | MAIN ROAD | | Fire station | 500 | 0 | 500 |
| 77 | 15 | 0.16 | ADAMSVILLE ROAD | | | 0 | 0 | 0 |
| 77 | 12 | 30.14 | ADAMSVILLE ROAD | | 1 SFR and farm land | 330 | 0 | 330 |
| 77 | 13 | 0.21 | ADAMSVILLE ROAD | | 1 SFR | 330 | 0 | 330 |
| 77 | 14 | 0.25 | ADAMSVILLE ROAD | | Seafood market | 1,000 | 0 | 1,000 |
| 77 | 31 | 0.46 | MAIN ROAD | | 1 building: insurance agency and massage center | 400 | 0 | 400 |
| 77 | 12A | 0.14 | MAIN ROAD | UP | Undeveloped | 0 | 64 | 64 |
| 77 | 31A | 0.47 | MAIN ROAD | | Gulf gas station | 300 | 0 | 300 |
| 77 | 16 | 6.82 | MAIN ROAD | UP | Undeveloped | 0 | 3,069 | 3,069 |
| 77 | 23 | 4.44 | MAIN ROAD | | 2 SFR's | 330 | 0 | 330 |
| 77 | 24 | 2.75 | MAIN ROAD | | Westport family medical | 1,000 | 0 | 1,000 |
| 77 | 25 | 0.42 | MAIN ROAD | | Mulch company | 500 | 0 | 500 |
| 77 | 26 | 0.96 | MAIN ROAD | | | 0 | 0 | 0 |
| 77 | 27 | 1.32 | MAIN ROAD | | 2 buildings: 1 SFR and law office | 530 | 0 | 530 |
| 77 | 28 | 80.30 | MAIN ROAD | | Condominium complex | 9,780 | 0 | 9,780 |
| 77 | 17 | 3.66 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| 77 | 18 | 2.28 | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR | 830 | 0 | 830 |
| 77 | 19 | 5.81 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| 77 | 21 | 0.49 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| 77 | 20 | 3.58 | MAIN ROAD | UP | Undeveloped | 0 | 1,611 | 1,611 |
| | 22 | 4.76 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| 77 | 28A | 1.38 | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units | 1,800 | 0 | 1,800 |
| 80 | 22 | 14.07 | MAIN ROAD | | 1 SFR | 330 | 0 | 330 |
| | 23 | 0.75 | MAIN ROAD | UP | Undeveloped | 0 | 339 | 339 |
| 80 | 26A | 2.66 | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" | 2,400 | 0 | 2,400 |
| 80 | 26 | 3.00 | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant | 1,200 | 0 | 1,200 |
| 80 | 24 | 3.27 | MAIN ROAD | | parking for restaurant/lawn area | 0 | 0 | 0 |
| 80 | 21 | 13.30 | MAIN ROAD | | 3 SFR's and 1 church | 1,290 | 0 | 1,290 |
| 80 | 25 | 2.50 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office | 1,200 | 0 | 1,200 |
| 80 | 21A | 2.00 | MAIN ROAD | | Former restaurant being sold as a "commercial property" | 0 | 900 | 900 |
| 80 | 24A | 1.38 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village Store & Kitchen" | 800 | 0 | 800 |
| | 24B | 3.30 | MAIN ROAD | | | 0 | 0 | 0 |
| 55 | 2 | 27.00 | MAIN ROAD | | Seasonal ice cream shop @ corner Rt.88; rest undeveloped | 1,000 | 12,150 | 13,150 |
| 55 | 3 | 0.73 | MAIN ROAD | UP | Undeveloped | 0 | 326 | 326 |
| Totals: | | | | | | 42,250 | 40,122 | 82,372 |

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Town of Westport, MA
Decentralized Water & Wastewater Study
Medium Density WW Estimates

Density Assumptions:

Commercial/retail/office - 450 gpd/acre
Multi-family - 4 units/acre @ 150 gpd per unit
Single Family - 2 units/acre @ 330 gpd per unit

| Map | Parcel | Map Acres | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing gpd | Rezoned 1 gpd |
|-----|--------|-----------|-----------------------|--|---|--------------|---------------|
| 54 | 8B | 0.83 | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 | 4,700 | 867 |
| 54 | 8H | 0.46 | CUFFEE ROAD | | hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 | 0 | 483 |
| 54 | 8I | | | | real estate office, 1 art gallery, 1 restaurant, and apothecary | 0 | 0 |
| 54 | 11A | 0.51 | MAIN ROAD | | Part of Lees supermarket property | 0 | 530 |
| 54 | 13 | 7.61 | MAIN ROAD | | 3 buildings: Town Hall, DPW, and Police station | 1,000 | 1,000 |
| 54 | 14 | 6.30 | RT. 88 | UW | Westport - undeveloped | 0 | 0 |
| 54 | 18 | | RT. 88 | UW | Westport - undeveloped | 0 | 0 |
| 54 | 22 | 2.04 | MAIN ROAD | | Town Hall annex | 1,000 | 1,000 |
| 54 | 23A | 1.96 | MAIN ROAD | UW | Westport - undeveloped | 0 | 0 |
| 54 | 23 | 3.11 | MAIN ROAD | | 1 building: real estate office and massage office | 400 | 3,266 |
| 54 | 37 | 0.50 | MAIN ROAD | | "Religious education center" | 300 | 300 |
| 54 | 38 | 1.70 | MAIN ROAD | | 2 buildings: meeting house and community center | 1,800 | 1,800 |
| 54 | 39 | 10.90 | MAIN ROAD | | Cemetery | 0 | 0 |
| 54 | 40 | 28.65 | RT. 88 | | Undeveloped | 0 | 30,083 |
| 54 | 23B | 1.54 | ASHLEY COURT | UW | Westport - undeveloped | 0 | 0 |
| 54 | 16 | 1.03 | MAIN ROAD | | 1 SFR | 330 | 682 |
| | 7 | 0.16 | MAIN ROAD | UP | Undeveloped | 0 | 170 |
| 54 | 15 | 6.47 | MAIN ROAD | | | 330 | 4,270 |
| | 21 | 0.70 | MAIN ROAD | | | 400 | 462 |
| 54 | 17 | 2.06 | MAIN ROAD | | | 0 | 1,362 |
| | 26 | 6.00 | MAIN ROAD | | | 0 | 3,960 |
| | 27 | 6.57 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) | 0 | 4,333 |
| | 28 | 0.92 | MAIN ROAD | | | 0 | 605 |
| 54 | 20 | 0.52 | MAIN ROAD | | Clothing store | 200 | 543 |
| 54 | 35 | 0.55 | MAIN ROAD | | 2 buildings: hair dresser and "social club" | 1,500 | 572 |
| 54 | 8D | 0.54 | MAIN ROAD | | | 0 | 562 |
| 54 | 8E | 0.54 | CENTRAL VILLAGE DRIVE | | | 0 | 562 |
| 54 | 8 | 3.60 | RT. 88 | | | 0 | 3,780 |
| | 8F | 0.66 | CUFFEE ROAD | | | 0 | 691 |
| | 8J | 0.50 | CUFFEE ROAD | | | 0 | 521 |
| | 8K | 0.78 | CENTRAL VILLAGE DRIVE | | | 0 | 818 |
| | 8L | 0.46 | CUFFEE ROAD | | Village Commons (see above) | 0 | 486 |
| 54 | 24 | 1.47 | MAIN ROAD | | 1 SFR | 330 | 970 |
| | 25 | 2.20 | MAIN ROAD | UP | Undeveloped | 0 | 2,310 |
| 54 | 10B | 0.40 | MAIN ROAD | | 1 bank (Westport federal credit union) | 400 | 422 |
| | 8C | 0.46 | MAIN ROAD | | 1 bank (Sovereign bank) | 400 | 483 |
| | 8G | 0.07 | CENTRAL VILLAGE DRIVE | | Village Commons (see above) | 0 | 73 |
| 54 | 33 | 0.83 | RT. 88 | UP | Undeveloped | 0 | 867 |
| 54 | 10 | 18.01 | MAIN ROAD | | | 1,000 | 18,909 |
| | 8M | 5.53 | CENTRAL VILLAGE DRIVE | | Lees supermarket | 0 | 5,804 |
| 54 | 11 | 1.00 | MAIN ROAD | | | 0 | 1,050 |

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| | | | | | | | |
|---------------|-----|-------|-----------------|----|--|---------------|----------------|
| | 12 | 0.25 | MAIN ROAD | | | 0 | 262 |
| 54 | 32 | 4.40 | MAIN ROAD | | 1 SFR | 330 | 2,904 |
| 54 | 32B | 16.30 | MAIN ROAD | UP | Undeveloped | 0 | 17,115 |
| 54 | 32A | 0.64 | MAIN ROAD | | 1 SFR | 330 | 420 |
| 54 | 31 | 1.50 | MAIN ROAD | | 1 SFR | 330 | 990 |
| 54 | 12A | 0.13 | MAIN ROAD | | Fire station | 500 | 500 |
| 77 | 15 | 0.16 | ADAMSVILLE ROAD | | | 0 | 0 |
| 77 | 12 | 30.14 | ADAMSVILLE ROAD | | 1 SFR and farm land | 330 | 19,890 |
| 77 | 13 | 0.21 | ADAMSVILLE ROAD | | 1 SFR | 330 | 139 |
| 77 | 14 | 0.25 | ADAMSVILLE ROAD | | Seafood market | 1,000 | 260 |
| 77 | 31 | 0.46 | MAIN ROAD | | 1 building: insurance agency and massage center | 400 | 482 |
| 77 | 12A | 0.14 | MAIN ROAD | UP | Undeveloped | 0 | 150 |
| 77 | 31A | 0.47 | MAIN ROAD | | Gulf gas station | 300 | 496 |
| 77 | 16 | 6.82 | MAIN ROAD | UP | Undeveloped | 0 | 7,161 |
| 77 | 23 | 4.44 | MAIN ROAD | | 2 SFR's | 330 | 2,930 |
| 77 | 24 | 2.75 | MAIN ROAD | | Westport family medical | 1,000 | 2,888 |
| 77 | 25 | 0.42 | MAIN ROAD | | | 500 | 440 |
| 77 | 26 | 0.96 | MAIN ROAD | | Mulch company | 0 | 1,006 |
| 77 | 27 | 1.32 | MAIN ROAD | | 2 buildings: 1 SFR and law office | 530 | 1,386 |
| 77 | 28 | 80.30 | MAIN ROAD | | Condominium complex | 9,780 | 0 |
| 77 | 17 | 3.66 | MAIN ROAD | | 1 SFR | 330 | 2,416 |
| 77 | 18 | 2.28 | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR | 830 | 2,394 |
| 77 | 19 | 5.81 | MAIN ROAD | | 1 SFR | 330 | 3,835 |
| 77 | 21 | 0.49 | MAIN ROAD | | 1 SFR | 330 | 321 |
| 77 | 20 | 3.58 | MAIN ROAD | UP | Undeveloped | 0 | 3,759 |
| | 22 | 4.76 | MAIN ROAD | | 1 SFR | 330 | 3,142 |
| 77 | 28A | 1.38 | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units | 1,800 | 1,447 |
| 80 | 22 | 14.07 | MAIN ROAD | | 1 SFR | 330 | 9,286 |
| | 23 | 0.75 | MAIN ROAD | UP | Undeveloped | 0 | 792 |
| 80 | 26A | 2.66 | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" | 2,400 | 2,793 |
| 80 | 26 | 3.00 | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant | 1,200 | 3,150 |
| 80 | 24 | 3.27 | MAIN ROAD | | parking for restaurant/lawn area | 0 | 3,434 |
| 80 | 21 | 13.30 | MAIN ROAD | | 3 SFR's and 1 church | 1,290 | 8,778 |
| 80 | 25 | 2.50 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office | 1,200 | 2,625 |
| 80 | 21A | 2.00 | MAIN ROAD | | Former restaurant being sold as a "commercial property" | 0 | 2,100 |
| 80 | 24A | 1.38 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village Store & Kitchen" | 800 | 1,446 |
| | 24B | 3.30 | MAIN ROAD | | | 0 | 3,465 |
| 55 | 2 | 27.00 | MAIN ROAD | | Seasonal ice cream shop @ corner Rt.88; rest undeveloped | 1,000 | 28,350 |
| 55 | 3 | 0.73 | MAIN ROAD | UP | Undeveloped | 0 | 762 |
| Total: | | | | | | 42,250 | 238,309 |

Formulas:

For existing commercial and undeveloped land= (# acres x 450 com.) + (# acres x 600 res.)

For existing SFR = (# acres x 660)

Exceptions: Municipal buildings/properties = 0 add'l flow
 Cemetery, churches, meeting halls = 0 add'l flow
 Sr. Village Complex = 0 add'l flow

Where both residential and commercial use presently exist, the mixed use estimate for flow was used

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Town of Westport, MA
Decentralized Water & Wastewater Study
Higher Density WW Estimates

Density Assumptions:

Commercial/retail/office -900 gpd/acre (total)
Multi-family - 8 units/acre @ 150/unit
Single Family - 4 units/acre @ 330/unit

| Map | Parcel | Map Acres | Str # | Street | Undeveloped Private (UP) Westport (UW) | Use | Existing gpd | Rezoned 2 gpd |
|-----|--------|-----------|-------|-----------------------|--|---|--------------|---------------|
| 54 | 8B | 0.83 | | MAIN ROAD | | Village Commons: 1 takeout restaurant, 1 ice cream store, 1 hair salon, 1 eyeglasses store, 1 jewelry store, 1 video store, 1 real estate office, 1 art gallery, 1 restaurant, and apothecary (sep. building) | 4,700 | 1,735 |
| 54 | 8H | 0.46 | | CUFFEE ROAD | | | 0 | 967 |
| 54 | 8I | | | | | | 0 | 0 |
| 54 | 11A | 0.51 | | MAIN ROAD | | Part of Lees supermarket property | 0 | 1,061 |
| 54 | 13 | 7.61 | | MAIN ROAD | | 3 buildings: Town Hall, DPW, and Police station | 1,000 | 1,000 |
| 54 | 14 | 6.30 | | RT. 88 | UW | Westport - undeveloped | 0 | 0 |
| 54 | 18 | ? | | RT. 88 | UW | Westport - undeveloped | 0 | 0 |
| 54 | 22 | 2.04 | 856 | MAIN ROAD | | Town Hall annex | 1,000 | 1,000 |
| 54 | 23A | 1.96 | | MAIN ROAD | UW | Westport - undeveloped | 0 | 0 |
| 54 | 23 | 3.11 | 866 | MAIN ROAD | | 1 building: real estate office and massage office | 400 | 6,531 |
| 54 | 37 | 0.50 | 924 | MAIN ROAD | | "Religious education center" | 300 | 300 |
| 54 | 38 | 1.70 | | MAIN ROAD | | 2 buildings: meeting house and community center | 1,800 | 1,800 |
| 54 | 39 | 10.90 | | MAIN ROAD | | Cemetery | 0 | 0 |
| 54 | 40 | 28.65 | | RT. 88 | | Undeveloped | 0 | 60,165 |
| 54 | 23B | 1.54 | 1 | ASHLEY COURT | UW | Westport - undeveloped | 0 | 0 |
| 54 | 16 | 1.03 | 828 | MAIN ROAD | | 1 SFR | 330 | 1,364 |
| | 7 | 0.16 | 748 | MAIN ROAD | UP | Undeveloped | 0 | 340 |
| 54 | 15 | 6.47 | 828 | MAIN ROAD | | 1+ buildings: 1 SFR and a long driveway ("N.A.C. security & stereo systems" sign) | 330 | 8,540 |
| | 21 | 0.70 | 828 | MAIN ROAD | | | 400 | 924 |
| 54 | 17 | 2.06 | 828 | MAIN ROAD | | | 0 | 2,724 |
| | 26 | 6.00 | 828 | MAIN ROAD | | | 0 | 7,920 |
| | 27 | 6.57 | 828 | MAIN ROAD | | | 0 | 8,667 |
| | 28 | 0.92 | 828 | MAIN ROAD | | | 0 | 1,211 |
| 54 | 20 | 0.52 | | MAIN ROAD | | Clothing store | 200 | 1,086 |
| 54 | 35 | 0.55 | | MAIN ROAD | | 2 buildings: hair dresser and "social club" | 1,500 | 1,145 |
| 54 | 8D | 0.54 | | MAIN ROAD | | | 0 | 1,124 |
| 54 | 8E | 0.54 | | CENTRAL VILLAGE DRIVE | | | 0 | 1,124 |
| 54 | 8 | 3.60 | | RT. 88 | | | 0 | 7,560 |
| | 8F | 0.66 | | CUFFEE ROAD | | | 0 | 1,382 |
| | 8J | 0.50 | | CUFFEE ROAD | | | 0 | 1,042 |
| | 8K | 0.78 | | CENTRAL VILLAGE DRIVE | | | 0 | 1,636 |
| | 8L | 0.46 | | CUFFEE ROAD | | Village Commons (see above) | 0 | 971 |
| 54 | 24 | 1.47 | 874 | MAIN ROAD | | 1 SFR | 330 | 1,940 |
| | 25 | 2.20 | | MAIN ROAD | UP | Undeveloped | 0 | 4,620 |
| 54 | 10B | 0.40 | | MAIN ROAD | | 1 bank (Westport federal credit union) | 400 | 844 |
| | 8C | 0.46 | | MAIN ROAD | | 1 bank (Sovereign bank) | 400 | 966 |
| | 8G | 0.07 | | CENTRAL VILLAGE DRIVE | | Village Commons (see above) | 0 | 146 |
| 54 | 33 | 0.83 | | RT. 88 | UP | Undeveloped | 0 | 1,735 |
| 54 | 10 | 18.01 | | MAIN ROAD | | | 1,000 | 37,817 |
| | 8M | 5.53 | | CENTRAL VILLAGE DRIVE | | | 0 | 11,609 |
| 54 | 11 | 1.00 | | MAIN ROAD | | Lees supermarket | 0 | 2,100 |

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| | | | | | | | | |
|---------------|-----|-------|------|-----------------|----|--|---------------|----------------|
| | 12 | 0.25 | | MAIN ROAD | | | 0 | 524 |
| 54 | 32 | 4.40 | 919 | MAIN ROAD | | 1 SFR | 330 | 5,808 |
| 54 | 32B | 16.30 | | MAIN ROAD | UP | Undeveloped | 0 | 34,230 |
| 54 | 32A | 0.64 | 916 | MAIN ROAD | | 1 SFR | 330 | 840 |
| 54 | 31 | 1.50 | | MAIN ROAD | | 1 SFR | 330 | 1,980 |
| 54 | 12A | 0.13 | | MAIN ROAD | | Fire station | 500 | 500 |
| 77 | 15 | 0.16 | 113 | ADAMSVILLE ROAD | | | 0 | 0 |
| 77 | 12 | 30.14 | 167 | ADAMSVILLE ROAD | | 1 SFR and farm land | 330 | 39,781 |
| 77 | 13 | 0.21 | 83 | ADAMSVILLE ROAD | | 1 SFR | 330 | 279 |
| 77 | 14 | 0.25 | 121 | ADAMSVILLE ROAD | | Seafood market | 1,000 | 521 |
| 77 | 31 | 0.46 | 803 | MAIN ROAD | | 1 building: insurance agency and massage center | 400 | 964 |
| 77 | 12A | 0.14 | 735 | MAIN ROAD | UP | Undeveloped | 0 | 300 |
| 77 | 31A | 0.47 | | MAIN ROAD | | Gulf gas station | 300 | 991 |
| 77 | 16 | 6.82 | | MAIN ROAD | UP | Undeveloped | 0 | 14,322 |
| 77 | 23 | 4.44 | | MAIN ROAD | | 2 SFR's | 330 | 5,861 |
| 77 | 24 | 2.75 | 829 | MAIN ROAD | | Westport family medical | 1,000 | 5,775 |
| 77 | 25 | 0.42 | 821 | MAIN ROAD | | Mulch company | 500 | 880 |
| 77 | 26 | 0.96 | | MAIN ROAD | | | 0 | 2,012 |
| 77 | 27 | 1.32 | 793 | MAIN ROAD | | 2 buildings: 1 SFR and law office | 530 | 2,772 |
| 77 | 28 | 80.30 | | MAIN ROAD | | Condominium complex | 9,780 | 9,780 |
| 77 | 17 | 3.66 | 865 | MAIN ROAD | | 1 SFR | 330 | 4,831 |
| 77 | 18 | 2.28 | | MAIN ROAD | | 2 buildings: 1 pet kennel (grooming & boarding) and 1 SFR | 830 | 4,788 |
| 77 | 19 | 5.81 | 851 | MAIN ROAD | | 1 SFR | 330 | 7,669 |
| 77 | 21 | 0.49 | 843 | MAIN ROAD | | 1 SFR | 330 | 643 |
| 77 | 20 | 3.58 | | MAIN ROAD | UP | Undeveloped | 0 | 7,518 |
| | 22 | 4.76 | | MAIN ROAD | | 1 SFR | 330 | 6,283 |
| 77 | 28A | 1.38 | | MAIN ROAD | | 2 buildings: 1 dentist office, 1 clothing store, 1 psychologist office, 1 insurance office, 2 other office units | 1,800 | 2,894 |
| 80 | 22 | 14.07 | 989 | MAIN ROAD | | 1 SFR | 330 | 18,572 |
| | 23 | 0.75 | | MAIN ROAD | UP | Undeveloped | 0 | 1,584 |
| 80 | 26A | 2.66 | | MAIN ROAD | | 2 buildings: law office and food store, bakery, and "nutritional consults" | 2,400 | 5,586 |
| 80 | 26 | 3.00 | | MAIN ROAD | | 2 buildings: "olde westport beer & wine" and restaurant | 1,200 | 6,300 |
| 80 | 24 | 3.27 | | MAIN ROAD | | parking for restaurant/lawn area | 0 | 6,867 |
| 80 | 21 | 13.30 | | MAIN ROAD | | 3 SFR's and 1 church | 1,290 | 17,556 |
| 80 | 25 | 2.50 | 1021 | MAIN ROAD | | 2 buildings: "wind blown glass" and dentist office | 1,200 | 5,250 |
| 80 | 21A | 2.00 | 977 | MAIN ROAD | | Former restaurant being sold as a "commercial property" | 0 | 4,200 |
| 80 | 24A | 1.38 | 999 | MAIN ROAD | | "Crosby & Baker Winemaker, LTD." and "Partners Village Store & Kitchen" | 800 | 2,892 |
| | 24B | 3.30 | | MAIN ROAD | | | 0 | 6,930 |
| 55 | 2 | 27.00 | | MAIN ROAD | | Seasonal ice cream shop @ corner Rt.88; rest undeveloped | 1,000 | 56,700 |
| 55 | 3 | 0.73 | | MAIN ROAD | UP | Undeveloped | 0 | 1,523 |
| Total: | | | | | | | 42,250 | 481,799 |

Formulas:

For existing commercial and undeveloped land= (# acres x 600 com.) + (# acres x 1200 res.)

For existing SFR = (# acres x 1320)

Exceptions: Municipal buildings/properties = 0 add'l flow
 Cemetery, churches, meeting halls = 0 add'l flow
 Sr. Village Complex = 0 add'l flow
 Where both residential and commercial use presently exist, the mixed use estimate for flow was used

APPENDIX D
PUBLIC PARTICIPATION

Town of Westport, MA
Designing the Village Workshop
October 11, 2006

Sponsored by:
The Designing the
Village Committee



Weston & Sampson Engineers, Inc.

Workshop Objectives

- ✓ Provide comments on the Draft report
- ✓ Solicit feedback from knowledgeable stakeholders
- ✓ Refine the “vision” for development of Central Village
- ✓ Refine water and wastewater alternatives
- ✓ Develop zoning guidelines to achieve goals
- ✓ Develop “action items” for moving forward

Designing the Village Workshop

Draft Report - Buildout Scenarios

- ✓ Existing condition (no growth)
- ✓ Commercial infill
- ✓ Medium density, mixed use
- ✓ Higher density, mixed use



Designing the Village Workshop

Wastewater Needs (gallons per day)

- ✓ Existing = 42,000
- ✓ Infill = 84,000
- ✓ Medium = 242,000
- ✓ High = 490,000

Designing the Village Workshop

Wastewater Alternatives

- ✓ No change
- ✓ I/A systems
- ✓ Localized sewer



Designing the Village Workshop

Water Needs (average gallons per day)

- ✓ Existing = 29,200
- ✓ Infill = 58,400
- ✓ Medium = 168,100
- ✓ High = 340,300

Designing the Village Workshop

Water Alternatives

- ✓ No change
- ✓ Connection to Fall River system
- ✓ Develop new local source(s)



Designing the Village Workshop

Institutional Controls

- ✓ O&M of new water and wastewater systems
- ✓ Zoning changes to direct growth
 - ✓ Minimum lot size
 - ✓ Parking requirements
 - ✓ Aesthetics
 - ✓ Allowable uses
- ✓ Financial mechanisms

Designing the Village Workshop

Examples of Village Centers Hyannis



Designing the Village Workshop

Examples of Village Centers Franklin



Designing the Village Workshop

Examples of Village Centers North Kingstown



Designing the Village Workshop

Design Goals

- ✓ Provide pedestrian friendly environment
- ✓ Concentrate development (TDR)
- ✓ Increase open/common space to encourage gathering



Designing the Village Workshop

Design Goals

- ✓ Redirect through traffic around the Village
- ✓ Encourage diversity of uses
- ✓ Consolidate/share parking to reduce “strip” development



Obstacles

- ✓ Available services
- ✓ Lot sizes
- ✓ Regulatory/political
- ✓ Affordability
- ✓ Public support



Action Items

- ✓ Finalize Draft Village Bylaw
- ✓ Present at Public Meeting
- ✓ Conduct Public Outreach Campaign
- ✓ Pass Bylaw at Town Meeting
- ✓ Develop viable water and wastewater service plan
- ✓ Appropriate funding at Town Meeting
- ✓ Construct infrastructure

Designing the Village Workshop

Discussion

- ✓ Other alternatives
 - ✓ Wastewater
 - ✓ Water
 - ✓ Zoning
- ✓ Feedback on changes
- ✓ How to build public support



Designing the Village Workshop

Central Village Smart Growth Project

December 4, 2006

Presented to:
The Westport Board
of Selectmen



Weston & Sampson Engineers, Inc.

Acknowledgements

- ✓ Funding through EOE A
- ✓ Charlene Wood, Town Administrator
- ✓ Designing the Village Committee
- ✓ Planning Department
- ✓ Board of Health
- ✓ Conservation Commission

Design Goals

- ✓ Provide pedestrian friendly environment
- ✓ Concentrate development (TDR)
- ✓ Increase open/common space to encourage gathering



Design Goals

- ✓ Encourage mixed use
- ✓ Economic development
- ✓ Consolidate/share parking to reduce “strip” development



Examples of Village Centers



Wickford



Wrentham

Examples of Village Centers

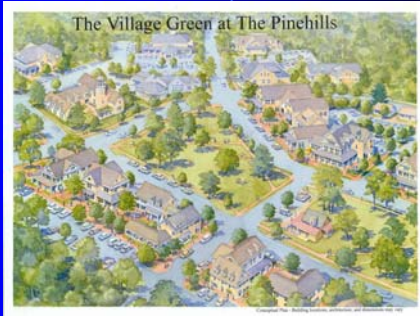
Franklin



Foxboro



Examples of Village Centers



Examples of Village Centers



Obstacles

- ✓ Available services
- ✓ Lot sizes
- ✓ Regulatory/political
- ✓ Affordability
- ✓ Public support



Draft Report - Buildout Scenarios

- ✓ Current
- ✓ Current plus growth
- ✓ Rezoned Option 1
- ✓ Rezoned Option 2



Water and Wastewater Needs (gallons per day)

- | | |
|------------------------------|------------------------------|
| ✓ Wastewater | ✓ Water |
| ✓ Current = 42,000 | ✓ Current = 29,300 |
| ✓ Current & Growth = 82,500 | ✓ Current & Growth = 57,200 |
| ✓ Rezoned Option 1 = 238,300 | ✓ Rezoned Option 1 = 165,500 |
| ✓ Rezoned Option 2 = 481,800 | ✓ Rezoned Option 2 = 334,500 |

Wastewater Alternatives



- ✓ No change (septic systems)
- ✓ Multiple I/A systems
- ✓ Single localized sewer

Water Alternatives

- ✓ No change (wells)
- ✓ Develop new local source(s)



Recommendations



- ✓ Develop viable water and wastewater solutions
- ✓ Draft design standards for Central Village
- ✓ Develop public/private partnerships
- ✓ Work with Planning, Board of Health, etc. to develop implementable solutions for Central Village

APPENDIX E
EXAMPLE DRAFT ZONING BYLAW

PROPOSED CHANGES TO EXISTING ZONING BY-LAWS

The purpose of these proposed changes is to promote compact, mixed-use growth in certain designated Village Mixed-use areas of Westport. The goals of these changes are to create a vibrant mixed-use area to serve as a center of business, municipal and civic activity, to create bicycle and pedestrian friendly areas, and to produce high quality public space.

PROPOSED CHANGES TO ARTICLE 1 - DEFINITIONS

Add

Gross square footage (gsf) – Gross square footage shall be defined as the outside dimensions of the building footprint times the number of floors.

Village – refers to any Village Mixed-Use District as defined under Article 3.

PROPOSED CHANGES TO ARTICLE 3 – ESTABLISHMENT OF DISTRICTS

Add

3.0.G. Village Mixed Use District

Add

3.1.G add legal description of District boundaries

PROPOSED CHANGES TO ARTICLE 4 – USE REGULATIONS

Add

4.0.7. Village Mixed-use

The following non-residential uses will be allowed by right in the Village Districts, as long as gross square footage of the proposed or expanded structure is **less than 50,000 square feet (sf)**:

- Business and professional offices
- Banking, including drive through automated teller machines (ATMs)
- Retail
- Personal services
- Packaging and delivery services
- Health clubs, fitness centers
- Veterinary services or pet grooming facilities
- Artist galleries
- Museums
- Performing arts facilities, schools
- Educational (non-profit) institutions
- Post office
- Municipal uses
- Bed and Breakfasts

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- Restaurants
- Grocery stores
- Bakeries
- Day care center
- Community center
- Bowling alley, movie theater

All non-residential uses will be subject to Site Plan Approval by the Planning Board.

The following residential uses shall be allowed:

- Single family
- Two-family
- Mixed-use development, with apartments above the ground floor only
- Multi-family developments that conform to the following requirements:
 - No more than 8 dwelling units per acre
 - No more than **XX%** of the lot will be developed, including parking areas and driveways *to be coordinated with stormwater regs*

The following uses may be allowed with Special Permit, pending Planning Board Approval:

- Gas Stations
- Convenience stores
- Bars
- Liquor/beer/wine stores
- Assisted/Independent Living facilities

The following uses will be prohibited in the Village District:

- Industrial and manufacturing
- Adult entertainment
- Kennels
- Drive through fast food establishments
- Hotels, motels
- Conference centers
- Automotive repair facilities, autobody shops
- Car dealerships
- Hospitals, long term care facilities
- Printing
- Warehousing, storage, self-storage
- Mining
- Construction yards
- Lumber yards
- Landscaping materials and sales

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PROPOSED CHANGES TO ARTICLE 5

Add

- 5.3 The following parking requirements will apply to all new development and redevelopment in Village areas after (*insert date of bylaw*).
- For residential property, it shall be one space per bedroom with a maximum of two per unit.
 - For non-residential properties, parking requirements will remain consistent with existing zoning regulations, except that off-lot, shared parking will be allowed. Use of shared parking lots will allow for a reduction of no more than 25% of non-residential parking requirements, per unit.
 - The majority of parking shall be located to the rear or sides of buildings.
 - No parking along Main Road will be allowed.
 - Parking lots shall be appropriately screened from Main Road and landscaped. Pedestrian corridors from parking areas to shopping or commercial areas may be required at the discretion of the review board.

PROPOSED CHANGES TO ARTICLE 7

Add

- 7.2.2 The following minimum lot size requirements will apply to Village Mixed-use Districts:
- Business/SFR – 10,000 sf
 - Two family and multi-family – 20,000 sf

The following frontage and set back requirements will apply to Village Mixed-use Districts:

- Frontage - 100 feet
- Minimum side yard setbacks – 10 feet
- Maximum front setback – 10 feet
- Back – 10 feet
- Building height maximum - 40 feet