

# West Boylston Master Plan of 1965

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A condensed version of the West Boylston Master Plan was printed in the November 10, 1965 Worcester Evening Gazette. (The article appeared in the same issue as "The Northeast Blackout," which is why I saved the paper.)

## Population

The town's population was projected at 6,700 to 7,300 persons by 1970 and possibly 8,850 persons by 1975. The current population of West Boylston is a little over 6,100 persons.

Residential development had increased 118 percent from 1950 to 1965. The committee anticipated that the population would not grow as fast from 1965 to 1975 but that the rate of growth could increase during the years from 1980 to 1990, which has been the case with the "building boom" in town.

## Schools

With the anticipated population growth and the "saturation" population of 28,000, there would be a need for new schools. It was recommended that the present high school be used for a junior high school and another junior high school built on Pleasant Street. A new high school was proposed for a 50 acre site on Prospect Street near Lee Street. It was also recommended that Woodland Street School be abandoned by 1975 and that Goodale Street School be abandoned some time after 1975.

In addition to Major Edwards and Helen Mixter Elementary Schools, it was suggested that elementary schools be built at Shrewsbury and Maple Streets, the Woodland Street area, on Malden Street, Sterling Place and one at the intersection of Hosmer and Keyes Streets in Oakdale. It was also recommended that parks and playgrounds be built in neighborhoods.

The Town Office Building on Worcester Street was considered inadequate for all town offices and a new Town Hall was recommended.

## Route 140

It was recommended that Route 140 be relocated to run east of the B&M railroad tracks, avoiding the center of town. The route would have run easterly from the railroad crossing on Temple Street and joining Route 12 just below the railroad underpass near the causeway.

## Available Land

The MDC owns 2,065 of the town's 8,819 acres; 1,820 acres of the 6,754 remaining acres were developed or held in public ownership which left 4,934 acres as undeveloped or in agricultural use.

According to the plan only 15 percent or of that land could be developed with little or no soil limitations. Only 23 percent of the remaining land could be developed if the homes had shallow or no cellars; 35 percent could not be developed unless a town sewerage system was installed and 26 percent was considered unbuildable or very expensive.

The interesting part was the fact that the cost of meeting the goals would have to be met by the homeowners. "The need for increased tax revenue for these goals should be achieved by attracting more expensive new housing and encouraging the upkeep and renewal existing housing," the report suggested.

There is a copy of the 1965 Master Plan at the library.