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TO: West Springfield Master Plan Committee
Mr. Richard Werbiskis, AICP, Planning Director

FROM: Ms. Kristen D. Wilson, Beals and Thomas, Inc.

DATE: August 8, 2008

REFERENCE: Survey Results Summary
West Springfield Master Plan
West Springfield, Massachusetts
BTI Project No. 1292.01

The purpose of this memorandum is to summarize the results of the West Springfield Master Plan Survey that was conducted as a part of the Master Plan update. The survey was conducted in June and July 2008 and was made available through a link on the Town website. Copies of the survey were made available to the public at the Municipal Building, the Library, the Senior Center and at the Public Forum held July 9, 2008. In addition, the survey was publicized in the local newspaper. In total, 398 responses were received (both electronically and in hard copy). The questions asked on the survey are noted in bold font, and the responses have been added below.

1. How many people live in your household?

Children (under age 18)	<u>1.95</u>
Adults (age 18-54)	<u>2.10</u>
Seniors (age 55+)	<u>1.59</u>

The numbers above are the average response rates for the number of people who live in each household that responded to the survey. More specifically:

Of the survey responders who noted children living in the household:

- 49% of respondents had **2** children living in the household.
- 31% of respondents had **1** child living in the household.
- 15% of respondents had **3** children living in the household.
- 3% of respondents had **4** children living in the household.
- 1% of respondents had **5 or more** children living in the household.

Of the survey responders who noted adults living in the household:

- 61% of the respondents had **2** adults living in the household.
- 22% of the respondents had **1** adult living in the household.
- 13% of the respondents had **3** adults living in the household.
- 3% of the respondents had **4** adults living in the household.
- 1% of the respondents had **5 or more** adults living in the household.

Of the survey responders who noted seniors (55+) living in the household:

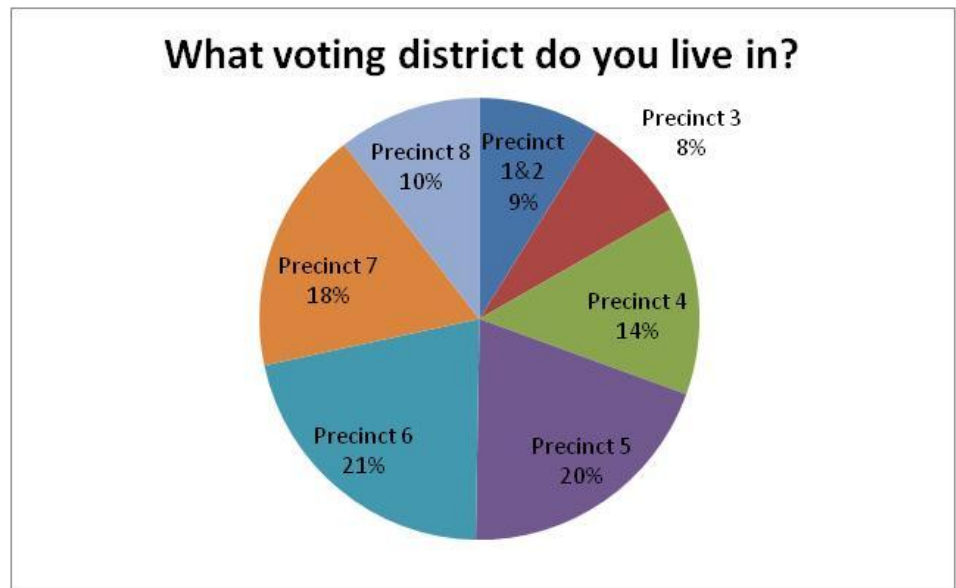
- 59% of the respondents had **2** seniors living in the household.
- 40% of the respondents had **1** senior living in the household.
- 1% of the respondents had **3** seniors living in the household.

The majority of respondents either had two adults or two seniors living in a household. In addition, approximately 49% of households had at least 2 children living in the household.

2. What voting district do you live in?

- Precinct 1&2
8.9%
- Precinct 3 7.8%
- Precinct 4 13.8%
- Precinct 5 19.7%
- **Precinct 6
21.4%**
- Precinct 7 17.8%
- Precinct 8 10.5%

The majority of the survey responders were in Precinct 6. Precincts 5 and 7 also has a large number of respondents.



3. Are you a homeowner or a renter?

- Homeowner 90.7% 350
- Renter 8.5% 33
- Both 0.8% 3

The majority of the respondents to the survey are homeowners. A very small portion of the renters are also homeowners.

4. How many years have you lived in your current residence?

The average number of years that survey respondents have lived at their current address in West Springfield is approximately **16** years (16.46).

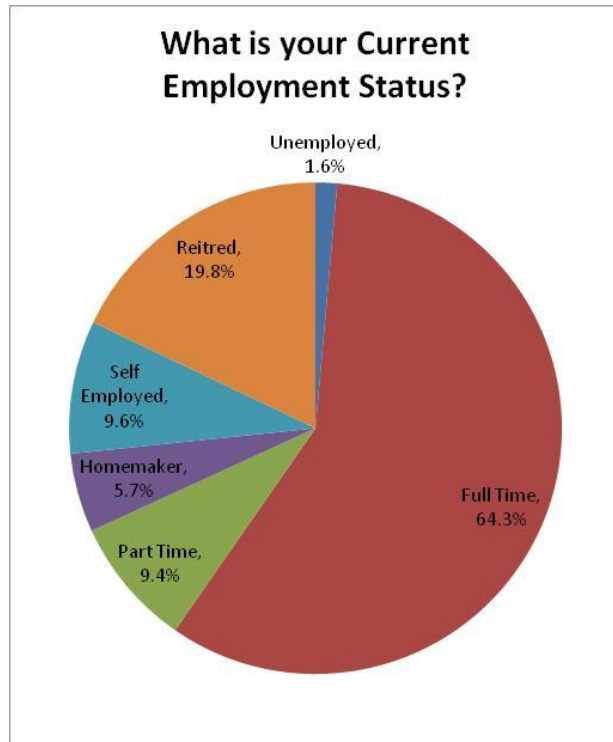
5. How many years have you lived in West Springfield?

The average number of years that survey responders have lived at their in West Springfield is approximately **21** years (21.17). This indicates that some residents who responded to the survey have moved from one house to another within West Springfield.

6. What is your current employment status? (check all that apply)

- Unemployed 1.6%
- **Full Time 64.3%**
- Part Time 9.4%
- Homemaker 5.7%
- Self Employed 9.6%
- Retired 19.8%

The majority of the survey respondents, 64% are currently employed full time. The next largest category is approximately 20% of survey respondents who are retired.



7. Are you employed in West Springfield?

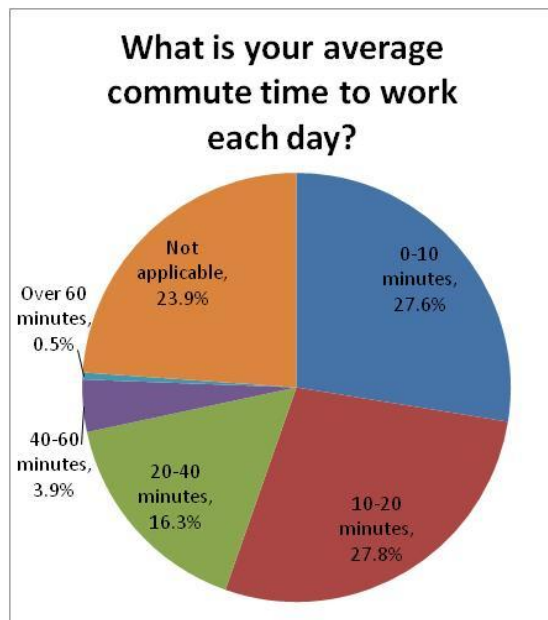
Yes 26.8% 101
 No **73.2% 276**

The majority of survey respondents (73%) reported that they are not employed in West Springfield.

8. What is your average commute time to work each day?

- 0-10 minutes 27.6%
- **10-20 minutes 27.8%**
- 20-40 minutes 16.3%
- 40-60 minutes 3.9%
- Over 60 minutes 0.5%
- Not applicable 23.9%

Of the respondents to the survey who commute to work each day, approximately 55% of the commute between 0 to 20 minutes.



9. Do you have children in the West Springfield school system?

Yes 30.8%
No 69.2%

Approximately 2/3 of survey respondents do not have children in the West Springfield school system. However, some of the respondents who answered no, may have children enrolled in private schools.

10. Are you involved in local town government in any way? (check all that apply)

No 77.7%
Yes, town employee 8.1%
Yes, sit on town board or committee 8.6%
Yes, Other (please specify) 8.1%

Survey respondents mentioned a number of **other** ways that they are or were involved in town government, including:

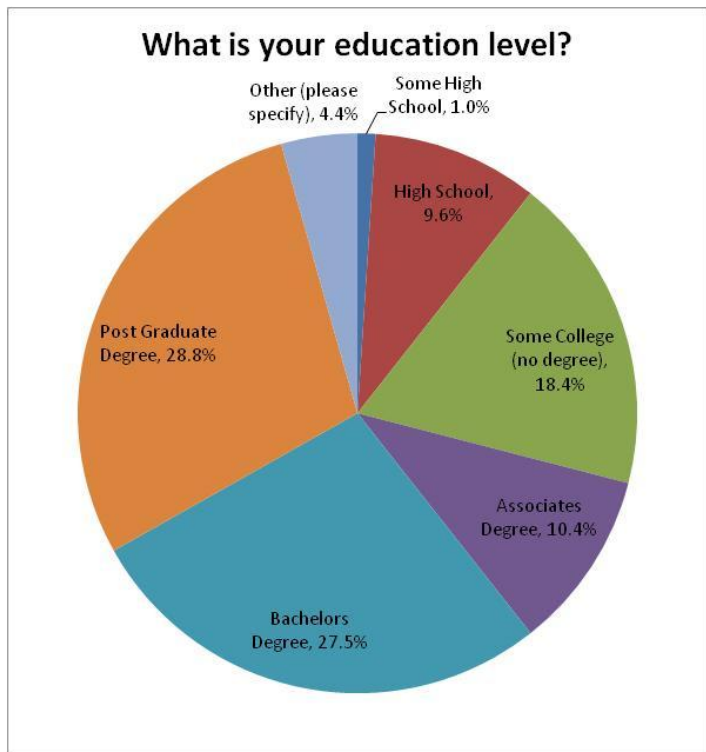
- Taxpayer Association
- School PTO
- Volunteer for Park and Recreation
- Veterans council
- Pending application for appointment to town board or committee

11. What is your education level?

- Some High School 1.0%
- High School 9.6%
- Some College (no degree) 18.4%
- Associates Degree 10.4%
- Bachelors Degree 27.5%
- **Post Graduate Degree 28.8%**
- Other (please specify) 4.4%

The majority of the respondents (56%) to the survey have a bachelor's or post graduate degree. Other responses included:

- Middle school
- Some college and register nurse
- Law degree
- Technical school
- 2 year college degree

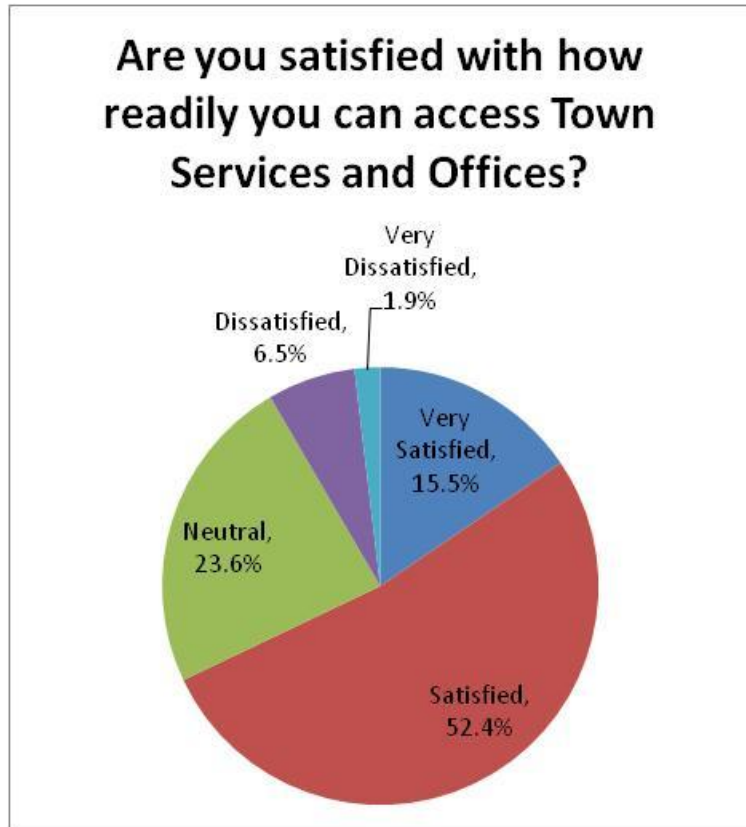


12. In general, are you satisfied with how readily you can access Town Services and Offices?

Very Satisfied 15.5%
Satisfied 52.4%
 Neutral 23.6%
 Dissatisfied 6.5%
 Very Dissatisfied 1.9%

In general, survey respondents are either satisfied or neutral regarding access to Town Services and Offices. Some of the comments received include:

- Never hear how meetings of Conservation, Planning Board, etc turn out.
- Wish some hours would go to 5PM.
- Town hall should be open at least one night a month for those people who cannot get there during working hours.
- Some departments could use more staffing.



13. Please rate the services provided by the following Town Boards and Departments based on your personal experience. Also, please indicate in the last column whether you would support more tax dollars for an increase or expansion of the board/department listed.

	Excellent %	Good %	Fair %	Poor %	N/A %	Would you support with tax? %
Assessors	5.3	29.8	24.8	17.2	22.9	3.8
Building Department	9.0	34.9	18.6	8.3	29.5	4.2
Community Development	5.7	25.3	16.8	10.8	39.7	10.4
Council on Aging	11.0	30.2	12.0	3.0	42.9	10.0
Fire Department	43.3	35.2	5.0	1.6	13.1	18.4
GIS & Mapping	10.6	29.8	19.9	2.1	36.6	5.1
Health Department	10.3	37.9	14.6	4.3	32.2	6.3
Library	36.4	41.4	12.3	3.1	6.5	22.2
Office of the Mayor	10.5	28.8	24.5	16.3	19.0	3.6
Park & Recreation	20.7	42.1	19.5	7.7	8.7	20.1

Police Department	32.8	45.9	10.3	4.3	6.4	21.0
Public Works	11.0	39.2	27.0	13.5	8.2	12.5
School Department	8.5	39.7	23.7	10.1	16.4	22.7
Town Clerk	15.6	44.1	19.7	4.7	15.0	4.4
Veterans Services	14.5	26.6	11.4	4.7	40.4	9.4
Town Council	6.6	27.9	26.9	13.8	23.9	4.6
Planning	7.4	22.1	22.4	14.4	32.8	4.7
Board of Health	5.8	36.7	16.6	3.2	37.7	6.1

In general, the majority of the residents who completed the survey rated the towns services as Good. The Fire Department was rated as Excellent by 43% of the respondents. The Community Development Department, Council on Aging, GIS & Mapping, Veterans Services, Planning and Board of Health were most often rated as Not Applicable. Therefore, it may be necessary to educate residents about the services offered in these departments.

Over 20% of the survey respondents reported that they would support the Library, Park & Recreation, Police Department and School Department with an additional tax.

14. Would you support a pay as you throw trash program?

Yes 16.7%
 No **83.3%**

The Town of West Springfield currently provides trash pick-up for residents. Approximately 83% of residents would not support a pay as you throw trash program.

15. Would you attend an information session to learn more about recycling?

Yes **54.0%**
 No 46.0%

The Town of West Springfield currently does not have a recycling program. Approximately half (**54%**) of the survey respondents recorded that they would attend an information session to learn more about recycling.

16. Would you attend an information session to learn how to be more energy efficient?

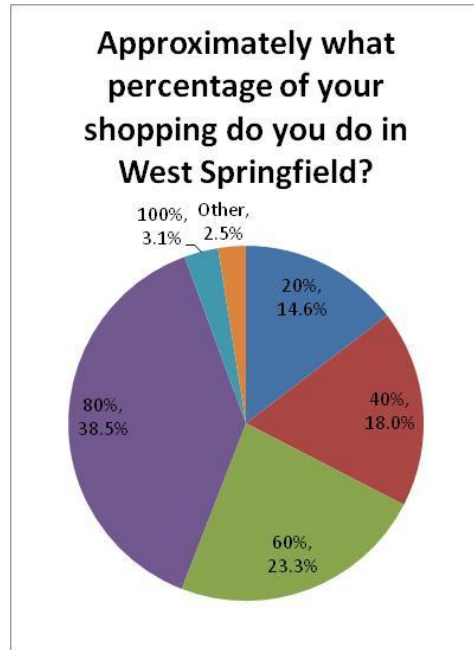
Yes **67.9%**
 No 32.1%

More than two-thirds (**68%**) of survey respondents recorded that they would attend an information session to learn how to be more energy efficient. The information session could focus on many elements including residential, workplace and transportation.

17. Approximately what percentage of your shopping do you do in West Springfield?

20% 14.6%
 40% 18.0%
 60% 23.3%
80% 38.5%
 100% 3.1%
 Other 2.5%

Approximately 38% of survey respondents recorded that they do 80% of their shopping in West Springfield.



18. What type of shopping do you do:

	In West Springfield	Outside West Springfield
Food/Groceries	85%	35%
Clothing/Accessories	58.8%	69.3%
Sporting Goods	84.7%	27.8%
Housewares	46.8%	69.7%
Large Ticket Items (cars, large appliances, etc.)	48.9%	65.9%
Other	57.4%	62.4%

Some of the comments regarding shopping include:

- There are too many big box stores and not enough small businesses.
- We do our shopping in Westfield or Agawam.
- I shop by catalogue a lot.
- We do a lot of internet purchases.
- Riverdale and Memorial Drive shopping centers provide most needs.
- Westside could improve its retail offerings. Some higher end shopping would be good. West Springfield does a good job with low end.

19. What types of businesses would you like to see encouraged in West Springfield? Where?

Survey responses to this question included:

- Locally owned restaurants (many responses).
- Small businesses (many responses (in center of town, on Westfield Street, Merrick)).
- Businesses in the Union Street area.

- Light industry in the industrial parks.
- Farm stands or farmers market.
- Lowes on Memorial Avenue (many responses for a Lowes)
- Something in the old Big Y building (health food, specialty grocery).
- Bookstore (many responses).
- More shops on Elm Street, similar to Northampton (many responses).
- Starbucks (many responses).
- We have too many businesses in town (many responses)
- Events center that would play off the existing hotels.

20. What types of businesses would you like to see discouraged in West Springfield? Where?

Survey responses to this question included:

- Car dealerships (many responses).
- Big box stores (many responses).
- Bars/nightclubs.
- Franchises.
- Adult entertainment (many responses).
- Waste disposal
- Gas stations
- Hotels (many responses).

21. Would you like to see the commercial districts expanded to allow more business opportunities? If yes, where?

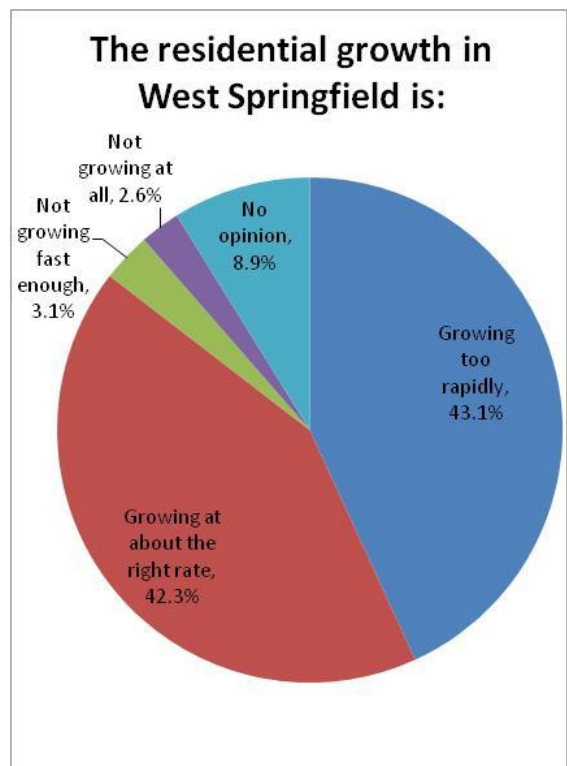
Yes 44.5%
 No 55.5%

Survey responses to this question included:

- Precinct 1&2.
- Use of vacant buildings.
- Riverdale Road (many responses).
- Near residential (ie. Corner store).
- Use what we have.
- Merrick section.
- Elm Street (many responses).

22. The residential growth in West Springfield is:

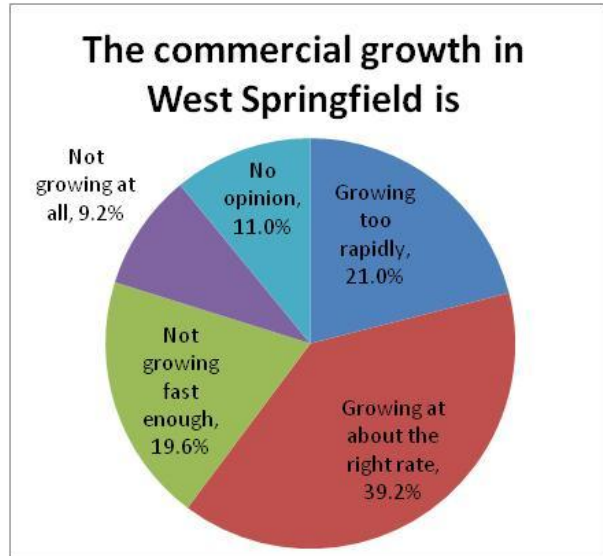
Growing too rapidly 43.1%
 Growing at about the right rate 42.3%
 Not growing fast enough 3.1%



Not growing at all 2.6%
 No opinion 8.9%

23. The commercial growth in West Springfield is

Growing too rapidly 21.0%
Growing at about the right rate 39.2%
 Not growing fast enough 19.6%
 Not growing at all 9.2%
 No opinion 11.0%



24. Do you think Bear Hole should be developed? If yes, developed for what uses?

Yes 20.7%
No 79.3%

Almost 80% of respondents do not think that Bear Hole should be developed. However, approximately 20% believe that Bear Hole should be developed. Some of the uses described include:

- Hiking and biking trails (many responses).
- A park, complete with hiking and biking trails for the community to enjoy.
- Residential.
- Business development.
- Sports complex, recreation-related business.

25. Do you use public open space/recreational facilities in West Springfield? If yes, what facilities and how often?

Yes 73.9%
 No 26.1%

Approximately 74% of the survey respondents use public open space/recreational facilities in West Springfield. Some of the facilities used include:

- Mitteneague Park and Tatham ball fields.
- Town common.
- Bear Hole.
- Reservoir.
- Memorial pool occasionally.
- We go to Westfield or other towns to use their parks.
- Cooks Field.
- Rarely, Agawam has a golf course and a beautiful river walk, I go there.
- Ohio Fields.

26. Would you support the construction of a municipal golf course in West Springfield?

Yes 32.5%
No 67.5%

Approximately 1/3 of the survey respondents would support the construction of a municipal golf course.

27. Should West Springfield put an article on the ballot for the adoption of the Community Preservation Act?

Yes 72.7%
No 27.3%

Almost 73% of survey respondents noted that West Springfield should put an article on the ballot for the adoption of the Community Preservation Act.

28. Would you be willing to pay a surcharge for the Community Preservation Act for open space, affordable housing, and historic preservation? If yes, what projects would you like to see the money go to?

Yes 40.7%
No 59.3%

Although almost 73% of survey respondents noted that the town should put an article on the ballot for the adoption of the Community Preservation Act, only 40% noted that they would be willing to pay a surcharge.

Survey respondents noted the projects they would like to see the money go to:

- Maintenance of Mitteneague Park and upgrading the playing fields.
- Housing for poor elderly.
- Affordable handicap housing.
- I am not familiar with what the Community Preservation Act entails.
- Preservation of historic cemeteries and homes.
- Affordable housing for seniors and families with incomes less than \$150,000.
- Bike trail or fitness course.

29. How valuable is Bear Hole Reservoir as open space and a drinking water source to you and the Town of West Springfield?

Very Valuable 67.9%
Valuable 21.1%
Somewhat Valuable 8.1%
Not Valuable 2.9%

Approximately 97% of survey respondents noted that they felt Bear Hole Reservoir was at least somewhat valuable as open space or drinking water source.

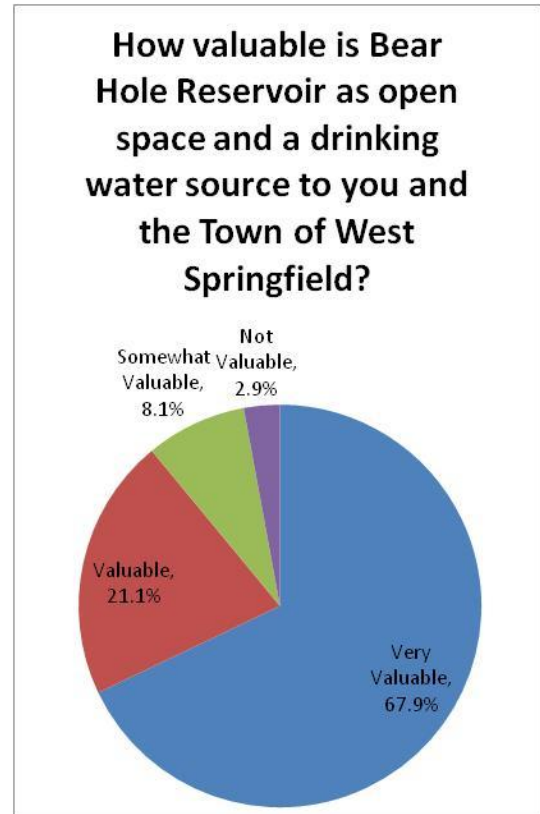
Some of the comments associated with this survey question included:

- I am upset that ATV's motorcycles with young children riding on them and other vehicles are allowed to ride through Bear Hole at random and spoil areas that should be left to walkers and wildlife.
- Not having this resource for walking, hiking and biking would be devastating to the landscape of this community.
- I don't know enough to determine if we could have some recreational opportunities there, but think we should maintain and improve what we have before developing more.
- More valuable as open space than drinking water supply.

30. Would you support increasing the fee of town recreational activities?

Yes 47.5%
 No **52.5%**

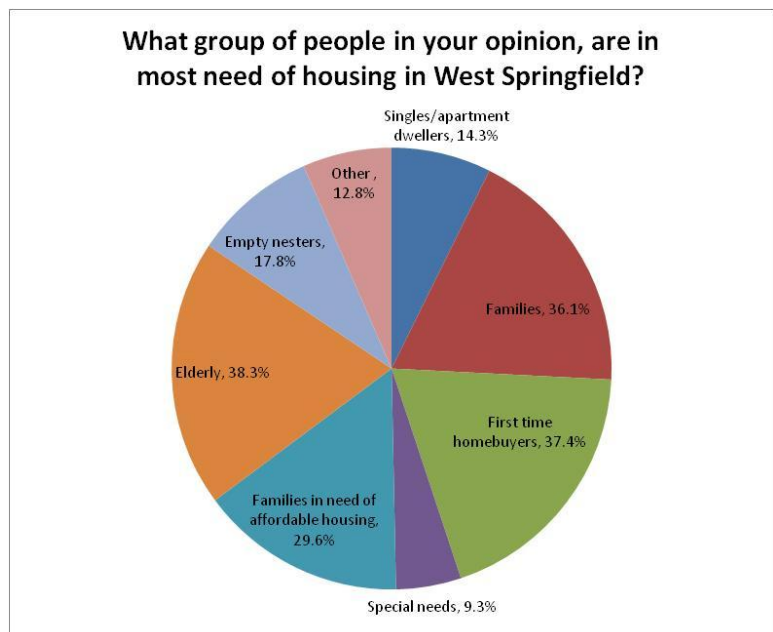
The respondents to the survey seem to be split if they would support increasing the fee for town recreational activities.



31. What group of people in your opinion, are in most need of housing in West Springfield?

Singles/apartment dwellers	14.3%
Families	36.1%
First time homebuyers	37.4%
Special needs	9.3%
Families in need of affordable housing	29.6%
Elderly	38.3%
Empty nesters	17.8%
Other (please specify)	12.8%

Survey respondents identified that it was their opinion that families and the elderly are in the most need for housing in West Springfield.



Survey respondents who chose other specified that other housing needs included:

- Affordable elderly housing.
- I don't know, there seems to be a variety of housing available.
- Families can barely get by with the high tax rate.
- Elderly/disabled in wheelchairs.

32. Do you think the town should support the development affordable housing in West Springfield?

Yes 48.8%

No 51.2%

Approximately half of the survey respondents stated that the town should support the development of affordable housing while the other half of the survey respondents thought the opposite.

Some of the comments associated with this question included:

- Make existing housing more affordable.
- We already have very affordable housing. Some areas really need to be upgraded between Route 20 and Memorial.
- Yes, but should be limited.
- I think Western Mass already supports more than its share of affordable housing, but if done well, as part of a mixed use development, I would support it.
- Affordable housing is another word for the projects.
- Let the market take care of this/town does not have the money for this.
- It appears that we have a large number of homes that could be considered affordable housing. Encouraging the proper maintenance of current stock would be important.
- Some portion of new development should include lower priced designs to provide opportunities for younger families to own their own home.
- What is considered "affordable housing"? If it means another Birch Park, then the answer is a most emphatic "NO".

33. What housing types do you feel are needed in West Springfield? (check all that apply)

Rental properties	16.2%
Accessory or In-law Apartments	21.6%
Mobile Home units	5.5%
Planned or condo units	28.5%
Residential Cluster Development	24.4%
Multi-family	7.6%
Adult retirement villages	35.1%
Other (please specify)	28.2%

Responses to other included:

- Single family one floor housing
- 1 bedroom single floor developments
- None. We need to stop the overdevelopment of this community.
- Plenty of housing already available.
- Mixed use village centers.
- Rental properties as part of mixed use. Above shop fronts within easy walking distance of bus routes, groceries, etc.
- Retirement rentals with Community Centers.

34. Which, if any of the major roads in town are inadequate to serve existing traffic? (check all that apply)

Memorial Avenue	31.6%
Route 5/Riverdale Street	57.9%
Route 20/Westfield Street	49.1%
Elm Street	21.4%
Park Avenue	18.6%
Other (please specify)	26.7%

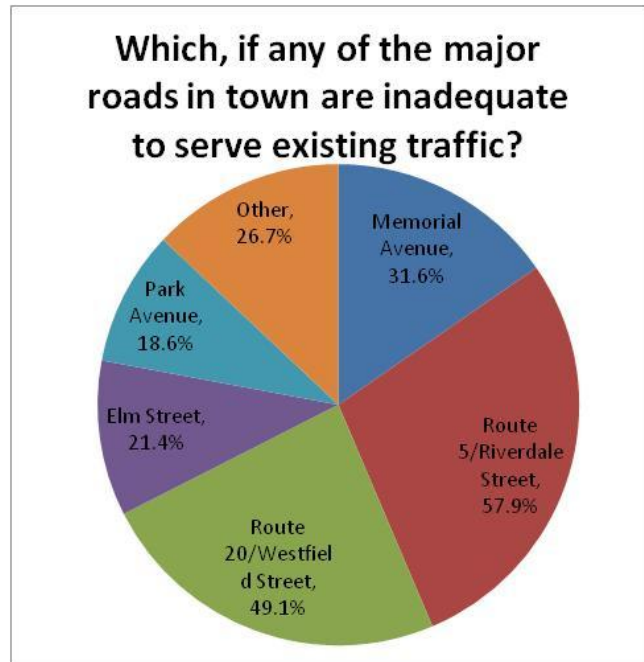
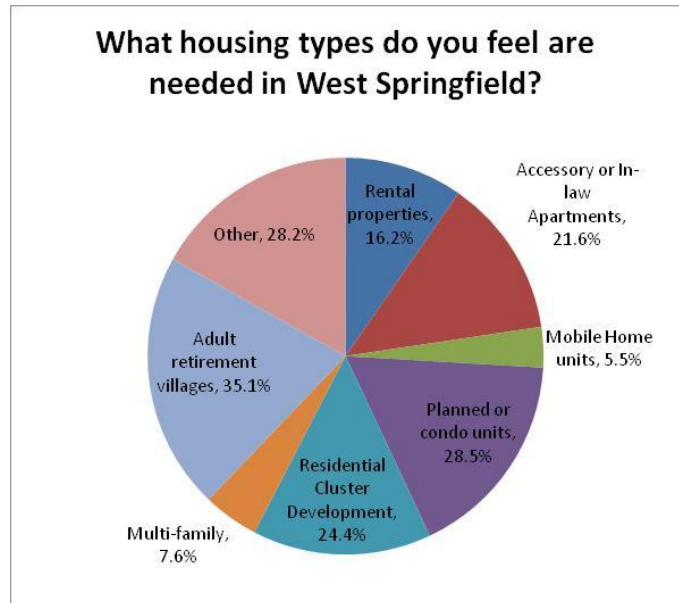
Route 5/Riverdale Street was most listed as a major road that is inadequate to serve existing traffic by survey respondents.

Survey respondents who checked other specified the following major roads in town that are inadequate to serve existing traffic.

- Dewey Street
- Amostown Road
- Piper Road
- Bernie Avenue
- Union and Main Street for trucks.
- I believe all the roads are fine.
- Riverdale needs repaving and widening in front of Town and Country.

35. Where are the major traffic problems in West Springfield? (check all that apply)

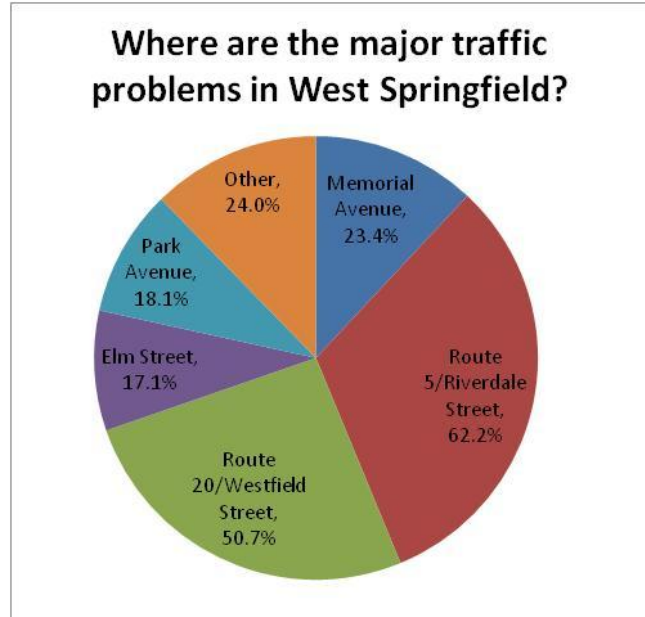
Memorial Avenue	23.4%
Route 5/Riverdale Street	62.2%
Route 20/Westfield Street	50.7%



Elm Street 17.1%
Park Avenue 18.1%
Other (please specify) 24.0%

Survey respondents who checked other specified the following major traffic problem areas in West Springfield:

- Morgan Road
- Piper Road
- Amostown Road
- Dewey Street
- Roads during the Big E.
- I avoid Riverdale, I do not like the no turn on red sign at Park and Elm.
- Get rid of rotaries.
- There should be no parking allowed on Park Street, especially during rush hour.



36. Would you support being charged for parking downtown?

Yes 18.1%
No **81.9%**

Over 80% of survey respondents reported that they would not support being charged for parking downtown.

37. Do you feel that there is enough parking in West Springfield? If no, where is additional parking needed?

Yes **64.7%**
No 35.3%

Almost 2/3 of survey respondents feel that there is enough parking in West Springfield. However, approximately 35% of respondents feel that additional parking is needed. They specified the following places:

- Town Hall area
- By the Post Office
- Elm Street
- Downtown area

38. Do you use public transportation? If yes, which providers, how often and to where?

Yes 2.6%
No **97.4%**

The majority of survey respondents (approximately 97%) do not use public transportation. Survey respondents' comments to the question included:

- I would use the bus system but it is very unreliable and the routes don't serve the area well.
- No, but considering it.
- PVTa 6 times a year into Springfield.
- Buses, Trains, Boston-NYC
- Need public transportation to go down Bernie Avenue or Piper Road.
- Too dangerous to cross Westfield Street to catch the bus and too far away from alight to cross. Also, takes forever to get anywhere by bus from West Springfield.

39. Do you think the town needs more sidewalks? If yes, where should more sidewalks be located?

Yes 57.0%
No 43.0%

A little more than half the survey respondents think the town needs more sidewalks. They noted the following places where sidewalks should be located:

- Rogers Avenue
- Fix existing sidewalks.
- Around Mittineague Park baseball fields.
- Piper Road
- Bernie Avenue
- Gooseberry Lane
- Anywhere children have to walk to school.
- Tatham area.
- Along main roads.
- Maybe not more, just improve the ones in use.

40. List three (3) strengths about the West Springfield public school system.

The most listed answers to this question include:

- Teachers
- Diverse programming
- Village community
- New middle school building
- Opportunities for parent involvement
- Busing to schools
- Sports programs
- Promotion of the arts
- Good mix of academic programs at High School

41. List three (3) major concerns you have about the West Springfield public school system.

The most listed answers to this question include:

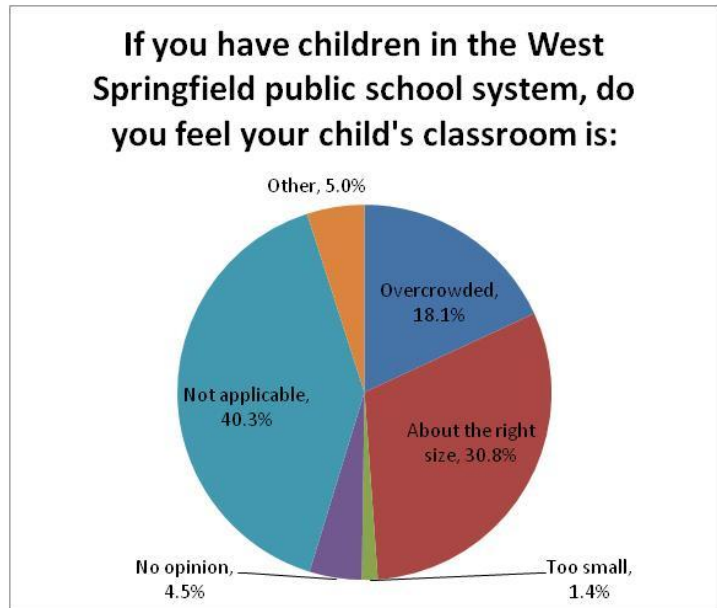
- Condition of facilities
- Underpaid teachers
- Ratio of students to teacher
- Need after school program
- Condition of high school
- Lack of special needs children programs.
- Bullying

42. If you have children in the West Springfield public school system, do you feel your child's classroom is:

Overcrowded	18.1%
About the right size	30.8%
Too small	1.4%
No opinion	4.5%
Not applicable	40.3%
Other (please specify)	5.0%

Some of the comments that were posted by survey respondents include:

- Son goes to private school.
- Smaller class sizes would be beneficial to the students.
- We homeschool because of inadequate services.
- Our school size seems good, but I've heard other parents complain about their schools.



43. Should the town build a new High School?

Yes	49.3%
No	50.7%

Some of the comments that were posted by survey respondents include:

- Improve what's already there.
- Whichever is more cost effective.
- We sorely need a new high school, yet there seems to be so little support for it in our town.
- Renovate existing school.

- Completely updated with technology.

44. Should the town close Mittineague School and retain and convert the building and grounds into a larger library?

Yes 42.7%

No 57.3%

Some of the comments that were posted by survey respondents include:

- The library is perfect in its current location
- Great idea.
- The town desperately needs a new library and while the current location is very accessible, there is not nearly enough parking.
- Modernize current library and build a second floor.
- Tear down the building and build a new library in current location.
- Neighborhood schools should remain.
- The current library is outdated, too small and is lacking in parking. The Mittineague School site would be ideal, because its central, on a bus line and will have adequate parking.
- A branch of the library would be better situated in the northwestern part of town.
- The library should remain downtown so that all citizens even those that do not have transportation can have access to this public benefit
- If Mittineague School is closed, it would overcrowd the other schools more than they already are.
- I would support the closing of Mittineague School, however, it seems that the downtown location of the library is ideal for many lower income people to walk to.

45. What are the three (3) most important issues/problems facing West Springfield today?

The most listed answers to this question include:

- Increasing tax rate.
- Improve on existing infrastructure.
- Upgrade/renovate high school.
- Speeding
- Balance of maintaining open space with business.
- Maintaining affordable housing.
- We need more feedback from the community.
- Schools need afterschool program.
- Utilized land along the Westfield River for recreational purposes.
- Need to have more town related interaction that would bring neighborhoods together.
- Big E needs to pay a “realistic tax” on its property.
- Increased crime.
- Town fields need upgrading.

46. What do you perceive to be the three (3) most important issues/problems facing West Springfield in the next five (5) years?

The most listed answers to this question include:

- More industry to help tax base.
- Energy costs.
- Traffic.
- Loss of open space to development.
- Preserving the feel and vibrancy of downtown.
- Loss of historic properties.
- New development of the riverfront as a source of tourism and entertainment revenue.
- Safety for pedestrians and bikers.
- Crime

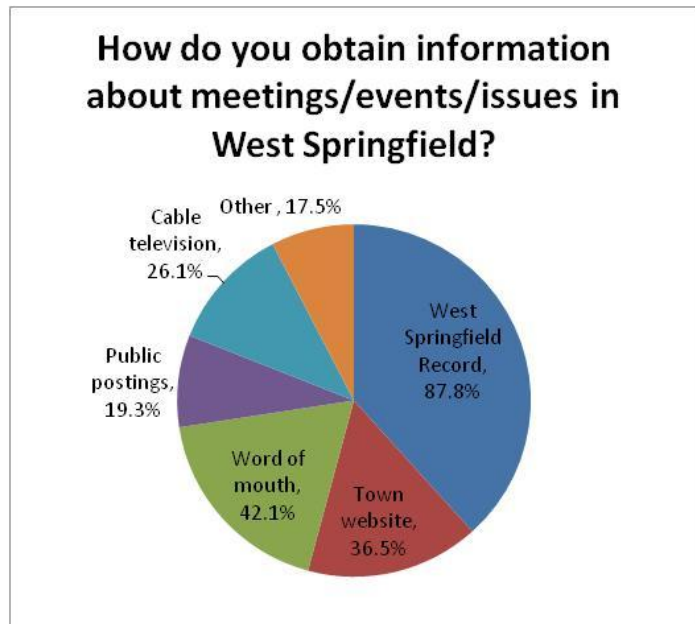
47. How do you obtain information about meetings/events/issues in West Springfield?

West Springfield Record	87.8%
Town website	36.5%
Word of mouth	42.1%
Public postings	19.3%
Cable television	26.1%
Other (please specify)	17.5%

The majority of respondents to the survey obtain information about the town from the West Springfield Record. The next most used information source identified was word of mouth.

Other ways residents obtain information identified in the survey include:

- Masslive
- Attend meetings.
- Library bulletin board.
- Springfield Republican (West Side Edition)
- Loved the phone call/Mayor's phone call.
- Springfield Union newspaper.



48. Additional comments or concerns: Please use this space for any additional comments or concerns you may have about the future of West Springfield. Thank you for your participation in this very important survey.

Some of the comments that were posted by survey respondents include:

- I would like to see a dog park.
- West Springfield is becoming too much like Springfield. When I drive through certain sections of town I feel like I am and the North End of Springfield which frustrates me.
- I think the Union Street underpass plan is not practical and will not solve the perceived truck traffic issues, particularly since Route 20, a state highway passes directly through the center of town.
- We could utilize trolley transportation, increase the number of one way streets and implement a dog park or two.
- I enjoy the park and pool, my children have been in many Park and Rec programs and camp and they do a great job!! Very well organized and fun.
- I find most town workers courteous and helpful- we have a great fire and police department! town (city) council's interest is great, one hand job pleasing all!
- This survey was a nice start to allow the residents to become involved in the town...i think it's a great idea and should be done again!
- Why can't we get a true recycling effort begun here? It should begin in the schools and in the town offices. We could benefit from it. We lag behind many other communities. We are here to protect our planet. High taxes are driving out people on fixed incomes.
- The elderly/disabled have been ignored for a long time. There are very few handicapped apartments. The need is going to be even greater as the baby boomers get to the age that they need help. Not all of us are rich enough to get into the over 55 housing. We depend on State/Federal housing. And the apartments they have do not have enough apartments that are set up for a person in a wheelchair. And if you are not in a wheelchair, the apartments are very small and not big enough for a husband and a wife.
- We need more opportunity for resident/business input, sort of like the old town meeting set up, where more people can express themselves.
- We need a community center! Something like the YMCA, plus the teen center and the senior center, and some function rooms.
- Superior mathematical planning is needed to avoid bankruptcy of WS...as well as consideration for the % of retirees who are limited in escalating tax needs beyond their abilities..
- Mittenauge Park should not be developed into a golf course, it is the only public park in the city. Bear Hole shouldn't be developed. West Springfield is quickly running out of wooded areas. Another over 55 development on Brush Hill shouldn't be allowed to be constructed. Once again, the city is running out of wooded areas. West Springfield should allow CSX Transportation to expand the rail yard. It would create more jobs and at the same time, remove rundown buildings in the Merrick Section.
- West Springfield used to be a great Town to grow up in. Unfortunately in the last 20 years both the demographics and appearance of neighborhoods have taken on characteristics of Springfield. The town is headed completely downhill both physically and financially. No more affordable housing!

Memorandum
West Springfield Master Plan Committee
August 5, 2008
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