

WARREN ECONOMIC PROFILE

Prepared by the
Warren Planning Department
March 2014

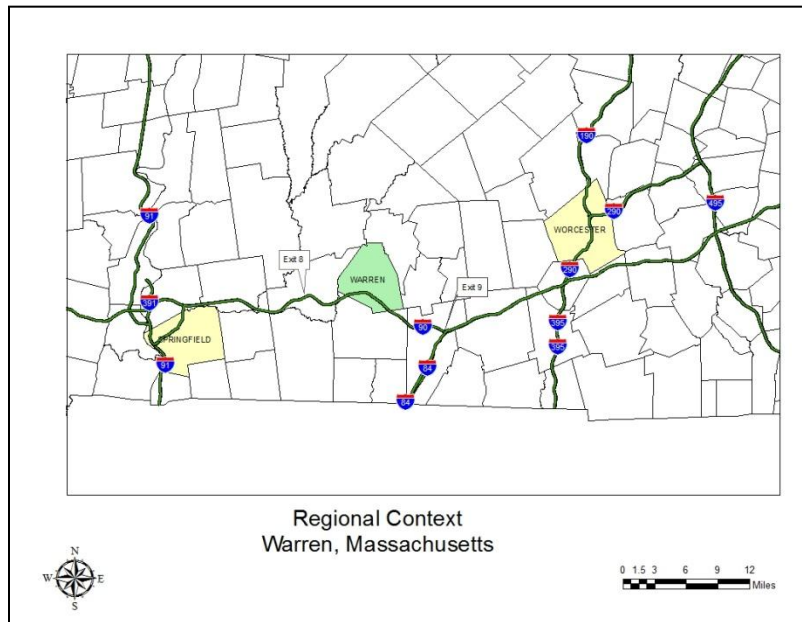


Table of Contents

- Community Overview
- Zoning for Economic Development
- Economic Data
- Utility and Communications Infrastructure
- Economic Assessment

COMMUNITY OVERVIEW

REGIONAL CONTEXT



- Warren is a scenic community of 5,000 people midway between Worcester and Springfield, Mass.
- The Mass. Turnpike traverses the Town, and the CSX Railroad offers freight rail service to New England and the nation.
- Turnpike exits 9 in Sturbridge and 8 in Palmer are only 15 minutes from Warren with direct access via Routes 67 and 19.

BRIEF HISTORY

- Warren is an historic village in Worcester County. It was part of the original Quaboag Plantation formed in 1660 and became a separate town in 1742.
- The Town is named for Joseph Warren, a Revolutionary War patriot who commanded forces at Bunker Hill.
- The availability of water power from the Quaboag River spurred industrial development in Warren Center and West Warren.
- Hardwick Knitted Fabrics, the William Wright Co., and Warren Pumps were mainstays of the local economy and helped to create a skilled workforce.
- In outlying areas, agriculture flourished. Many farms remain and continue to produce dairy products, vegetables, and fruits from productive orchards.

TOPOGRAPHY

- The Quaboag River is the dominant feature of the landscape and controlled the settlement pattern. The villages of Warren and West Warren located near-by because of the gentle grades and developable soils.
- The Town's motto is "Warren Among the Hills". Prominent hills include Coy Hill, Devil's Peak, Colonel's Mountain, and Mark's Mountain.



Devil's Peak, West Warren



Mark's Mountain Guards Warren Center

VILLAGES OF WARREN

- Warren's compact villages developed around 19th century industries and today contain a mix of housing and services to enhance life in a small town.
- The Warren Center Transportation Improvement Project in FY '15 will help revitalize the village.



West Warren



Warren Center

WARREN MASTER PLAN: SUPPORT FOR NEW COMMERCIAL GROWTH

- A citizen survey for the Master Plan indicated strong support for new commercial development and less support for new housing.
- What is your preference in terms of rate of development over the next 10 years?

	Residential	Commercial
Very Fast	5%	17%
Somewhat Fast	17%	41%
Somewhat Slow	44%	28%
Very Slow	24%	9%
None	11%	5%

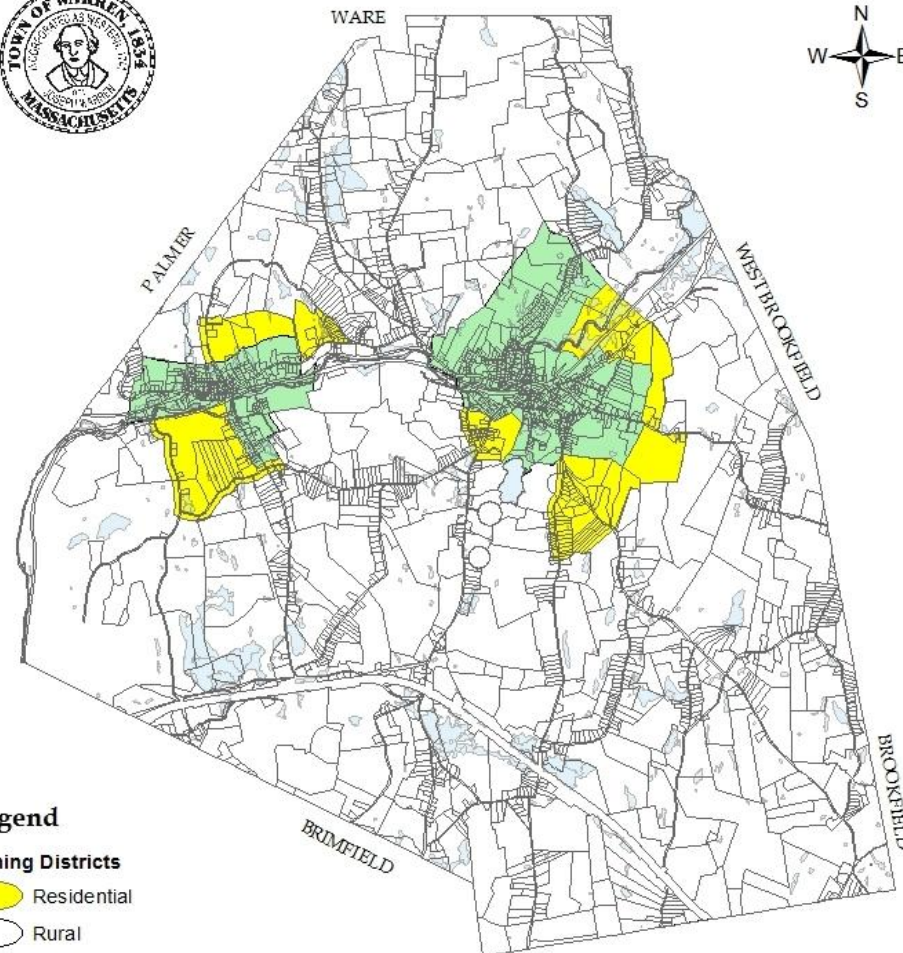
ZONING FOR ECONOMIC GROWTH

CURRENT ZONING SCHEME

- Warren has three conventional zoning districts :
 - Rural District
 - The Rural District provides for low density residential development.
 - It also allows offices, recreational facilities, warehouses, and solar farms.
 - Residential District
 - The Residential District supports medium density single and two family residences surrounding the Village district.
 - It also allows offices, hotels, recreational facilities, and restaurants.
 - Village District
 - The Village District encompasses Warren Center and West Warren.
 - The District allows a mix of land uses, including high density residential, retail, office, industry, banks, etc., to meet the Town's business needs.
- Warren has two overlay districts to promote special types of development:
 - Major Development Overlay District
 - Mill Development Overlay District

District	Acres	% of Town
Rural	15,344	86.8%
Residential	997	5.6%
Village	1,338	7.6%

Warren Zoning Districts



Legend

Zoning Districts

- Residential
- Rural
- Village



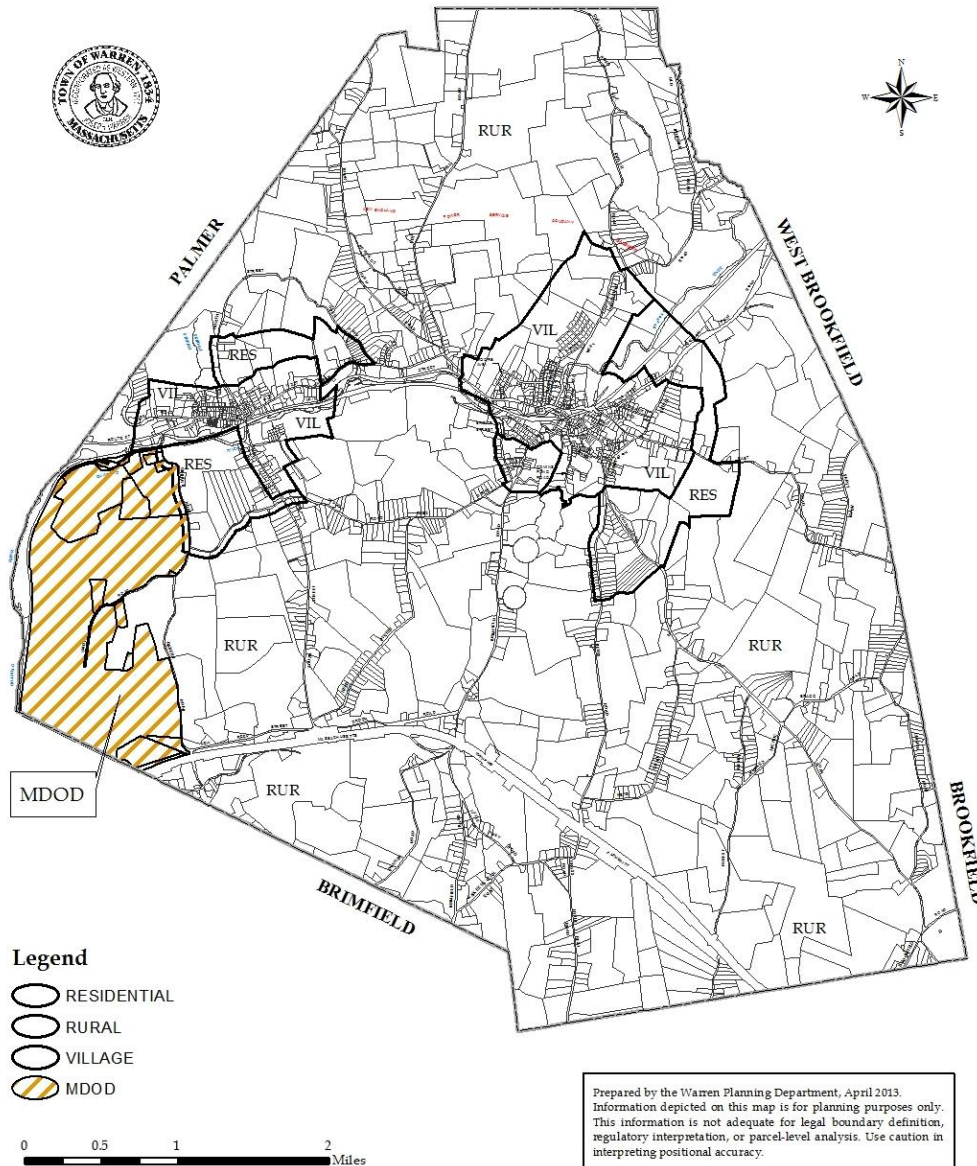
*Information depicted on this map is for planning purposes only.
This information is not adequate for legal boundary definition,
regulatory interpretation, or parcel-level analysis.*

*Map Prepared by Warren Planning Department
Source Data: MassGIS - Hydrology
Warren Assessors - parcels and zoning
January 2013*

MAJOR DEVELOPMENT OVERLAY DISTRICT

- Purposes
 - Foster economic growth
 - Provide employment opportunities for residents
 - Increase the local tax base
 - Preserve the natural environment, and
 - Provide for mitigation of any negative impacts caused by new development
- The district provides flexibility for large scale development.
- One land owner has significant acreage.
- Few residential properties lie in the district, which reduces potential land use conflicts.
- It is one of the largest contiguous parcels of undeveloped land in Central Massachusetts.

ZONING DISTRICTS WARREN, MASSACHUSETTS MAJOR DEVELOPMENT OVERLAY DISTRICT



Owner	Acres
Rolling Hills Estates	1,047
Other	14
Total	1,061

MDOD PERMITTED USES

- Business and professional offices
- Research and Development
- Light manufacturing, processing and assembling
- Retail stores and commercial services, including shopping centers, malls, warehouse-type outlets, banks, restaurants and fast food restaurants
- Hotels, inns, conference centers and function facilities
- Commercial indoor and outdoor recreation facilities
- Automotive service stations
- Renewable/Alternative Energy Research and Development Facilities
- Heliport or helipad as an accessory use
- For-profit educational institutions
- Museums and non-profit institutions
- Nursing homes, rehabilitation facilities, assisted living facilities, and hospitals
- Rail freight terminals

MDOD DEVELOPMENT SITES



FORMER WRIGHT MILL

- Approximately 600,000 square feet of space
- Contains 65 acres of land
- Re-zoned in 2012 as a Mill Conversion Overlay District (MCOD)
- Allows a mix of residential, commercial, industrial, and institutional uses
- Potential for small scale hydro power plant
- Has surplus water and sewer capacity and access to all utilities



MILL CONVERSION OVERLAY DISTRICT

Mill Conversion Overlay District - Wright Mill, West Warren, MA



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 in interpreting positional accuracy.



HARDWICK KNITTED FABRICS

- In the same complex as the Wright Mill.
- Contains 240,000 square feet of industrial space.
- Has surplus water and sewer capacity and access to all utilities.



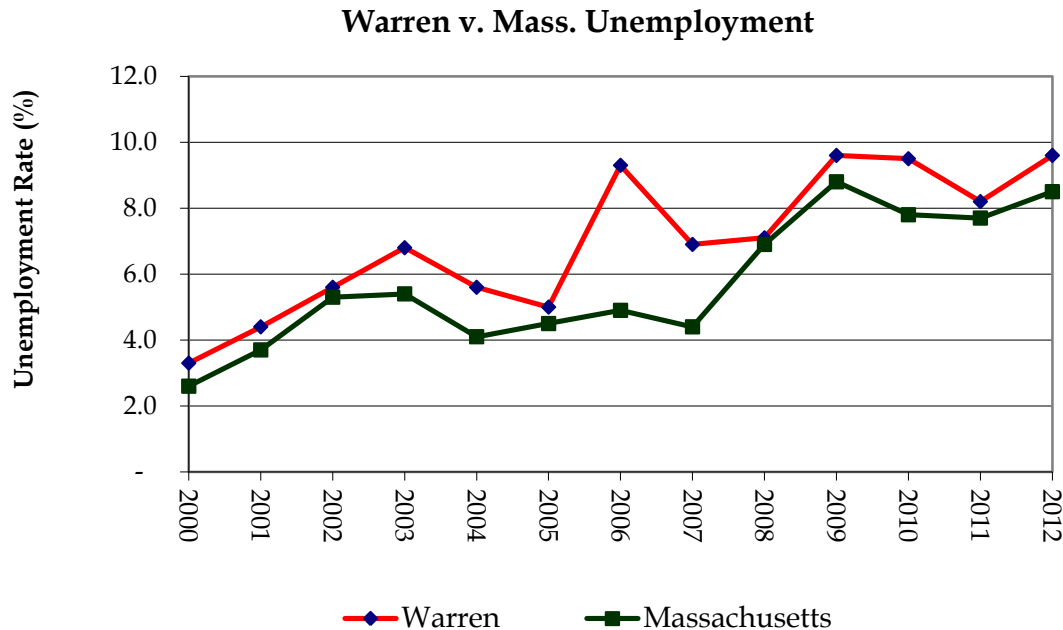
ECONOMIC DATA

TAX BASE ANALYSIS

FY 2014 Tax Levy by Class		
Property Class	Levy	Percent
Residential	\$ 5,246,657	87.8%
Commercial	\$ 176,251	3.0%
Industrial	\$ 150,034	2.5%
Personal Property	\$ 400,935	6.7%
Total	\$ 5,973,877	100.0%

- Warren is dependent upon residential property for its tax base – 87.8%.
- Commercial and industrial property comprises just 5.5% of the tax levy.
- Warren has had little new economic growth to support the increasing cost of providing services.
- The Town has the capacity and desire to attract new economic development.

UNEMPLOYMENT RATES¹

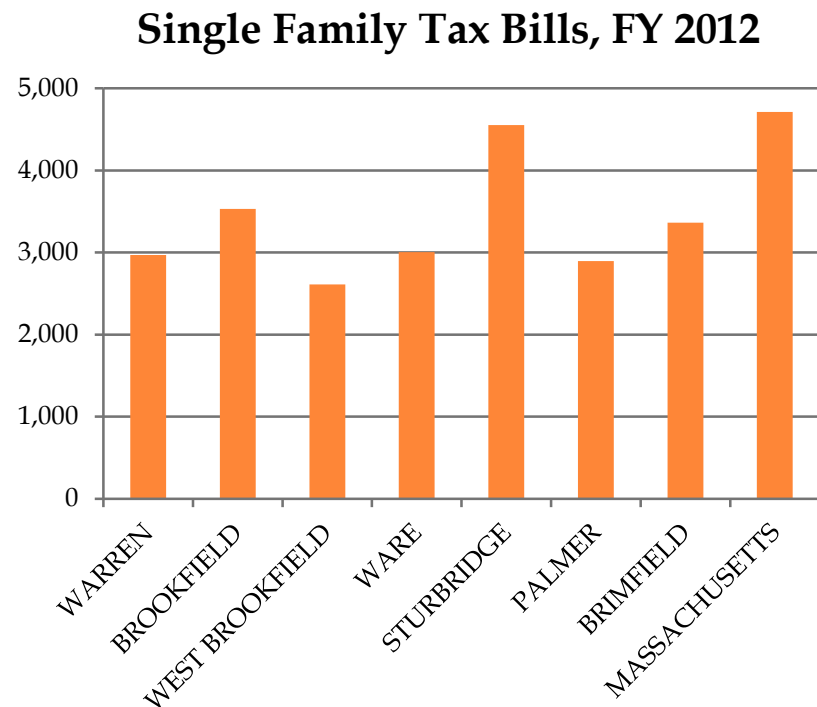


- Warren's rate is consistently higher than the state average.
- In December 2012, the Town's rate was 9.6% compared to 8.5% for the state.
- Warren needs good paying jobs!

1. Five Year Labor Force Averages Source: U.S, Census Bureau, American Community Survey 5 Year Estimates

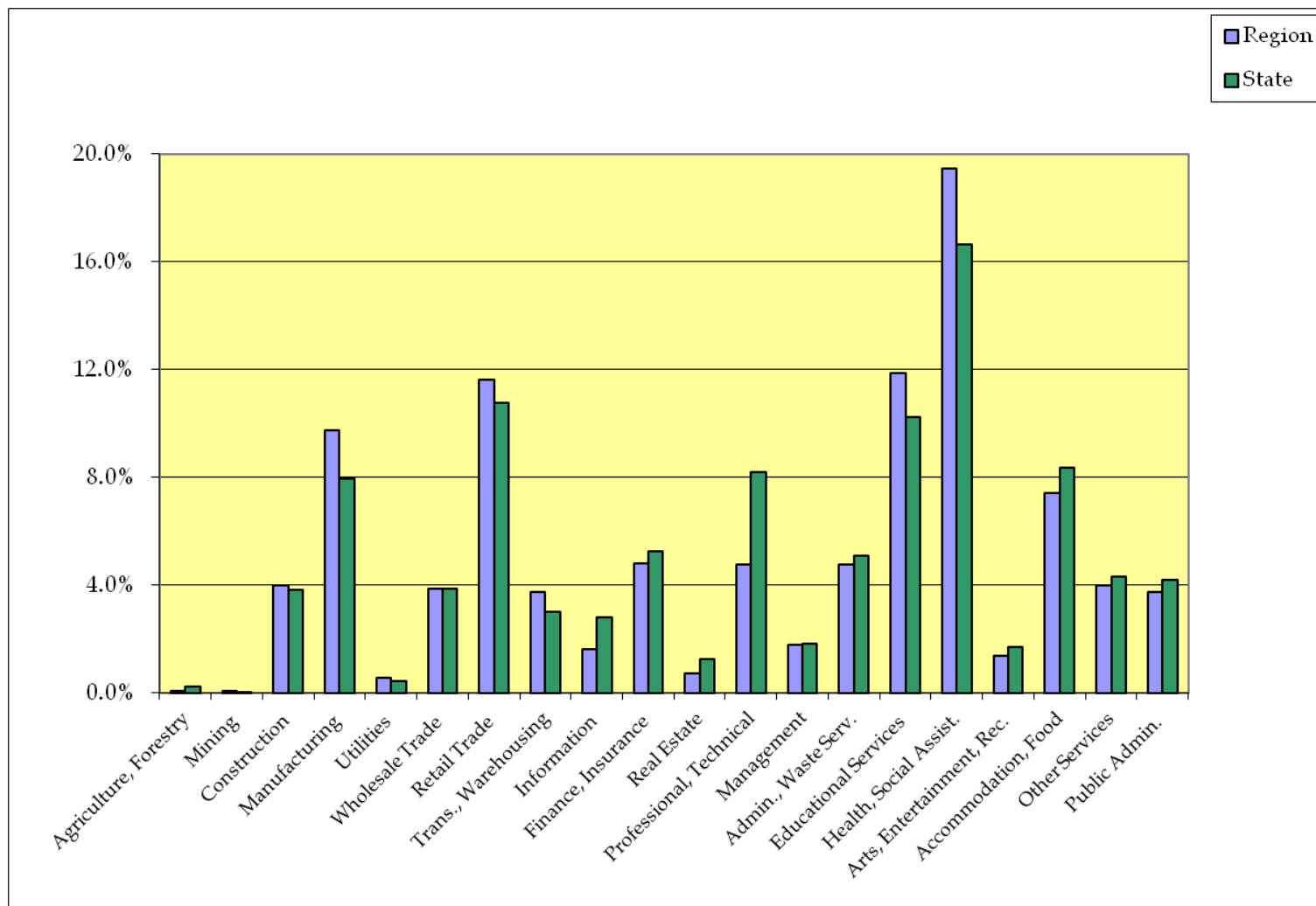
AVERAGE SINGLE FAMILY TAX BILLS

TOWN	TAX BILL
WARREN	2,968
BROOKFIELD	3,533
WEST BROOKFIELD	2,612
WARE	3,003
STURBRIDGE	4,553
PALMER	2,893
BRIMFIELD	3,364
MASSACHUSETTS	4,711



Warren has a low single family tax bill compared to its neighbor towns. The average single family tax bill is 37% lower than the state average.

REGIONAL EMPLOYMENT BY SECTOR



Region: Southern Worcester Workforce Investment Area., Year: 2011. The chart compares the Region with the state as a whole. Source: North American Industry Classification System (NAICS) Codes

EMPLOYMENT COMPARISON: SWWIA¹ V. STATE 2011

- Areas where the Region has a greater percentage of employees than the state:
 - Health Care and Social Assistance, 2.8%
 - Manufacturing, 1.8%
 - Educational Services, 1.7%
 - Retail Trade, 0.8%
 - Transportation and Warehousing, 0.7%
- Areas where the Region has a lesser percentage of employees than the state:
 - Professional and Technical Services, -3.4%
 - Information, -1.2%
 - Accommodation and Food Services, -0.9%

1. SWWIA: Southern Worcester Workforce Investment Area. Warren is in this labor market area.

LABOR FORCE

5 Year Labor Force Averages (Year Ending 2012)		
	Warren	Massachusetts
Total Labor Force	2,463	3,608,505
Employed	2,207	3,302,990
Unemployed	256	305,515
Unemployment Rate	9.6	8.5
Source: U.S. Census Bureau. American Community Survey 5 year estimates.		

OCCUPATIONS

Resident Occupations in 2012				
	Warren	Percent	Massachusetts	Percent
Employed civilian pop. 16 years and over	2,463	100.0%	3,608,505	100.0%
Management, professional, and related	726	29.5%	1,427,312	39.6%
Service	360	14.6%	562,727	15.6%
Sales and office	503	20.4%	785,567	21.8%
Farming, fishing, and forestry	55	2.2%	7,125	0.2%
Construction, extraction, and maintenance	219	8.9%	226,926	6.3%
Production, transportation, and material moving	344	14.0%	293,333	8.1%
Source: U.S. Census Bureau. American Community Survey 5 year estimates.				

BUSINESS PATTERNS

Business Patterns Totals in 2011		
	Warren	Mass.
Establishments	78	169,146
Employment	1,091	2,960,712
Earnings (\$000)	102,664	165,193,320
Average Wage per Job	94,101	55,795
Source: U.S. Census Bureau Zip Code Business Patterns; Aggregated by STATS America		

ESTABLISHMENT DISTRIBUTION

Business Patterns - Establishment Distribution in 2011				
	Warren	Pct. of Total	Mass.	Pct. of Total
Total Establishments	78	100.00%	169,146	100.00%
1-4 Employees	53	67.90%	90,519	53.50%
5-19 Employees	20	25.60%	54,221	32.10%
20 - 99 Employees	4	5.10%	19,850	11.70%
100 or More Employees	1	1.30%	4,556	2.70%
Source: U.S. Census Bureau Zip Code Business Patterns; Aggregated by STATS America				

EDUCATIONAL ATTAINMENT

Educational Attainment in 2012				
	Warren	Percent	Massachusetts	Percent
Total Population 25 and Older	3,556	100.0%	4,465,898	100.0%
Less Than 9th Grade	115	3.2%	216,669	4.9%
9th to 12th, No Diploma	370	10.4%	268,218	6.0%
High School Graduate (incl. equiv.)	1,206	33.9%	1,156,650	25.9%
Some College, No Degree	982	27.6%	739,171	16.6%
Associate Degree	238	6.7%	344,724	7.7%
Bachelor's Degree	536	15.1%	989,299	22.2%
Graduate or Professional Degree	109	3.1%	751,167	17.1%
Source: U.S. Census Bureau. American Community Survey 5 year estimates.				

WARREN CORPORATIONS, 2012

26 ALBANY STREET, INC., WARREN

ARAGORN INVESTIGATIONS INC, WARREN

B E C PLUMBING & HEATING INC, WEST WARREN

BEAUDRY TRUCKING INC, WARREN

BLONDIN PLASTERING INC., WARREN

BREEZELAND ORCHARDS, WARREN

CENTERED PLACE INC THE, WARREN

COMOS INC, W WARREN

COUNTRY LAND REALTY INC, WARREN

COUNTRYLAND HOMES REALTY INC, WARREN

CUSTOM CONFECTIONS INC., WARREN

D N G CONCRETE SERVICE INC, WARREN

EAST BROOKFIELD LAND INC, W WARREN

EDWARD H SPENCER INC, WARREN

EVERY PET'S DREAM INC, WARREN

FAMULARI CONSTRUCTION INC, WARREN

FF ENTERPRISES INC., WEST WARREN

FIJOLS JUNKYARD INC, WEST WARREN

FOUNTAIN & SONS FUEL CO INC, WARREN

GARREPY ENTERPRISES LLC, WARREN

GAUDREAU FOUNTAIN INSURANCE, WARREN

GREGORY E HENTZI INC, WARREN

✓HARDWICK KNITTED FABRICS INC, WEST WARREN

HILLVIEW SERVICES INC, WEST WARREN

HUMED ENTERPRISES INC, WEST WARREN

INFOMED EDUCATIONAL SERVICES INC, WEST WARREN

INTERCITY LINES INC, WARREN

KORZEC INSURANCE AGENCY INC, W WARREN

LIZAK BUS SERVICE INC, WARREN

MASSACHUSETTS BUILDING PRODUCTS, WARREN

MCCARTHY BROS FUEL CO INC, WARREN

MIKE GARREPY FOUNDATIONS INC, WARREN

MORGAN HARRISON COMPANY, INC, TH, WARREN

PRICELESS TRANSFORMATIONS, INC, WEST WARREN

QUABOAG VALLEY MACHINE, INC., WEST WARREN

R J FIJOL INCORPORATED, W WARREN

RYBAK ENGINEERING INC, WARREN

S S SKOWYRA INC, WARREN

SAWMILL LANE LLC, WARREN

SCOTTISH MEADOWS^a CORPORATION, WARREN

ST STANISLAUS SOCIETY INC, W WARREN

STACY EXPOSITION SERVICE INC, WARREN

TOMAR REALTY INC, E WARREN

TRI MAX CORPORATION, WARREN

VIBRANCE TECHNOLOGY CORPORATION, WARREN

WARREN COMMUNITY YOUTH SOCCER AS, WARREN

WARREN ELECTRICAL CONTR INC, W WARREN

WARREN PACKAGE STORE INC., WARREN

WARREN ROOFERS INC, W WARREN

WARREN SPA INC, WARREN

WILK BROS INC, WARREN

YANKEE AUTO ELECTRIC OF WARREN, WARREN

Source: Mass. Secretary of State, Corporations Book

MASS. ECONOMIC DEVELOPMENT INCENTIVE PROGRAM (EDIP)

- Warren is in the Ware River Valley Economic Target Area, which provides incentives for economic expansion.
- The Town may enter into Tax Increment Financing (TIF) Agreements to lower property taxes for job creating activities and private investment.
- Companies may receive a 10% investment tax credit from the Commonwealth for qualifying projects.
- Town Meeting approved a TIF in 2011 for Warren Pumps in return for a capital investment and creation of 35 new jobs.
- In May 2014, Town Meeting approved an Economic Opportunity Area designation for the West Warren mill complex, including the former Wright Mill and Hardwick Knitted Fabrics properties.

AGRICULTURAL SECTOR

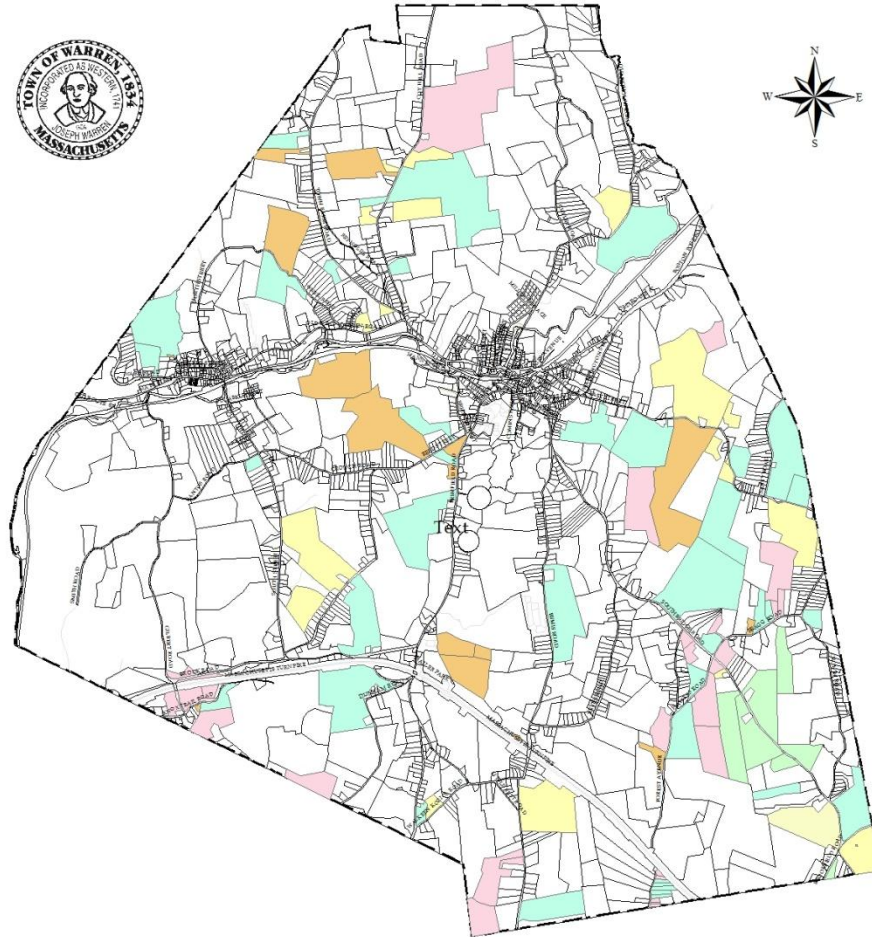
- Warren is an agricultural community with a diverse array of viable farming operations.
- Orchards, dairy operations, tree farms, and vegetable growing dot the landscape.









Land in Agricultural Use (Ac.)	
Orchard	227
Agricultural/Residential	1,530
Truck Crops	69
Field Crops	290
Accessory Land	329
Woodland in Ch. 61A	749
Pasture	435
Total	3,629

Source: Warren Assessors

Warren, Massachusetts Agricultural Land



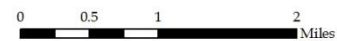
Agricultural Land Use

	Orchard		Truck Crops
	Agricultural/Residential		Field Crops
	Pasture		Productive Woodland

Prepared by the Warren Planning Department, December 2013.

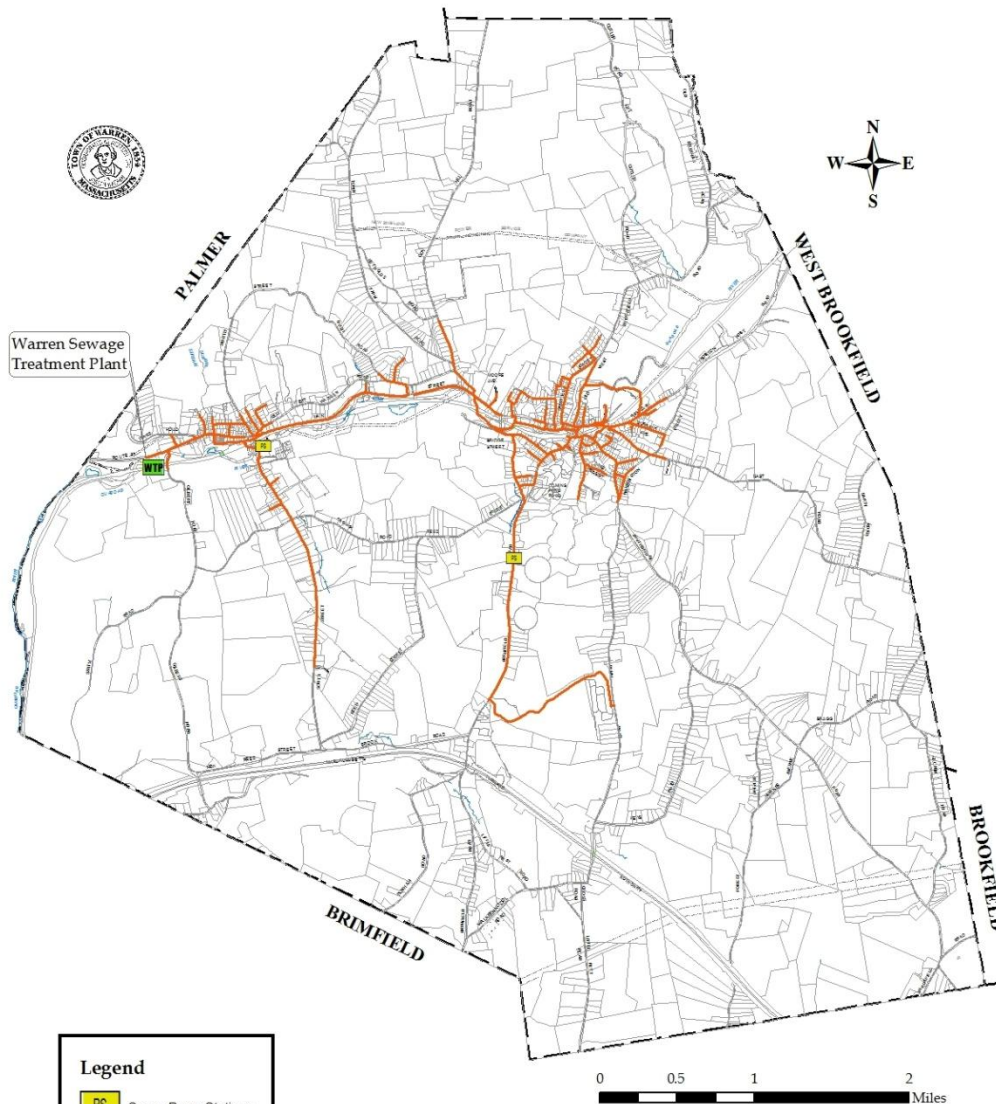
Data Sources: Warren Assessors, MassGIS.

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 in interpreting positional accuracy.



INFRASTRUCTURE

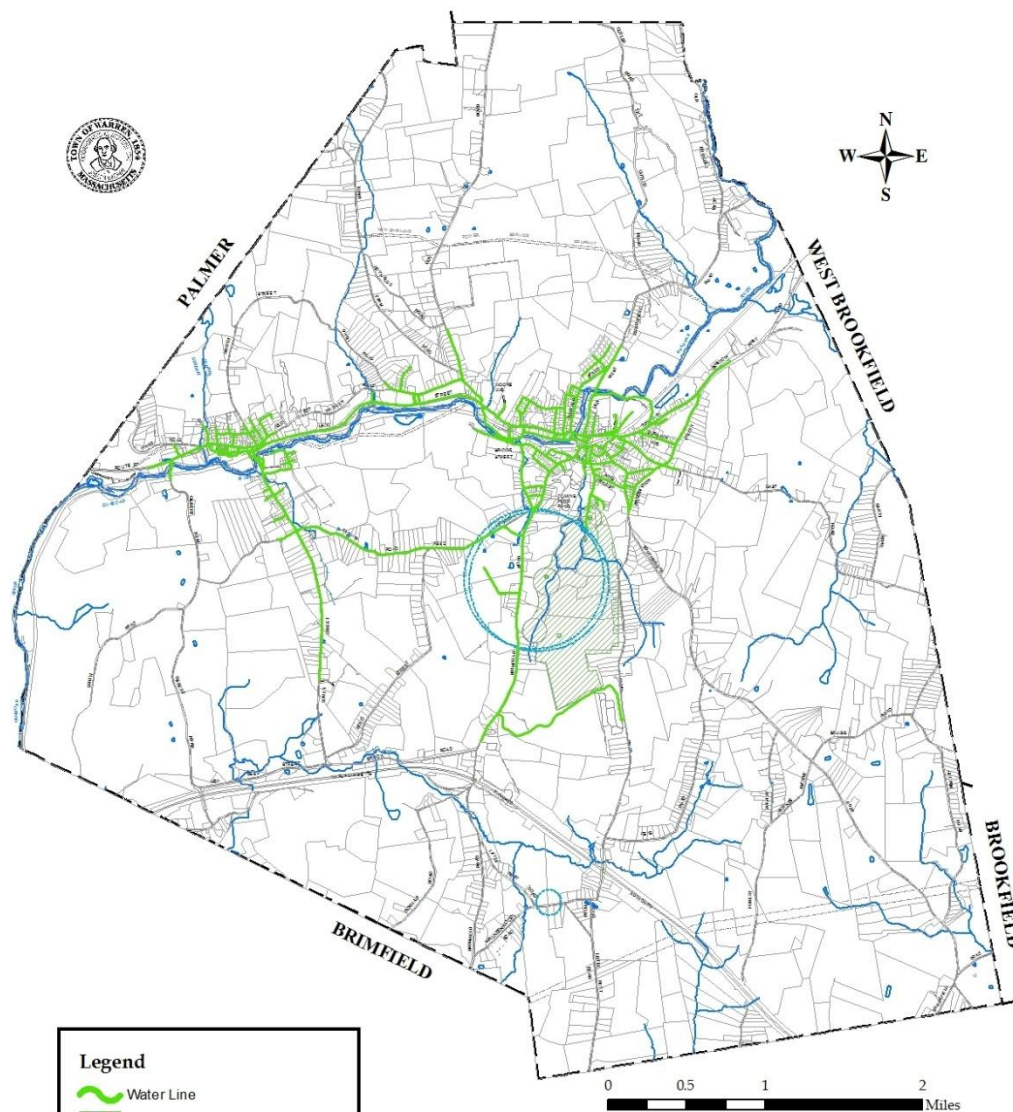
Warren Sewer System



Sewage Treatment System

Warren Wastewater Treatment Facility	
Design Flow	1.5 mgd
Mean Monthly Flow	0.67 mgd
Available Capacity	0.83 mgd
Permit Number	MA0101567
Receiving Water	Quaboag River

Warren Water System



Water System

District	Population	Water Use (Mil. Gal.)
Warren	2,545	90
West Warren	670	39

Prepared by Warren Planning Department, February 2014.
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 in interpreting positional accuracy.

Freight Rail Transportation

- The CSX Railroad main line traverses Warren and provides reliable and cost efficient transportation of goods throughout New England and the nation.
- Recent upgrades to the line and bridges allow double stacking of containers for greater efficiency.



CSX Railroad and Siding in West Warren



Wright Mill and CSX Railroad

EDUCATION

- Warren has an excellent schools system. It is one of two towns that comprise the Quaboag Regional School District.
- The Warren Elementary School and Quaboag Regional Middle High School consistently receive high marks by state educational officials for its quality of education.
- Quaboag is an approved “Innovation School” by the Mass. Dept. of Education because of its innovative teaching strategies that result in high student achievement.

COMMUNICATIONS AND BROADBAND

- Comcast Cable provides Warren with high speed internet access.
- The Massbroadband123 project brought fiber to Warren.
 - Fiberoptic lines are installed in poles along Route 67 from the West Brookfield Town Line to Warren Center.
 - Community Anchor Institutions (CAIs) in Warren with fiber access include the Fire Station, Library, Police Department, and Shepard Municipal Building.
 - Future phases will extend fiber to “last mile” users
- Cell phone service providers in Warren are AT&T, Verizon, and Sprint.

ECONOMIC ASSESSMENT

WARREN'S ECONOMIC STRENGTHS

- Blue collar labor force
- Available water and sewer capacity
- Single tax rate for all classes of property
- Reasonable highway access
- Large developable parcels
- Productive farms and access to locally grown food
- Freight rail access
- Excellent community schools
- Abundant floor space and low cost rents in former mills
- Located in an Economic Target Area for access to Tax Increment Financing
- Plentiful open space and scenic beauty

ECONOMIC DEVELOPMENT PRIORITIES

- Good paying blue collar jobs
- Direct Access to the Mass. Turnpike in Warren
- Expansion of fiberoptic lines for high speed broadband
- Better cell phone reception
- Promotion and marketing of agricultural products
- Construction of a rail spur over the Quaboag River into the former Wright Mill

ECONOMIC DEVELOPMENT STRATEGY

- Promote and Support Mill Redevelopment
 - Warren Pumps
 - Former Wright Mill
 - Former Hardwick Knitted Fabrics
- Encourage Village Center Revitalization
 - Occupy Vacant Storefronts, e.g. Tebos, Cakettes, Railroad Station
 - Continue Town Center Transportation Improvements
- Work with the state university system to open a satellite campus in Warren
- Attract Large Employer for the Major Development Overlay District
- Large parcels are ideal for solar farms. A large National Grid substation is a vital link in the regional grid. Warren has over 20 MW of solar under development.

ECONOMIC DEVELOPMENT STRATEGY, CON'T

- Assist Labor Force
 - Work with QVCDC and South Central Chamber on workforce education programs
 - Encourage industries that match the skills of the workforce
- Market Warren to the World
 - Promote Warren on the Web
 - Provide information to the CDC and Chamber of Commerce to place on their web pages

ECONOMIC DEVELOPMENT STRATEGY, CON'T

- Enlist help of State Economic Development Officials
 - Work closely with the Mass. Office of Business Development, UMASS, Executive Office of Housing and Economic Development, MassDevelopment, U.S. EDA, and Mass. Manufacturing Extension Partnership to assist Warren in attracting new growth
 - Apply for State and federal economic development grants that can benefit Warren and attract new investment
- Establish a business incubator in Warren to encourage small business start-ups by providing technical assistance and access to services at minimal cost.
- The QVCDC offers low interest loans ranging from \$500 to \$100,000 to companies wishing to expand or open new operations. The Town can work with the agency to assist Warren businesses.

Questions and Comments