

BOTTLE CAP LOTS

- In 1924-1925, local soda bottler Clicquot Club of Millis decided to promote its products by giving away small parcels of land in West Medway to persons with a winning bottle cap
- Most lots were 80 feet by 20 feet – a little over 1,000 bottle cap lots in all. The paper streets shown on the plan were never constructed.
- The bottle cap lots were bordered by Milford Street (Route 109) and West Street. Later, Trotter Drive was constructed.

BOTTLE CAP LOTS

Over the years, many of these lots were forgotten. As the owners passed away, the lots were not included in probate proceedings. Ownership of many became unknown.

FORMULATING A PLAN

- 2007 – UMass study of bottle cap area for potential development
- 2008 – Sewer extension project brings sewer to the Business Park
- 2008 – Board of Assessors review ownership of bottle cap lots to identify as many owners as possible

2008 – Oak Grove Task Force established

COMMUNITY CONSENSUS

- 2012 – BSC Feasibility study funded by Mass. Development
- 2013 – Town Meeting votes to establish a Redevelopment Authority (MRA)
- 2015-2017 – MRA prepares Urban Renewal Plan. An Urban Renewal Plan Steering Committee is established, which includes residents, property owners, town officials, and business owners.

URBAN RENEWAL PLAN

Oak Grove Urban Renewal Area consists of about 82 acres, including the bottle cap lots and additional parcels along Trotter Drive.

Proposed development of the site includes residential, commercial, business, retail, hotel, flexible space, open space, recreational trails

URBAN RENEWAL PLAN

- MRA to acquire property in Oak Grove area so that it can be consolidated into parcels that can be developed.
- A first and preferred option is to obtain parcels by gift or negotiate a purchase price
- Eminent domain is also an option

REQUEST FOR FUNDING

- ❖ MRA is requesting \$600,000 for land acquisition.
- ❖ This includes 15 Trotter Drive, which is an important parcel for the overall development concept.
- ❖ The land is currently vacant, but may be developed in the near future. The sooner the MRA acquires it, the less the cost.

WHAT'S NEXT

FUNDING FOR ACQUISITION

- Appraisals must be obtained prior to acquisition of parcels
- “Windshield” appraisals were conducted in 2014 but need to be updated
- Based on prior appraisals, it is estimated that an additional \$1.6 million will be needed to acquire land
- The MRA will be seeking these additional funds at the 2019 Annual Town Meeting

WHAT'S NEXT

- Land acquisition by MRA
- MRA issues a request for proposals from potential developers
- A developer or developers is selected
- Development of Oak Grove Urban Renewal Area