

Step in the Right Direction!

# Norwood

A Business & Community Guide

Massachusetts





**Norwood maintains a pro-business stance, attracting new development and assisting our long time businesses to grow and prosper. Norwood's business areas serve a population that exceeds 200,000, plus the more than one million people who visit Neponset Valley region annually.**

Norwood's 1,200+ businesses provide year-round employment opportunities for more than 25,000 people.

Norwood offers special benefits for commercial development and the businesses that locate and invest in the community. The Norwood Economic Development Committee and The Office of Community Planning and Economic Development provide assistance in relocating, setting up new businesses, commercial and industrial development and business retention.

For information about Norwood and how we can help you locate, expand or start your business call:

**781.762.1240 ext. 164**  
**[planning@norwoodma.gov](mailto:planning@norwoodma.gov)**

*Step in the Right Direction!*  
**Norwood**  
*Massachusetts*

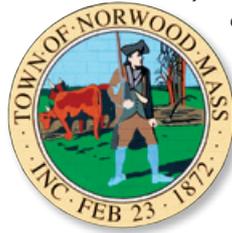
## TOWN OF NORWOOD

Town Hall • 556 Washington Street • Norwood, MA 02062 • 781-762-1240

For complete Listing of Town of Norwood Boards, Commissions, and departments visit the Town of Norwood web site,  
[www.norwoodma.gov](http://www.norwoodma.gov)

Whether you are a resident or a visitor, business owner or investor, we hope you find the information in this guide enjoyable and helpful. Our goal is to provide a resource of Town of Norwood information that can answer the basic questions while directing you to the right place for answers and the information you need. The leadership of the Town is committed to making our community a better place to live, work, raise a family, invest in and visit. Norwood's greatest asset is our citizens and their willingness to work together. We invite you to take a look around our Town and discover a community rich in history while focused on the future.

You may be attracted by the sounds of a summer concert or the fun of a community activity, the classic neighborhood architecture and design, an event or program at the civic or



senior center, our commitment to education and our schools, or our sense of community. You will find that we welcome you to Norwood and will provide you with the tools and opportunities to grow your business. We are proud of our community, all that has been accomplished, our plans for the future, and the dedication of the many to make it come together and work well.

Thank you for taking this first look at Norwood. We hope that as our slogan says you will "step in the right direction", our direction, to find out why Norwood is the right choice for you.

### Norwood Economic Development Committee

*William Plasko, Stephen P. Costello, Michael A. Gallerani  
John Moynihan, Scott P. Murphy, Alan Slater, Thomas J. Wynne*

## LOCATION & TRANSPORTATION

Norwood is located in Eastern Massachusetts, 14 miles south of Boston, 30 miles north of Providence, RI and 205 miles from New York City. Located in the Greater Boston Area, it has excellent access to rail, air, and highway facilities plus the port and intermodal facilities of Boston. Principal highways for Norwood are Interstate Route 95, U.S. Route 1, and State Route 1A, which all run between the inner and outer belts of Routes 128 and 495 that connect many of New England's business and residential centers.



The Talbot Building

Norwood is linked to Boston through commuter rail service to Back Bay Station and South Station. Amtrak's passenger service between Boston and New York City stops at the nearby Route 128 Station which is just a few minutes from Norwood center. Norwood is a member of the Massachusetts Bay Transportation Authority (MBTA), with fixed route bus service between Walpole and the Forest Hills Orange Line Station. Within town service is also available through Transfare Inc. Norwood Memorial Airport offers two 4,000 feet long asphalt runways; non-precision instrument approaches available. The Airport is an important center of corporate aviation for the greater metropolitan Boston region as many corporate



Norwood Central Train Station

aircraft and charter flights use it to access connections to flights at Boston's Logan Airport and T.F. Green Airport in Providence, R.I. The airport is also available 24/7 for regional emergency medical transport and inter-hospital organ donor flights.

## DEMOGRAPHICS OF NORWOOD

(source: \*MA Dept of Revenue, Dec. 2008)

- Incorporated as a town: 1872
- Population: 28,478 in 2005\*
- Land area: 10.48 sq. miles
- Population Density: ~ 2,700 per sq. mile
- Labor Force: 15,857\*

- **Government:** Representative Town Meeting – Board of Selectmen - Town Manager
- **Commercial Tax Rate** \$16.07 (FY09)
- **Residential Tax Rate** \$8.46 (FY09)

Cover Photos: Norwood Guild Square Park, Town of Norwood Public Safety Building, Morrill Memorial Library, Walter J. Dempsey Memorial Bandstand

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# Centrally Located & Business Friendly

Norwood's proximity to Boston and access to major east coast population centers has attracted corporations Analog Devices, Inc, Mystic Scenic Studios, Mercer, Martignetti, UPS, Siemens, Four Points by Sheraton, Ramada, Boch Enterprises, Caritas Norwood Hospital, Cramer, Instron and Marriott Courtyard.



**Norwood Center** is the vibrant commercial center for Neponset Valley that has built a sense of place around the themes of specialty shopping, dining and entertainment and historic preservation. Norwood Center is the Town's civic and cultural center, supporting retail, office and residential development with convenient access to Metropolitan Boston and the suburbs. It is a welcoming, pedestrian-friendly place with updated storefronts, street furniture, pedestrian scale lighting, and numerous outdoor events. A public/private revitalization effort, led by the Downtown Steering Committee, meets regularly with local property owners and local officials to undertake a range of revitalization efforts focused around marketing and promotion, regulatory reform, and physical improvements.



## Norwood Economic Development Committee

With seven appointed officials, the Norwood Economic Development Committee's mission is to develop, improve, and maintain the town's commercial tax base through the encouragement of community compatible industries that can create and offer well paying jobs for Norwood residents, contribute to the greater good. Thoughtful decisions

that embrace the 'quality of life' questions first and foremost are driven by the desire to realize the shared community vision.

## Local Economic Development Incentive Programs And Initiatives TAX INCREMENT FINANCING (TIF)

The TIF Plan, completed by the Town of Norwood, describes proposed public

and private investment in the TIF Zone, and is agreed upon by the municipality and all the private owners in the TIF Zone. The Town and the prospective Certified Project candidate agree to a property tax exemption based on a percentage of the value added through new construction or significant improvement for a period of no less than five and no more than twenty years.

The real estate taxes generated by the new increased assessed value are then allocated by the agreed-upon percentage of value added to one or more of the three following categories:

- Exemption from real estate taxes.
- Payment of real estate taxes.
- Payment of betterment fee in lieu of real estate taxes to finance related infrastructure.

Each category, if necessary, may change from year to year. The percentage of allocation is calculated in a formal,

# Norwood



negotiated agreement between the municipality and the Certified Project candidate. TIF serves to pass the tax savings on to property owners for use in project development, while ensuring that the development risk is borne by those parties as well.

**CHAPTER 43D - Vanderbilt Avenue Expedited Permitting District**

Located on Route 1 North-Vanderbilt Avenue is a 200-acre commercial zoned site comprised of 42 parcels of land ranging from 1 to 28 acres. With approximately 1.7M sq. feet of existing commercial space, the site has been assessed at over \$150M (\$2.3M in property tax). The site is in the process of being designated as an Expedited Permitting District, a designation that:

- Provides a transparent and efficient process for municipal permitting
- Guarantees local permitting decisions on priority development sites within 180 days
- Increases visibility of your community and target development site(s)

**Business Resources**

**The Town of Norwood**

All Town Departments and committees are available to assist residents and business owners, decision makers, investors and developers with planning, permitting, work-force, valuation, education and training, demographic, site location/selection, accessibility, zoning, inspectional services, and much more. [www.norwoodma.gov](http://www.norwoodma.gov)

**Neponset Valley Chamber of Commerce**

Founded in 1894 as the Norwood Business Association) has served businesses in Norwood and surrounding towns for 114 years. It has been ranked among the top five on the Boston Business Journal's "Top 25 Chambers of Commerce" list every year since 2001. The Chamber's 800-plus members include large and small businesses. Industry-specific groups of Members, such as the Attorney Alliance, Events Alliance, Elder Care Alliance, and Human Resources Council allow Members to work on projects of mutual interest.



The Chamber offers benefits such as volunteer projects, networking opportunities, legislative support and representation, Member-to-Member discounts, a variety of health and insurance plans, free leads groups and free expert advice. [www.nvcc.com](http://www.nvcc.com)

**Massachusetts Office of Business Development**

(MOBD) assists companies who want to locate, expand, grow, or maintain a presence in Massachusetts. Through nine offices and five industry specialists, MOBD works with companies and municipalities to help them take advantage of available economic incentive programs. MOBD also assists companies in navigating and accessing the technical, human, financial, training, educational and site-finding resources necessary to expand or locate in Massachusetts. [www.mass.gov](http://www.mass.gov)

**MassDevelopment** provides the financial tools and real estate expertise needed to stimulate economic growth across the state of Massachusetts. [www.massdevelopment.com](http://www.massdevelopment.com)



# The Town of Norwood Empowering Local Business



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# Recreation Activities, Events and *Places of Interest*

A sports-minded and family-oriented community, Norwood has always had numerous activities for its residents. In addition to the many extracurricular sports programs in the public schools, there are also extensive youth soccer and basketball programs plus indoor sports and many other activities for all ages offered at the Civic Center on Nahatan Street. Norwood also has many civic organizations for youth groups and adults, including enthusiasts of history, art, theatre, and music.



**N**orwood offers a wide variety of fine dining, family style, delis, sandwich, seafood, and pizza restaurants and cafes to choose from. Dining options abound and include award-winning ethnic dining experiences (including Italian, Thai, Chinese, Indian, Mexican, and Middle Eastern), upscale bistros and lounges, familiar places, great breakfast stops, and many local places that have been the mainstay of families for generations.

## **Norwood Recreation Department**

The Civic Center on 165 Nahatan Street is the home of the Norwood Recreation Department. This full service Community Center includes offices, meeting rooms, a game room, arts & crafts room, locker rooms with sauna and showers and a 3,000 square foot co-ed workout facility. The gymnasium offers programs such as basketball, floor hockey, dance instruction, aerobics, gymnastics, and

## *Norwood Day*

**This activity-filled event draws up to 15,000 people from the town and surrounding area. Norwood Day is an opportunity for local organizations such as the**



**Rotary Club, the Elks, Girl & Boy Scouts, the Art Association and more, to set up booths and help raise funds to support their causes. Local businesses also participate. Each booth tells the story of the organization.**

special programs. The building's second floor houses the School of Dance with studio and parents' room plus space for programs from Yoga to self-defense.

A recreation program guide and calendar is produced seasonally to offer a diverse range of programs for all ages, from dance to sports to music & arts to "One Day Hits"—fun programs and events for families. Two public pools, Hayes and Father Mac's are open to residents (seasonally.) Activities include swim lessons, adult swim, general swim, water aerobics and swim camp.

## **Norwood Senior Center**

Located at 275 Prospect Street, the Norwood Senior Center offers many legal, financial, recreational, and medical services plus a host of activities including bridge, whist, cribbage, bingo, scrabble, exercise classes, oil painting, entertainment, bus trips and more.

### Norwood Country Club

This 18-hole, par 71 golf course is conveniently located on Route 1 behind the Chateau Restaurant and Hampton Inn close to Route 95. Designed by Sam Mitchell, built by Frank Simoni and opened in 1975, Norwood Country Club also offers a pro shop, cocktail lounge and full-service, lighted driving range. [www.sterlinggolf.com](http://www.sterlinggolf.com)

### The Norwood Evening Garden Club

Brings together enthusiastic gardeners from Norwood, Walpole, Westwood and surrounding towns to learn about horticulture and floral design, share knowledge and expertise, and make our communities more beautiful through civic projects. Meetings and programs are open to all. [www.norwoodeveninggardenclub.com](http://www.norwoodeveninggardenclub.com)

## ARTS & CULTURE

### Norwood Cultural Council

Has been an advocate for the Arts and arts programming in Norwood for about twenty-five years. Through grant money, the council helps fund programs such as enrichment at the elementary and middle schools, music and dance programs at the Senior Center, artists demonstrations and lectures for the Norwood Art



Association, the carillon bell concerts you hear on Monday nights in the summer, and lectures and programs at the Morrill Memorial Library. [norwoodculturalcouncil@yahoo.com](mailto:norwoodculturalcouncil@yahoo.com)

### Norwood Art Association, Inc.

A nonprofit organization founded in 1978, provides members the opportunity to meet and learn about fine art and enjoy the camaraderie of other art enthusiasts in a neighborhood setting. Memberships open to all.

## Carillon Concert Series

**Sponsored by the Town of Norwood, the Norwood Women's Community Committee, and private donations, the Summer Carillon Series offers free concerts from June through August on Monday evenings from 7 to 8 p.m. A gift from a prominent local banker and civic leader, Norwood's 50-bell Memorial Carillon was cast in England and dedicated on Armistice Day in 1928.**

### The F. Holland Day House

Home of the Norwood Historical Society and the Norwood History Museum. Listed on the National Register of Historic Places, the Day House was built in 1859 as the home of Fred Holland Day, the only son of prominent families in the tanning industry that flourished in Norwood during the 19th century. The Historical Society houses a local history collection plus the archives of F. Holland Day. It also offers several annual events, including a Victorian Christmas House tour, local book signings, Madrigal signer performances and more. [www.norwoodhistoricalsociety.org](http://www.norwoodhistoricalsociety.org)



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## Norwood Memorial Airport

- Norwood Memorial Airport has been a public-use air transportation hub for more than 60 years.
- Our state-of-the-art facilities support corporate, charter as well as private use aircraft.
- Only 11 air miles from downtown Boston, and critical to our facility's success has been its great location, with easy access to/from interstate 95, Route 1 and Route 128. The airport is also less than two miles from two MBTA rail stations. Key venues that neighbor the Norwood Airport are Fenway Park and Gillette Stadium.
- Our airport offers the full spectrum of aviation line support, car rental services and convenient dining in our on-site restaurant.

**125 Access Road  
Norwood, MA 02062  
Phone: 781-255-5615**



# Norwood Light

INTERNET DIGITAL TV TELEPHONE FAST FIBER

## Utilities

Electricity is provided by the **Norwood Municipal Light Department** who offer some of the lowest rates in Massachusetts. Being a local provider, power interruptions are minimal and response time to interruptions is remarkable.

The Norwood Light Department is also one of three municipal utility departments in Massachusetts that also provide Cable Television, Internet Access, and Telephone services to residents and businesses. In 2005 Norwood became the first to offer voice-over-internet (VoIP) phone service and offers significantly lower rates than conventional phone-service companies. Dedicated fiber optic services are available to businesses whose internet and telephone service are mission critical.



## Telecommunications

**The Hidden Jewel of Norwood**  
**Norwood Light Broadband**, a division of the Municipal Light department brings a unique advantage to businesses in Norwood.

In 2001, a Hybrid Fiber Coax Network was built throughout the town to provide Cable Television and Internet Access to the residents and businesses. A large quantity of extra fiber was included in the build-out in order to provide World Class business telecommunication services, which are ordinarily found only in metropolitan communities. Existing businesses are able to convert from traditional T1 type services over copper wires to dedicated bandwidth over lightning fast and reliable fiber optic service.

Businesses moving into Norwood are often astonished by how fast and easy it is to establish these Enterprise Level services with Norwood Light Broadband. Since the staff is located in Norwood, New Circuits, Service Changes and Troubles are handled quickly.

**When telecommunication services are mission critical, there are very few communities in Massachusetts, outside of Boston, that can provide an equal level of service.**  
[www.norwoodlight.com](http://www.norwoodlight.com)

**Norwood Engineering**

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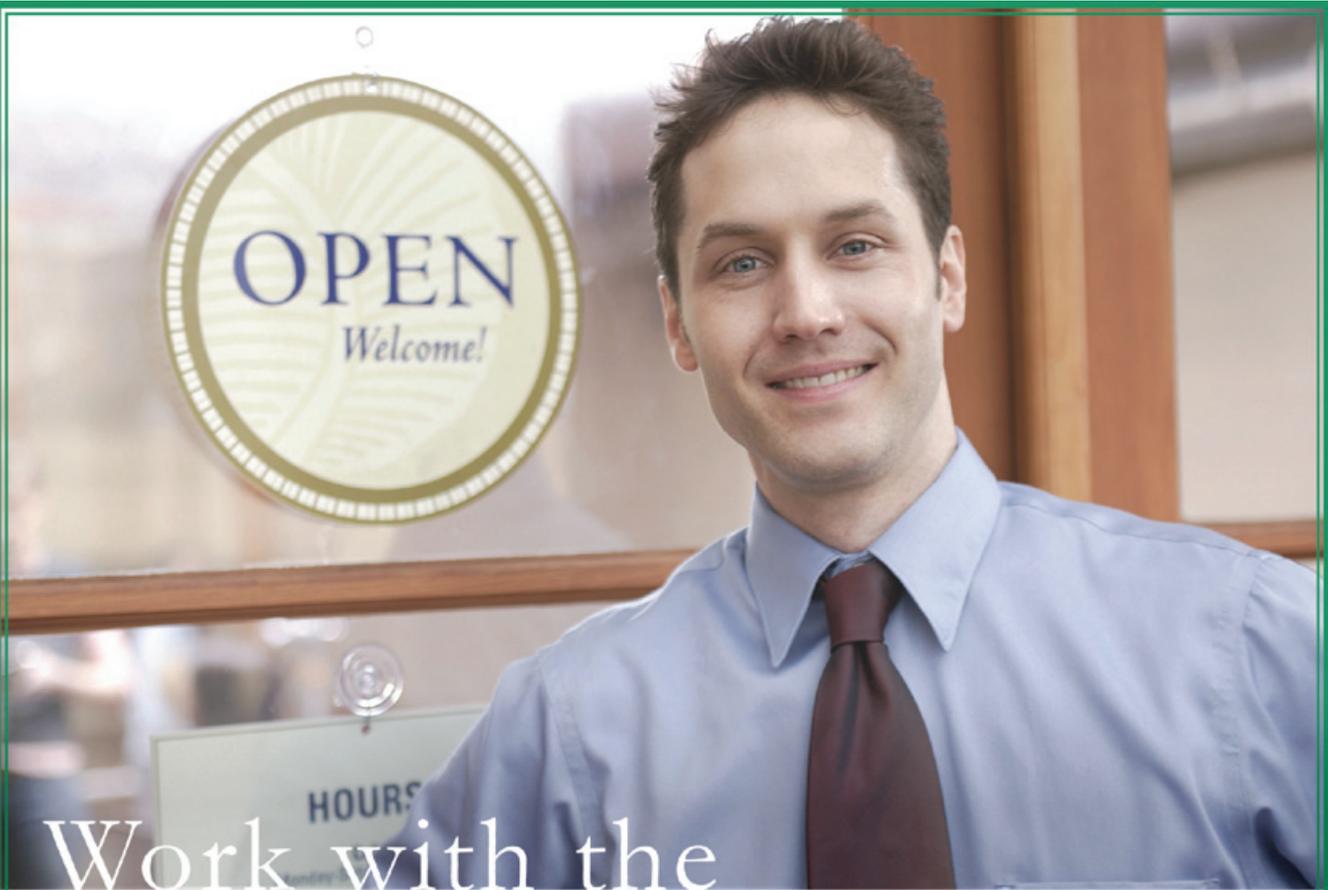
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**Universal Technical Institute, Inc.**

Norwood's UTI campus opened in 2005. This automotive technical school has campuses across the country and offers specialized technical education programs

for students seeking careers as professional automotive, diesel, collision repair, motorcycle and marine technicians. UTI's partnerships with leading manufacturers such as Audi, BMW, International, Volkswa-

gen, Honda, and Volvo offer excellent training and employment opportunities. Accredited by the Accrediting Commission of Career Schools and Colleges of Technology (ACCSCT). [www.uti.edu](http://www.uti.edu)



Morrill Memorial Library

**The Morrill Memorial Library** is housed in a Romanesque style granite building, built by the Morrill family in 1898. The library offers a large collection of books and print media, modern services, and a variety of programs for all ages, plus computer/Internet access.  
[www.norwoodma.gov/library](http://www.norwoodma.gov/library)

## Education *and* proximity benefits

**Located just minutes from Boston,** both students and employers benefit from the town's proximity more than 100 places of higher education including Ivy League universities, some of the world's leading medical education centers, the finest of state colleges and universities, community colleges, private colleges, law schools, technical colleges and learning centers, and specialized certificate program venues. Norwood is a community committed to public education.

**The Norwood Public School System** consists of an early education center, five elementary schools, a middle school,

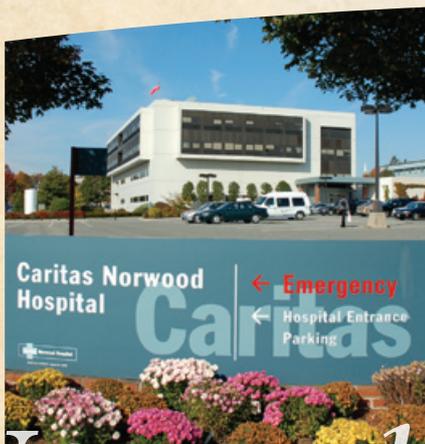
the senior high school, and the central administrative offices. Serving over 3,400 students, The Norwood School System has a rich tradition of academic excellence, outstanding achievement in the arts and athletics, plus a strong extra-curricular program. The school system is well known for its excellence in music, with an award-winning jazz ensemble (which won a National High School Championship in 2000) and other outstanding instrumental and vocal groups.

A new Norwood High School is planned, with an expected completion date of September 2010. The high school will be the first in Massachusetts to be

## HEALTHCARE

**Norwood Hospital** is a 264-bed acute care facility, conveniently located just in Norwood Center. For more than 85 years, the Norwood Hospital has provided full-service, quality health care to the residents of Norwood and 16 surrounding communities. Norwood Hospital is a member of Caritas Christi Health Care, a leading health care system in Massachusetts, that is dedicated to continuously improving the type and quality of services offered in the Caritas Christi tradition of caring for all in need.  
[www.caritasnorwood.org](http://www.caritasnorwood.org)

**Eastern MA Surgery Center** offers cost effective, outpatient elective surgical care to the people of Norwood and the surrounding area. Same day surgical procedures are available for GI, Urology, Orthopedics, General Surgery and Podiatry cases. Eastern MA Surgery Center is a member of the national Ambulatory Surgical Centers of America (ASCOA), physician-owned ASC development and management company.  
[www.easternmasssurgery.com](http://www.easternmasssurgery.com)



# Norwood

**Long Term Care**

Norwood's Long Term Care Facilities include the Charlwell House Nursing and Rehab Center ([www.charlwellhousenursing.com](http://www.charlwellhousenursing.com)), Ellis Nursing and Rehabilitation Center ([www.theellis.com](http://www.theellis.com)), Colonial Care Center, Denny House Nursing Home, Norwood Nursing Home and Victoria Haven Nursing Facility.



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Step in the Right Direction!

# Norwood

Massachusetts



## It's easy...

- Access to more than one hundred universities and colleges
- Close proximity to major municipal areas - Boston, Providence, Worcester, Hartford, and New York
- World class transportation readily available
- Norwood Memorial Airport - Corporate Jet Friendly
- Expedited Permit Process
- Tax Increment Financing
- Revitalized Downtown Commercial District
- Trained and skilled labor force
- Community support
- Cultural and recreational programs
- Commitment to education
- Pro-business environment
- Experienced leadership

# Norwood

**Town of Norwood**  
**Office of Community Planning and Economic Development**

**781.762.1240 ext. 164 • [planning@norwoodma.gov](mailto:planning@norwoodma.gov)**