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Inventory of Industrial Property Executive Summary Franklin County, Massachusetts

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**INVENTORY OF INDUSTRIAL PROPERTY
EXECUTIVE SUMMARY
FRANKLIN COUNTY, MASSACHUSETTS**

Fall 1993

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Franklin County Industrial Inventory and Preliminary Evaluation

Introduction

It is not uncommon for cities and towns to actively seek economic and industrial development in times of economic stress. However, the desire to promote industrial activity and broaden the tax base is often left to the government or the town leaders. Town residents do not necessarily share this vision of development with town government. Industry, especially in rural Massachusetts, is still perceived as belching smokestacks creating myriad environmental problems.

Although a large number of towns wish to broaden the tax base and share the tax burden with new development, few have positioned themselves well to gain from or proactively encourage economic development. The following is a partial listing of recurring trends when dealing industrial siting or development.

There is a tendency to remove land from industrial use across the Commonwealth. The absorption rate and the buildout rate for industrial land is slower than that for commercial or residential property. Thus, there is often pressure placed by land owners on a community to change the uses such that they can get a quicker return on investment. Community consensus is also easier to obtain for residential developments than for industrial projects.

There is a historic tendency to place land unsuitable for other uses into the industrial category. Historically, parcels along rivers and streams were zoned for industry as it depended on water power. Unfortunately, today, much of that land lies within the flood plain and is unusable. As well, increased environmental awareness coupled with stringent laws for wetland protection, buffer zones and protection of aquifer recharge areas have removed much land from consideration. Land zoned for industry also needs to be visible and, therefore, leftover land in the far corner of the town is not always desirable. Industrial land needs to be within closed proximity to the interstate highway system and within 30 minutes of an airport. Arterial roads need to have a level of service (LOS) capable of handling additional traffic. Furthermore, the perception of industry as being environmentally unclean and incompatible with the overall character of a community is clearly reflected in our zoning.

Physical characteristics of the land are critical to the development potential. In order to maximize the potential of development, a minimum of twenty-five contiguous acres of land is required in most of our communities. Development is also facilitated when the contiguous acreage is in one ownership. Land assembly can be a tedious and expensive task. Physical constraints such as soils and slopes dictate the density and pattern of development. Soil types

not only determine the load bearing capacity but also regulate sanitary facilities and excavation requirements and costs. Slopes of greater than 15 percent are considered unsuitable for development. If industry requires rail sidings, the slopes have to be less than 3 percent. By the time all these factors are examined, it is not uncommon to find industrial parcels that have lot coverages of under 20 percent.

There is a tendency to decrease the Floor Area Ratio (FAR) or percentage of building coverage on industrial land. In an attempt to hide or blend industry, communities stipulate high site design standards. High standards for noise and visual buffers, landscaping, height and mass of buildings, etc. reduce the allowable FAR on industrial property. The "campus like" setting of new industrial parks, although aesthetically pleasing, adds a cost dimension to industrial developments. The net result maybe an expansion of the tax base but if a community needs jobs, such tight controls may need to be reexamined.

There is a great concern over allowing industry "by right". Communities fear that they will lose control over which industries locate in the area if industry is allowed 'by right'. This concern has reached such a high pitch that the City of Springfield has no available land designated for industry today.

Land use compatibility plays an important role. Industry will rarely locate in close proximity to residential developments. Furthermore, cumulative zoning often allows residential development to occur within industrial zones. This not only reduces the supply of industrial land, it also restricts the use of the remaining contiguous land for industrial uses because of the inevitable conflict that will occur between residents and industrial firms.

Hazardous waste and ground water contamination is a strong deterrent. Much of the land previously used for industrial purposes is rendered unusable for future use by the superfund laws for environmental clean up. These laws state that the land may not change ownership or no new facility may be sited unless all hazardous waste is cleared from the site. This is a long and expensive process. For example, there are more than fifteen mill sites in the North Berkshire that are vacant. All require environmental cleanup which cannot be afforded by the owners. These buildings, with more than 1,200,000 square feet, are likely to continue to decay and will rapidly become candidates for demolition.

Communities with adequate infrastructure and waste disposal capacity are at an advantage. Sewer and water capacity are often used as a growth control mechanism. If lands zoned for industry do not have water and sewer adjacent to, or on site, the likelihood of

development is minimal. Waste disposal facilities are becoming increasingly important in light of the strict environmental and waste disposal regulations.

Industrial development is a "hard sell" to communities. In previous times, planners were able to sell industrial development on the grounds of increased jobs and increased tax revenue. The argument of local jobs for local people is increasingly challenged. We are now a state of commuting workers.

The expansion of a community's industrial base is rarely adequately addressed in local master plans. In many cases this may be attributed to the lack of understanding as to what elements should be included in an economic or industrial component of the master plan. In other cases, it may simply be that industry is not desired.

The Purpose of This Study

One of the major recommendations for pro-active economic development and planning is creating an inventory of all industrial property that would be realistically suitable and provide a competitive advantage to new industrial development.

This study is step one toward that goal. The Franklin County Community Development Corporation (FCCDC) contracted with the Center for Economic Development (CED) at the University of Massachusetts to compile an inventory of all industrial property in the County. The goal being to have the necessary information (in one place) required to market such property.

Knowing that land zoned for industry might not always be suitable for industry, a preliminary assessment of some key factors is also provided.

Methodology

The study is divided into 4 sections;

- 1) An inventory of industrially zoned property.
- 2) An inventory of industrial buildings.
- 3) Preliminary evaluation of all industrial property greater than 25 acres.
- 4) Identification of sites greater than 50 acres that are currently not zoned for industry.

1. An inventory of industrially zoned property.

Compilation of this inventory started in the Summer of 1993. The task was accomplished by studying zoning maps for all towns within the county to identify those communities that had

industrially zoned land. Of the 23 towns in Franklin County, only twelve had industrial zoning in place.

The next step in this process was to study assessors records for all towns with industrial zoning. a match between parcels in the industrial zone and assessors information provided the basis for the inventory.

The information presented in the following tables reflects what was available in assessors records. As the efficiency and make up of assessors offices varied (ranging from some having a full time staff with computer capabilities to a part-time volunteer), so did the information and details on the properties. The inventory does however provide the basic information, by town, on

- a) Owner's name and address
- b) Size of parcel
- c) Current land use
- d) Building type

Information on "availability" could not be tracked down through any public source. Furthermore, the constant changes in the market place almost made this search irrelevant at this scale (i.e., a two-family home, on an industrially zoned parcel, could be for sale but this would be meaningless for the purposes of this inventory).

This inventory, by itself, proves the point that land zoned for industry is not available or not suited for industrial development based on current land use.

2. An inventory of industrial buildings.

The inventory of industrial buildings includes, by town:

- a) Facility address
- b) Owner's name and address
- c) Size of the industrial building
- d) The year it was built
- e) The current use
- f) Comments on the structure and other available information

3. Preliminary Evaluation of large industrially zoned property.

As the key purpose of this inventory is to be able to market industrial sites in a knowledgeable manner, a more detailed inventory was generated from step one on industrial property greater than 25 contiguous acres under simple ownership.

The reasoning behind this being that given the low FAR (floor area ratio) required of industrial development and the time, money and energy required in parcel consolidation, industry would most likely site in areas that could offer at least 25 contiguous acres, zoned for industry, under simple ownership.

In addition to the basic information already generated in the base inventory, these sites were evaluated in terms of the following factors:

- a) Utilities - availability of public water and sewer, gas and electricity
- b) Potential Wetlands
- c) Traffic and Circulation
- d) Soil type
- e) Floodplain
- f) Environmental Problems
- g) Site Character

Once again, keeping in mind the competitive nature of industrial siting and the purpose behind this study, this inventory of large parcels only provides a preliminary assessment of these sites. It is by no means a professional site feasibility study but more of a compilation of available data (where available) and a windshield site assessment.

The criteria of factors recorded, however, are very real concerns and constraints in industrial siting. Therefore, if the preliminary assessment proves to be negative, it is safe to say, that all things being equal, this site does not show any competitive advantage for development.

The greatest contribution of this inventory is to flag parcels that show potential and warrant a detailed site assessment.

4. Inventory of parcels greater than 50 acres that might be suitable for industry.

Based on the general trends facing industrial development outlined earlier in this report, we realize the limitations of industrially zoned land as well as the constraints and difficulties

associated with rezoning land for industrial purposes. This coupled with the fact that towns are constantly looking to attract some development to ease the tax burden leads to a different type of inventory.

Given the difficulties of the situation, if one were to go ahead with rezoning and creating new industrial land, which would be the most viable sites? The inventory of sites larger than 50 acres most suited for industry aims to answer this question. Following the same criteria that makes industrially zoned land viable, we looked at towns that could support industrial development. This section of the inventory is not a comprehensive list of land over fifty acres. It is based on a set of assumptions and our professional opinion.

The first assumption was that the town should be within close proximity to a major highway. This criteria alone eliminated a vast majority of the towns in rural parts of the county. The second assumption was that towns without public water or sewer systems would be unable to compete for industry. Adequate capacity for water, sewer and garbage disposal is constantly one of the top ten criteria for industrial siting. This eliminated another fifteen towns that did have sites over fifty contiguous acres. The third cut in the process was site related. If the site failed to meet more than two basic criteria required for industrial siting, it was not considered further. This is not to imply that these sites could never be used for industry but that there would be a cost add-on for development and all things being equal, it would not show any competitive advantage. The basic criteria that was used to evaluate these sites are those listed earlier under the evaluation criteria for sites over 25 acres.

In addition to the above criteria, lands held in trust, county owned lands, state owned lands and town owned lands under inappropriate jurisdiction (i.e., conservation land, open space and recreational land, land earmarked for public facilities or affordable housing) were dropped from this inventory. It is our opinion that rezoning of such land is highly improbable.

Farm land, however, is included in this inventory. This is by no means advocating that active farms be converted to industrial parks but merely reflective of the fact that some farm lands have all the criteria required for industrial development. Aspects such as town character and quality of life and the notion of balanced growth should be kept in mind if any of these sites are targeted for further detailed feasibility analyses.

The following section highlights the sites that seem to have a potential for industrial development. This is a summary, generated from the two inventories:

- a) Sites greater than 25 acres zoned industrial
- b) Sites greater than 50 acres not zoned industrial

Sites that may have a Potential for Industrial Development

Greenfield

| | |
|------------------------|--|
| Map & Lot | R5-29 |
| Lot Address | Adams Road |
| Owner's Name | Greenfield Redevelopment Authority |
| Owner's Address | Industrial Park, Greenfield, MA, 01301 |
| Size in Acres | 85.069 acres |
| Current Land Use | Factory |
| Zoning | Industrial |
| Water | Yes |
| Sewer | Yes |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *We recommend that the park continue to be developed.*

Deerfield

| | |
|------------------------|---|
| Map & Lot | 15-111 |
| Lot Address | Greenfield Road |
| Owner's Name | Deerfield Associates |
| Owner's Address | One Harbor Place, Portsmouth, NH, 03801 |
| Size in Acres | 80+ acres |
| Current Land Use | Vacant |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | Yes |
| Floodplain | Yes |
| Environmental Problems | None |

Recommendation: *This site has some severe limitations. Approximately 30% of the land is designated wetlands and these areas interlace a significant part of the parcel. Further, road, water and sewer improvements will have to be arranged. Nonetheless, with its prime location and careful site planning, this site has potential for small scale light industry, warehousing and office use. We recommend that the CDC work with the owners to develop this site in harmony with the community.*

Montague

| | |
|------------------------|--------------------------------------|
| Map & Lot | 17-13 |
| Lot Address | Industrial Road |
| Owner's Name | Town of Montague, Industrial Park |
| Owner's Address | 1 Avenue A, Turners Falls, Ma, 01376 |
| Size in Acres | 60.573 acres |
| Current Land Use | Municipal |
| Zoning | Industrial |
| Water | Yes |
| Sewer | Yes |
| Gas | Yes |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This appears to be a prime site for industrial development. Indeed all of the factors required for attracting industries are present. We recommend that this site be promoted by the CDC.*

Whately

| | |
|------------------------|---------------------------|
| Map & Lot | 20-7 |
| Lot Address | Christian Lane |
| Owner's Name | Merrillat |
| Owner's Address | P.O. Box 1946, Adrian, MI |
| Size in Acres | 45 acres |
| Building | Light Industry |
| Current Land Use | Factory |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | Yes |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *The Merrillat property is an excellent site for industrial development. It is located close to the Interstate, includes a modern building and other industrial properties are nearby. With the addition of a sewer tie-in, this site would be exceptional for all types of uses ranging from manufacturing to research and development. We recommend that the CDC work with the community to determine if sewer services could be brought to the area. With sewer availability, this site would be without peer in the County.*

Montague

| | |
|------------------------|--|
| Lot Address | "Montague Plains" |
| Owner's Name | Quinnehtuk |
| Owner's Address | P.O. Box 2010, West Springfield, MA, 01090 |
| Size in Acres | 1900+ acres |
| Current Land Use | Vacant |
| Zoning | Industrial |
| Water | Yes |
| Sewer | Soon |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: This site was once proposed for a nuclear power plant. With its extensive size, relatively flat land mass and proximity to Route 2, it is ideally situated to house industrial uses, among others. Rail access is available on the property and water and sewer systems would be available to companies locating on the site. There are no apparent 21-E problems tied to the site. The one potential problem with developing this site is that it may sit on top of an aquifer. It is recommended that (a) the size and location of the aquifer be located, (b) a 21-E clearance be obtained and (c) a CDC town sponsored site specific study committee be created to determine how the site can be best used. It is our opinion that the site has potential for light industrial, office, research and development and high-end residential uses. In short, the site should be developed under to provisions of the mixed use, "Specific Plan."

Greenfield

| | |
|------------------------|-------------------------------|
| Map & Lot | R6-28A |
| Lot Address | Adams Rd. |
| Owner's Name | Mackin Construction |
| Owner's Address | Old Gill Road, Greenfield, MA |
| Size in Acres | 220.599 acres |
| Current Land Use | Factory |
| Zoning | Residential |
| Water | Yes |
| Sewer | Yes |
| Gas | Available Close by |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: This site has extensive potential for light industrial and/or office uses. It is close to Routes 91 and 2, has water/sewer availability and has sufficient land mass to develop and industrial/office park. There are four issues related to the site. The first is that the site is zoned for residential use. The second is that the soils appear to be rocky, thus requiring potential demolition if industrial uses are to be sited at the site. Thirdly, access to the site requires travel through a residential area. Fourthly, the land has significant slopes and, therefore, grading and fill are likely to be required. With careful site planning, and realigning the local road network, this site could serve as an appropriate addition to the Region's economic base. We recommend that this site be considered for rezoning.

Orange

| | |
|------------------------|------------------------------------|
| Lot Address | Route 122 |
| Owner's Name | Fred Heyes |
| Owner's Address | Orange Industrial Park, Orange, MA |
| Size in Acres | 60+ acres |
| Current Land Use | Vacant |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | Parts |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This property has significant potential for industrial development. All of the critical infrastructure requirements are available or could be obtained without difficulty. Part of the parcel is considered to be wetlands. Therefore, careful sit planning is in order. We recommend that this site be promoted by the CDC for industrial purposes.*

Orange

| | |
|------------------------|------------------------------------|
| Lot Address | Route 122 |
| Owner's Name | Fred Heyes |
| Owner's Address | Orange Industrial Park, Orange, MA |
| Size in Acres | 40+ acres |
| Current Land Use | Vacant |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | Parts |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This property has significant potential for industrial development. All of the critical infrastructure requirements are available or could be obtained without difficulty. Part of the parcel is considered to be wetlands. Therefore, careful site planning is in order. We recommend that this site be promoted by the CDC for industrial purposes.*

Greenfield

| | |
|------------------------|--|
| Map & Lot | R5-19 |
| Lot Address | Factory 24 |
| Owner's Name | Giknis Zigmont |
| Owner's Address | 10 Marshall Street, Turners Falls, MA, 01376 |
| Size in Acres | 24.00 acres |
| Current Land Use | Single Family Residential |
| Zoning | Residential |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This parcel could be developed as a small scale industrial site provided that sewer service is accessed from the nearby industrial park. It is flat and appears to be free of any 21-E problems. Rezoning would be required. We recommend that the CDC examine this site in detail with Montague officials to determine if the idea of rezoning has political support.*

Greenfield

| | |
|------------------------|--------------------------------------|
| Map & Lot | R5-6 |
| Lot Address | French King Highway |
| Owner's Name | Mackin Construction, Inc. |
| Owner's Address | Old Gill Road, Greenfield, MA, 01301 |
| Size in Acres | 61.295 acres |
| Current Land Use | Vacant |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | Available Close by |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *It is recognized that this site is under consideration for large scale retail development. We do not take a stand on this issue except to note that the same factors that are attracting retail interest would attract industrial firms, albeit at a slower pace. The site has good highway access and utilities can be efficiently brought to the site. There may be some site problems related to rocky soil conditions. The key future use of this site is not a technical issue. Rather, it is political. Should the town vote to keep the land in an industrial category, the we recommend that it be developed as a light industrial/office park with strict site plan controls.*

Whately

| | |
|------------------------|---------------------------|
| Map & Lot | 32-46 |
| Lot Address | Long Plain Road |
| Owner's Name | Sanderson |
| Owner's Address | North Street, Whately, MA |
| Size in Acres | 61.65 acres |
| Current Land Use | Farm Building/Pasture |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | Available Close by |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This site, despite the lack of available water and sewer systems, has a long term potential for industrial/office use. It is adjacent to other industrial areas and the interstate is nearby. However, we do not recommend any action be taken until Whately becomes supportive of the required rezoning and the infrastructure question are resolved.*

Deerfield

| | |
|------------------------|---|
| Map & Lot | 11-13, 156, 109 |
| Lot Address | Mill Village Road |
| Owner's Name | Bar Way Farm, Inc. |
| Owner's Address | Mill Village Road, Deerfield, MA, 01342 |
| Size in Acres | 100+ acres |
| Current Land Use | Single Family Residential |
| Zoning | Rural Residential |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This site has mixed assets and liabilities. The assets are its location (adjacent to Routes 5, 10 and 91), its access to the rail line, its flat terrain and that it appears to be free of environmental problems. Its liabilities are the absence of a sewer system, its residential zoning designation and that it is located in a farm area. The site has potential. However, until Deerfield is able to determine its future directions, we do not recommend that any action be taken on this site.*

Greenfield

| | |
|------------------------|----------------------------------|
| Map & Lot | R21-1 |
| Lot Address | Leyden Rd. |
| Owner's Name | Ronald Wright |
| Owner's Address | 493 Layden Road, Greenfield. |
| Size in Acres | 232 acres |
| Current Land Use | Single Family, Farm-Quasi-Active |
| Zoning | Residential |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This site is now used for farm purposes. However, like many sites in the County, it appears that much of the land is not in active agricultural production. It is relatively flat and there are no apparent environmental problems. The site is less than optimal for industry due to the fact that trucking would have to move through residential areas and that the site is not tied into a municipal sewer system. We do not recommend that this site be rezoned for industry.*

Greenfield

| | |
|------------------------|--|
| Map & Lot | R10-6 |
| Lot Address | Bernardston Rd. |
| Owner's Name | River Maple Farms |
| Owner's Address | Brattleboro Road, Bernardston, MA, 01337 |
| Size in Acres | 86.695 acres |
| Current Land Use | Single Family |
| Zoning | Rural Residential |
| Water | Available Close by |
| Sewer | Available Close by |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This site is located close to Routes 5, 10 and 91, has the potential availability to gain access to water and sewer systems, is relatively flat and has sufficient mass required to develop an industrial/office park. Unfortunately, the site apparently is located on top of a well-head. We do not recommend that this site be considered as a prime site for development due to the need to protect our environmental resources.*

Bernardston

| | |
|------------------------|--|
| Map & Lot | 7-1 |
| Lot Address | Northfield Road |
| Owner's Name | Raymond Timney and Anne Wisneski |
| Owner's Address | 92 Birch Street, Greenfield, MA, 01301 |
| Size in Acres | 52 acres |
| Current Land Use | Vacant |
| Zoning | Rural Residential |
| Water | yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This site could have long term industrial development prospects. It is well located with access to Route 91, and water and electricity are available. However, there is no nearby sewer system and the town is quite concerned with protecting its water supply. We do not recommend that any action be taken on this site at this time.*

Bernardston

| | |
|------------------------|--|
| Map & Lot | 7B-1 |
| Lot Address | Northfield Road |
| Owner's Name | Laura Wrightson |
| Owner's Address | 288 Northfield Road, Bernardston, MA 01337 |
| Size in Acres | 25.00 acres |
| Current Land Use | Vacant |
| Zoning | Industrial |
| Water | Yes |
| Sewer | No |
| Gas | No |
| Electricity | Yes |
| Wetlands | Some Parts |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: *This parcel has long term industrial development potential due to its location near the interstate and rail line. However, it lacks access to sewer services and is proxemic to a well head. We do not recommend any action be taken at this site at this time.*

Montague

| | |
|------------------------|---|
| Map & Lot | 20-23 |
| Lot Address | 39 Greenfield Road |
| Owner's Name | Donald McKay |
| Owner's Address | 39 Greenfield Road, Montague, MA, 01351 |
| Size in Acres | 44.373 acres |
| Current Land Use | Single Family |
| Zoning | Residential |
| Water | Yes |
| Sewer | Yes |
| Gas | No |
| Electricity | Yes |
| Wetlands | No |
| Floodplain | No |
| Environmental Problems | None |

Recommendation: This site is located in a farm area and access to it requires travel on a moderately sloped "back road." Water and sewer services are available. However, access to a major highway is not easy. Given that this site is still in an active farm area and that there are access problems, we recommend no action at this time.

| Owner | Town | Size (Acres) | Appropriately Zoned | Water Service | Water Nearby | Sewer Service | Sewer Nearby | Easy Access Interstate | Free of Wetlands Problems | Free of Envir. Concerns | Comments |
|---------------------|------|-----------------|------------------------|------------------|-----------------|------------------|-----------------|------------------------------|---------------------------------|-------------------------------|--------------------------|
| GRA | G | 85 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Continue as is |
| Deerfield Assoc. | D | 80 | Yes | Yes | Yes | No | Yes | Yes | No | Yes | Continue as is |
| Montague | M | 61 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Go As Is |
| Merrillat | W | 45 | Yes | Yes | Yes | No | No | Yes | Yes | Yes | Upgrade with sewer |
| Quinnehtuk Study | M | 1900 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | Detailed Required |
| Mackin Study | G | 220 | No | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Detailed Required |
| Zigmont Study | M | 24 | No | Yes | Yes | No | No | Yes | Yes | Yes | Detailed Required |
| Mackin | G | 61 | Yes | Yes | Yes | No | No | Yes | No | Yes | Greenfield's Decision |
| Heyes | O | 60 | Yes | Yes | Yes | No | No | Yes | No | Yes | CDC Assistance |
| Heyes | O | 40 | Yes | Yes | Yes | No | No | Yes | No | Yes | CDC Assistance |
| Sanderson | W | 62 | Yes | Yes | Yes | No | No | Yes | Yes | Yes | Whately's Decision |
| Bar Way Farm | D | 100 | No | Yes | Yes | No | No | Yes | Yes | Yes | Deerfield's Decision |
| Wright | G | 232 | No | Yes | Yes | No | No | No | Yes | Yes | No Action |
| River Maple Farm | G | 86 | No | No | Yes | No | Yes | Yes | Yes | Yes | No Action |
| Timney | B | 52 | Yes | Yes | No | No | No | Yes | No | Yes | No Action |
| Wrightson | B | 25 | Yes | Yes | Yes | No | No | Yes | Yes | No | No Action |
| Mckay | M | 44 | No | Yes | Yes | Yes | Yes | No | Yes | yes | No Action |

Towns: G=Greenfield D=Deerfield M=Montague W=Whately B=Bernardston O=Orange

Commentary on Recommendations

The following are our summary recommendations in order of priority. The comments follow the ranking scheme found on the previous chart.

1. The Franklin County Community Development Corporation (CDC) should continue to support industrial expansion at the Greenfield Industrial Park Site. No action beyond promotion is required at this time.
2. The CDC should be prepared to assist Deerfield Associates to obtain it sewer connection and to market the site to small scale, environmentally safe firms.
3. The CDC should fully support full development of the Montague Industrial Park. It appears to be optimal.
4. The CDC should be prepared to assist in expanding a sewer line to the Merrilat site. This may be accomplished in concert with the needs of the Deerfield Associates Park.
5. Pinpointed, detailed feasibility studies (site specific) appear to be in order for the Montague Plains, Mackin owned Adams Road Site and Zigmont Property in Turners Falls. They all have potential.
6. The Mackin owned Old Gill Road site if kept "industrial" by the town should also be a candidate for a detailed site plan and assistance in obtaining sewer access.
7. The Heyes Properties require sewer lines to be wholly effective. The CDC should be prepared to assist in obtaining loans and grants such that these properties become prime opportunities.
8. The CDC should take no action on the Sanderson property (Whately) and the Bar Way Farm (Deerfield) sites until these two communities set their local industrial priorities.
9. We recommend no action be taken on Greenfield's Leyden Road and River Maple Farm sites, Bernardston's Timney and Wrightson properties and Montague's McKay property.