

SECTION 5: SITE DEVELOPMENT RECOMMENDATIONS

GREENFIELD SITE

- 1. Determine timeframe for when mining operations on the site will terminate and site will be available for re-use.** The site is currently unavailable for development due to an active gravel and sand mining operation. Establishing a timeframe for when this site will be available for re-use is the first step in determining its potential as a future industrial park site.
- 2. Determine depth to groundwater on the site.** The presence of Muck type soils on this site suggest that the water table is close to the surface. Since a high water table may restrict some uses on this site, and potentially add to development costs, a preliminary study of the water table should be conducted.
- 3. Determine the feasibility and costs of connecting the site to natural gas lines located .5 miles away on Route 2.**
- 4. Work with the FRCOG and Pioneer Valley Connect to improve telecommunications infrastructure and broadband deployment to provide high speed Internet access to the site.**

TURNERS FALLS AIRPORT SITE, MONTAGUE

- 1. Determine the feasibility and costs of extending infrastructure to this site.** A number of infrastructure connections will be required to develop this site for industrial park businesses, including: creating an access road from the site to Industrial Boulevard, extending municipal water lines from Millers Falls Road, and connecting to sanitary sewer lines on Industrial

Boulevard. The potential for funding this infrastructure development with federal and state grants and loans should be evaluated.

- 2. Meet with representatives of the Natural Heritage and Endangered Species Program to determine the mitigation measures needed to develop the site.** Additional studies or mitigation measures may be needed resulting from this site's designation as Priority Habitat of Rare Species.
- 3. Work with the FRCOG and Pioneer Valley Connect to improve telecommunications infrastructure and broadband deployment to provide high speed Internet access to the site.**
- 4. Conduct an analysis to determine the economic feasibility of developing this site as an industrial park.** When the total costs of extending infrastructure to this site are calculated, it may not be deemed economical to develop this site for industrial park tenants due to its relatively small size (22 acres). Funding for extending municipal infrastructure might best be invested in the development of a larger site capable of future expansion.

NORTHEAST UTILITIES SITE, MONTAGUE

- 1. Meet with representatives of the Natural Heritage and Endangered Species Program (Massachusetts Division of Fisheries and Wildlife) in order to determine the actions necessary to address environmental issues on the site relating to the preservation of protected habitat.** Studies of environmental issues on the site have been completed. Discussions with representatives of the Natural Heritage and Endangered Species Program will assist in determining the mitigation

actions that will need to be undertaken before development on the site can begin.

- 2. Determine the feasibility and costs of extending municipal sanitary sewer lines to the site.** A sanitary sewer line is located on Millers Falls Road, approximately ½ mile from this site. The potential for funding this infrastructure development with federal and state grants and loans should be evaluated.
- 3. Work with the FRCOG and Pioneer Valley Connect to improve telecommunications infrastructure and broadband deployment to provide high speed Internet access to the site.**

NORTHFIELD SITE

- 1. Determine timeframe for when mining operations on the site will terminate and site will be available for re-use.** The site is currently unavailable for development due to an active gravel mining operation. Establishing a timeframe for future development is the first step in determining this site's potential as a future industrial park site.
- 2. Determine the feasibility and costs of establishing an on-site water supply and septic system for the site.**
- 3. Work with the FRCOG and Pioneer Valley Connect to improve telecommunications infrastructure and broadband deployment to provide high speed Internet access to the site.**
- 4. Consider rezoning the site to Light Industrial/Commercial.** Rezoning the site from Residential/ Agriculture to Light Industrial/Commercial will indicate the Town's interest in seeing the site redeveloped for business purposes to generate tax revenues.