

TOWN OF COLRAIN CENTER VILLAGE MASTER PLAN

November 2014



Prepared by:

**The Center Village Master Planning Committee
and the
Franklin Regional Council of Governments**



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Cover photo: View of Colrain Center from Route 112 Bridge (courtesy FRCOG)

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1.0 INTRODUCTION

In 2004, the Town of Colrain developed the Colrain Community Development Plan. The Plan was prepared by the Colrain Open Space and Recreation and Community Development Planning Committee over the course of two years, with the assistance of the Franklin Regional Council of Governments' (FRCOG) Planning Department and RKG Associates. The Community Development Plan is a comprehensive report that examines and evaluates many characteristics of Colrain, including open space and recreation, housing, economic development, and pavement management. Development of the plan included open space and recreation surveys completed by 184 households, involved ten public meetings, and incorporated the input of over eighty residents and town officials. The Plan was prepared under Executive Order 418 in cooperation with the Massachusetts Department of Housing and Community Development (DHCD), and the departments then known as the Executive Office of Environmental Affairs, the Executive Office of Transportation and Construction, and the Department of Economic Development.

The 2004 Community Development Plan was conceived as a long-range planning document to be used to guide development in Colrain in a way that supports its residents' vision for the future. One of the primary goals of the Economic Development section of the plan was to "focus business and job creation efforts within Colrain's village core area." Other goals for economic development included:

- Build on the community's manufacturing heritage by supporting existing manufacturing firms and encourage the creation of new niche manufacturers.
- Capitalize on the region's tourism economy in order to support existing local businesses.
- Ensure that Colrain's land use regulations support existing businesses, encourage the development of suitable new businesses as well as retain the town character, which make it desirable to residents and visitors.

Some of these and other goals of the 2004 Community Development Plan have been realized, including making adjustments to Colrain's Zoning Bylaws: 1) to allow for mixed uses in newly-defined Village Districts, including conversion of historic industrial or commercial structures to mixed uses; 2) to allow for artisan studios, light manufacturing, and seasonal food services; and 3) to allow for accessory apartments and multi-family housing. New businesses have been created or expanded that build on the traditional agricultural and manufacturing sectors (such as Pine Hill Orchards and Morrell Metalsmiths). Town businesses and craftspeople have continued to attract tourists to seasonal festivals and events such as the Coleraine Village Fair, Crafts of Colrain Studio Tour, Fiber Twist and Cider Days.

However, the intervening decade has brought additional challenges to the Town, such as the closing of several businesses previously located in the Center Village (including the Green Emporium and Chandler's Store), the continued deterioration of key properties in the Center Village, and the demolition of several properties, including the Memorial Hall in 2013. Along with the general reduction in population in Town in recent decades, the school population has also been decreasing, but educational costs nonetheless represent more than 60% of the Town's overall budget. In addition, property owners have faced difficulty in re-using existing buildings because of a lack of sewer infrastructure.

Recognizing these challenges and desiring to update the elements of the 2004 Community Development Plan focusing on the Center Village, the Colrain Select Board requested technical assistance from the FRCOG Planning Staff in the development of a Center Village Master Plan as the Town's first priority under the 2013 District Local Technical Assistance (DLTA) grant program awarded to the FRCOG by the MA Department of Housing and Community Development (DHCD). FRCOG staff met with the Select Board on May 20, 2013, at which time a Center Village Master Planning Committee was appointed (*see Appendix A for a list of members of the Center Village Master Planning Committee*). The Board also decided that the study area would correspond to the existing Center Village (CV) Zoning District as amended in May 2012. The CV District extends 600 feet on either side of the following roads intersecting in the center of town: Jacksonville Road (from the elementary school in the north); heading South along Greenfield Road 1000 feet; and heading west along Main Road to the Town Offices (*see map on page 5*).

The Planning Committee met on May 30, 2013 to plan for a Visioning Session to gain citizen's input into their vision and goals for revitalizing and sustaining the Center Village. The Visioning Session was held on June 30, 2013 at the Pitt House Historical Society, attended by a diverse group of about 20 residents and town officials, and was preceded by a short walking tour of the Center Village. Also available for viewing were several large posters documenting the Town's history, originally prepared for the Town's 250th anniversary celebration.



Jack Cavolick leads walking tour.

Attendees at the session responded to a series of questions posed by FRCOG facilitators in the following areas: Center Village Vitality and Business Development; Center Village Landscape and Built Environment; and Center Village Living. Copies of the Center Village map and the presentation from the Visioning Session were posted at the Town Offices and the Griswold Memorial Library over the course of the summer so that residents could record additional comments and recommendations to be incorporated in the plan. A first draft of key sections of the Plan was completed in December 2013.

The Colrain Select Board requested continued technical assistance from the FRCOG Planning Staff in the development of a Center Village Master Plan under the 2014 DLTA grant awarded to the FRCOG by the DHCD. FRCOG staff met with the Center Village Master Planning Committee on June 11, 2014 to discuss the plans and timeline for completion of the project. The Committee met again on August 5, 2014 to review additional draft sections of the Plan. Another Visioning Session was held on September 28, 2014 to discuss the completed Plan and the Town's vision and goals for the Center Village. More than 50 concerned citizens attended the second Visioning Session.

As part of the project, FRCOG Planning staff also reviewed materials from other projects that are underway in the Town of Colrain, including:

- Weston & Sampson sewer/septic study that evaluates the existing conditions in the Center Village and reviews several options for upgrading wastewater treatment;

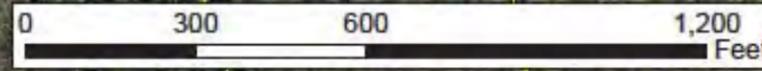
- Complete Streets reconstruction plans for village center developed by FRCOG Transportation planners and approved as eligible by the MassDOT Project Review Committee on July 25, 2013 for funding under the Transportation Improvement Program (TIP) (now listed on the Franklin County 2015-2018 TIP Project Waiting List). A Request for Proposals was issued for design engineering in August 2013 and a contract has been awarded to Weston and Sampson to conduct preliminary surveys (*see Appendix B for information on the Complete Streets plans*);
- Safe Routes to Schools Program application; and
- Planned reconstruction by MassDOT of the bridge on Jacksonville Road (Route 112) near the Colrain Center Elementary School in 2015.

With progress on all of these fronts, including the implementation of this Center Village Master Plan, the Town of Colrain will be poised to realize key developments in the Center Village that will improve the experience of both residents and visitors to the center of this scenic rural community.

Town of Colrain Center Village District

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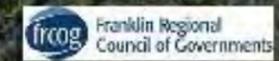
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Water Line



Source: Map produced by the Franklin Regional Council of Governments Planning Department. GIS data sources include MassDOT, MassGIS and FRCOG. Depicted boundaries are approximate and are intended for planning purposes only, not to be used for survey.



2.0 CONTEXT

The Town of Colrain is located in northern Franklin County on the Vermont border. The eastern border of Colrain follows the Green River, bordering Leyden with Greenfield to the southeast. To the west lies Heath, with Charlemont to the southwest, and to the north are the towns of Halifax and Guilford, Vermont. Colrain was historically a manufacturing and agricultural center. Remnants of its industrial past are seen in the canal and one remaining mill located on Route 112. However, the town is still predominantly rural, with a large amount of forestland and considerable agricultural land. The Town of Colrain has a population of 1,671 (2010 U.S. Census), down about 8% from the 2000 Census, and a total land area of 27,841 acres. Over 83% of town is forested, and approximately 9% of the town's land area is in agricultural use (MassGIS 2005 land use statistics). Historically, the town's development and land use patterns have been strongly tied to the East Branch of the North River that runs along Route 112 and the West Branch of the North River that merges with it in southern Colrain, just before they both flow into the Deerfield River in Shelburne.

Colrain was surveyed in 1735 as Boston Township Number Two, and the proceeds of its sale benefited the City of Boston. It was settled during the Colonial Period in the 1740s by Presbyterian Scotch-Irish during the hardships of the French and Indian Wars. Settlement was initially on 50-acre lots in the southeastern uplands of the town, and along the North River alluvial lands. Fort Morrison, Fort Lucas, South Fort Morris, and McDowell's Fort were constructed by the settlers to defend the inhabitants from attacks from the local Native American tribes. The Town of Colrain was incorporated in 1761. A treaty ended the wars in 1763 and settlement proceeded rapidly due to good agricultural land, timber, and water power sites.

Over the next sixty years of development during the Federal Period (1775-1830) the town's land use patterns were established. Forests were cleared and farms were located on the good soils. Water-powered mills were set up on the North and Green Rivers and on most of the brooks for sawmills, gristmills, and for manufacturing. Around the mills, the villages of Adamsville, Elm Grove, Foundry Village, Lyonsville, Griswoldville, Shattuckville, and others were established. The villages were the local hubs with taverns, homes, schools, churches, stores, and the residences of trades people. The town's civic center was located at Colrain Center, which developed from a single farm in 1800 to a small village during this period.

Agriculture determined the patterns of the landscape. Livestock had relatively high value and was the basis of farm wealth. In the early 19th century, Colrain was the second highest wool producing town in Franklin County, following Ashfield. Pastures were cleared on the hillsides to support sheep and cows. The forest cover was reduced to around 20 percent by the 1850s. Large quantities of cheese and butter were produced on the farms. Cultivated acres were devoted to corn, grain, and potato production. The elevations, soils, and climate made the town very favorable for apple growing.

Manufacturing contributed to the development of the villages, particularly during the Early Industrial Period (1830-1870). Some of the most significant historic buildings in Colrain Center date from this period. Around 1814, Isaac Johnson and Warren Wing established the first cotton spinning mill in Franklin County at Shattuckville. Joseph Griswold, Jr. established a cotton

textile mill at Griswoldville in 1832 and another at Willis Place in 1865. By 1855, Griswold mills were making two million yards of print cloth annually. Griswold and William Shattuck, another Colrain textile manufacturer, were credited with producing 67 percent of the cotton manufactured in Franklin County in that year. As the century progressed, the mills expanded and attracted French Canadian and English mill worker families to live in mill-owned housing. By 1837, two iron furnaces had been established, one at Foundry Village and the other at Willis Place, to cast iron products including wood stoves. Wood industries also became important during this period. There were sash and blind works in Elm Grove and Griswoldville, a furniture shop in Lyonsville, wagon shops, turning shops, a box shop, a cooper shop, and more than a dozen sawmills around town. The Arthur A. Smith Covered Bridge was constructed in 1869 crossing the North River in a location south of Griswoldville and moved to its present location in Lyonsville in 1886. The bridge was listed in the National Register of Historic Places in 1983 and was reconstructed in 2006.

During the Late Industrial Period (1870-1915) farming and textile production continued to drive the local economy. The Shelburne Falls and Colrain Street Railway opened in 1896 and was designed to carry freight as well as passengers. The electric trolley ran from Colrain Center to Shelburne Falls and enabled local textile mills to thrive during a time of relative industrial decline. When the trolley closed in 1927, during the Early Modern Period (1915-1940), it eliminated a significant source of employment and there was no longer any public transit to allow Colrain residents to commute to the mills in nearby towns. However, the age of the automobile was just beginning, heralded in Colrain by the conversion of a former blacksmith shop on Jacksonville Road to Call's Garage in 1925. In 1933, the construction of a new steel and concrete bridge over the North River realigned the road north through the Center as State Route 112 along Main Road and Jacksonville Road. The entire length of Route 112 in Colrain was designated a Rural Historic Landscape in 1992 because of both its agricultural significance and because of its importance as an early transportation route exhibiting Federal Period road systems and lot divisions. The length of Route 112 through both Franklin and Hampshire Counties was designated as state Scenic Byway in 2004.

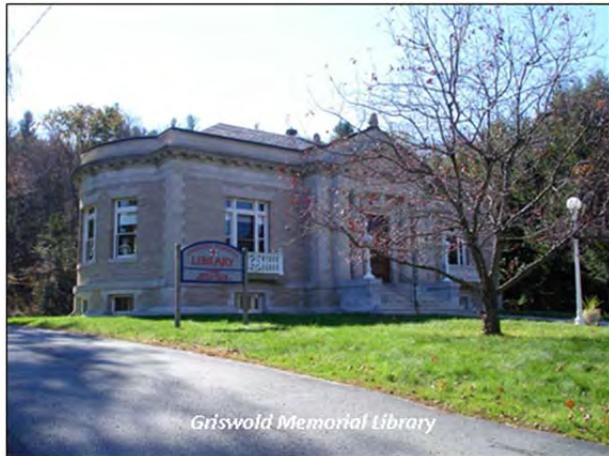
Colrain's population grew by over 150 percent between 1776 and 1790. The population reached a peak of 2,016 around 1810 and slowly declined afterwards to 1,877 by 1830. Emigration to Vermont, New York State, and the west began in the late 18th century. The growth of manufacturing jobs offset the abandonment of some of the upland farms. The Shattuckville cotton mill closed in 1920. The population reached a low point of 1,391 around 1930. The town's economy seems to have declined before the Great Depression, and to have become worse during it. The town's location away from railroads and interstate highways reduced economic opportunities and development.

Since the mid-20th century, land use patterns have been affected by the reduction in the number of farms and farm animals. Pastures have grown up into forests. Homes constructed outside of the villages for non-farming residents have reduced the agricultural focus of the countryside. Automobiles have increased the mobility of the residents and reduced their reliance on the local economy. The large cotton mills have closed and have been torn down, leaving Barnhardt Manufacturing as the only remaining fiber mill in town, located in Griswoldville on Route 112. Yet many farms and orchards still remain and are an important part of the town's economy.

Colrain's significant historic resources are its agricultural and village land use patterns. The living history of productive fields, pastures and old farmsteads contributes to the town's special character. The Town of Colrain currently has the largest number of active dairy farms (nine) in the state of Massachusetts. Wood lots and extensive forests continue to support the local wood industries. Approximately 30% of the land area in Town is permanently protected from development as a result of being in state ownership or under conservation and agricultural preservation restrictions, and an additional estimated 45% is temporarily protected through enrollment in one or more of the state's Chapter 61, Chapter 61A or Chapter 61B tax abatement programs. The villages retain interesting 19th century buildings associated with the town's personages and events. The architecture in this working landscape represents what the rest of New England once looked like.

The Center Village encompasses the Colrain Center Historic District, a National Register District (NRDIS) established in 2006 that is an excellent example of a 19th century village. This NRDIS is comprised of Main, Greenfield and Jacksonville Roads, Streeter Lane, River and Coburn Streets. The district consists of ninety-four resources and covers 30.2 acres. Eighty-five of the resources are contributing and nine are non-contributing. Included among these resources are the Old Center Bridge abutments that are dated to 1870, at a location that may also include the remains from a bridge dating back to 1794.

Colrain Center retains its 19th century village appearance with a mix of institutional, civic, commercial, and residential buildings. The architectural styles represented in the district include Federal, Greek Revival, Gothic Revival, Italianate, Queen Anne, Colonial Revival, and Neoclassical. Significant properties in the district include the Charles Thompson House (c.1819), which appears to be the oldest house in Colrain Center; the Town Common; the Congregational Church/Town Hall (1834), the construction of which established the district as the Town's civic center; and the Griswold Memorial Library (1908), designed by architects Maclean and Wright of Boston. Other contributing properties include the Brick Store (1814), the Tin Shop (1850), the Clark Chandler Store (1813), the Central School/Old Town Office (1910), and Call's Garage (1925). The William Pitt House (1850) on Main Road now serves as the Colrain Historical Society House Museum. *(See Appendix C for a map and a listing of the significant resources included in this district.)*



Residents of the Town of Colrain enjoy the benefits of the many natural and recreational resources located in and near the town including the following state-owned properties:

- Catamount State Forest—Consisting of 1,125 acres located in southwestern Colrain bordering on eastern Charlemont, accessible from Four Mile Square Road. The twenty-seven-acre McLeod Pond and nearby streams are stocked with trout. The area offers

trails for hiking, mountain biking, and horseback riding, as well as the opportunity for various winter activities such as snowmobiling.

- Catamount Wildlife Management Area—Consisting of 256 acres available for hunting. It is located adjacent to the Catamount State Forest in two sections east and south of the state forest.
- H.O. Cook State Forest—containing 1,620 acres for hunting, fishing, hiking and horseback riding trails and winter activities including snowmobiling. It is located one-mile east of Route 8A on State Farm Road in northwestern Colrain and northeastern Heath bordering on the Vermont state line.

In addition, the town sponsors several seasonal activities in the fall, and participates in regional festivals that attract visitors to the area. The Colrain Business Association sponsors the annual Coleraine Village Fair in September. Activities include a parade, local vendors, community groups, food, and music. The Crafts of Colrain Studio Tour is held one weekend during November, when Colrain's diverse artisans invite visitors up to their hilltops and vales to demonstrate their crafts and display and sell their wares. Colrain is one of several participating towns in Cider Days, held the first weekend in November. The event consists of orchard tours, cider making and tastings, and a harvest dinner. The Franklin County Chamber of Commerce sponsors an annual county-wide fiber event the final weekend in October, called Franklin County Fiber Twist. The event features the many sheep and fiber farmers, spinners, dyers, weavers and other fiber artisans in the county, including those in Colrain, and includes a vendors marketplace, fiber demonstrations and open farms and studios with free tours and fine wares for sale.

3.0 VISION AND GOALS FOR THE CENTER VILLAGE

The residents of Colrain in attendance at the Visioning Sessions held on June 30, 2103 and September 28, 2014 envisioned a vibrant village center with a general store where they could meet for coffee and get lunch, and where visitors to town could stop to gas up their vehicles, and where local farm products and artisans' wares could be purchased. Such commercial activities create community spaces where people interact, where goods and services are provided, and where economic activity is generated that supports local businesses and jobs. Their vision is to revitalize the community with a mix of residential and commercial uses that preserves its historic character while meeting the 21st century needs of both its inhabitants and tourists already passing through town on their way to other attractions such as ski resorts in Vermont. Finally, residents imagined a safe and appealing town center that includes recreational amenities such as pedestrian walkways, hiking trails along the river, bike paths, and access to nearby snowmobile trails in the winter months. The goals that were identified can be divided into the following categories, based on the issues discussed in detail at the Visioning Session.

Center Village Vitality and Business Development Goals:

- Encourage the creation of key commercial activities in the Center Village to meet the needs of residents and visitors, including a general store, a coffee shop, a deli/restaurant, a music venue, a gas station, and a place to purchase local farm goods and artisan's wares.
- Foster public/private partnerships for investment in infrastructure and in capital improvements to renovate existing buildings and to bring them into compliance with the Building Code so that they can be re-purposed by new owners/managers for re-use.
- Highlight the unique natural and cultural history of Colrain as a "frontier town," an agricultural community, and an early manufacturing center to attract tourists to Colrain.

Center Village Landscape and Built Environment Goals:

- Make pedestrian safety a priority in the reconstruction of the roadways and bridges in the Center Village.
- Provide safe and accessible parking areas for visitors to homes and businesses in the Center Village and explore an expanded transportation network to serve the town.
- Provide adequate septic or sewer infrastructure to support new businesses and residences in the Center Village.
- Promote the renovation of historic structures for new residential and commercial uses.
- Provide opportunities for recreation along the North River, including pedestrian walkways, hiking trails along the river, bike paths, access for fishing, and access to nearby snowmobile trails in the winter months.

Center Village Living Goals:

- Continue to foster the tradition of providing affordable small lots and rental housing in the Center Village.

- Provide incentives and needed services to seniors and families with children to encourage them to re-locate to the Center Village.

The broad range of opinion expressed at both of the Visioning Sessions indicate that the community's vision and goals for the re-vitalization of the Center Village will remain a subject of ongoing discussion among residents in the coming years. As decisions are made about infrastructure, pilot projects are undertaken, and new opportunities arise, the community will need to find the balance between residential, commercial, and recreational uses in the Center Village that best meets the needs of the residents of Colrain.

4.0 CENTER VILLAGE LANDSCAPE

This section of the Plan will describe the “built environment” of the Colrain Center Village. This description of the physical environment includes parcel types, zoning, transportation network, and infrastructure. The section concludes a re-cap of major assets and challenges, and recommendations for the revitalization of the Center Village.

4.1 Land Use

The Colrain Center Village (CV) District, which constitutes the study area for this plan, consists of all or part of 92 parcels of land (*see Appendix D for a detailed map and list of these parcels*). The total acreage for those parcels is 355 acres. However, the actual calculated area of these parcels that is included in the CV District totals 128 acres. Most of the developed properties in the Center Village are residential uses, with a couple of properties formerly used for commercial purposes, and several Town-owned properties. In addition, there are a number of undeveloped and undevelopable properties in the village, a few of which are being used for recreational purposes. Details about the specific characteristics of the properties in the Center Village will be helpful in identifying the resources available to Town residents and the gaps in services that must be addressed in order to continue to support a thriving center with the types of homes and commercial establishments that will meet the needs of the population now and in the future.

Thirty-seven properties in the CV District are single-family residences, according to the Use Codes assigned to them by the Colrain Assessors. These residential properties contain a total of 105 acres; however, just one of the properties contains 74 acres,¹ leaving a total of 31 acres for the remaining 36 properties. There are four two-family dwellings in the village, comprising a total of 4.79 acres; however, one of the properties has been burned out and will likely need to be demolished.² There are two three-family homes, located on just over a total of a half an acre. There are three four-family dwellings in the district. Two of these, known as the “Blue Block”³ and the “Yellow Block”⁴, are pre-existing non-conforming structures that and have been vacant for over two years and, thus, have lost their grandfathered status. Both of these properties are on the market to be sold for extremely low prices. Both properties would require significant renovations to bring them into compliance with the MA Building Code and at least one of them may have a failed septic system. These properties are located on opposite sides of the intersection of Main, Jacksonville, and Greenfield Roads in the center of the village.

In all, there are a total of 46 residential properties in the CV District, comprising a total of nearly 112 acres. Subtracting the 40-acre single-family property, the remaining 45 residential properties comprise approximately 38 acres within the district. Many of these residential properties are located on small lots with a high frequency of septic system failures and septic tank pump-outs, increasing the possibility of contamination of environmental and water resources. Using the figure of 2.45 persons per household in Colrain as reported in the 2010 U.S. Census, an estimated 130 people live in the Center Village.

¹ Map 126-Lot 13.0; 42 Coburn St.

² Map 127F-Lot 37.0; 6 Greenfield Rd.

³ Map 127F-Lot 07.0; 3 Main Rd.

⁴ Map 127F-Lot 52.0; 2 Main Rd.

There are seven developed properties owned by the Town of Colrain in the village, including the Town Offices, the Fire Department, the Town Garage, the Colrain Central School, the Griswold Library, and the Pitt House Historical Society. Also included in this category is the former Memorial Hall, which was demolished in 2013. The War Memorial in the center of the main intersection is also owned by the Town, but it is a tiny lot categorized as vacant land.

Other developed properties within the Central Village include the Post Office and the Bell Atlantic/Verizon Telephone Exchange, both of which are under private ownership. Also listed in the Assessor's records as being commercial properties are the former Green Emporium⁵, and the former Chandler's Store⁶, neither of which is currently in operation and both of which are on the market to be sold. There are currently no active commercial businesses in the Center Village, though there are 81 businesses with business certificates on file with the Town Clerk that are located in Town.

There are seven properties categorized as "developable land" in the Center Village, comprising a total of approximately 46 acres. These parcels include the two properties at the main intersection that were demolished in 2013 after having been condemned for decades⁷ and a 27-acre lot⁸, only a small portion of which is actually located in the CV District. As a result, there are only approximately 20 acres of developable land in the CV District, much of which is subject to various constraints on development, including being located in the floodplain, in Priority Habitat areas, in the 200-foot River Protections Act buffer, on Prime Farmland, and/or on soils classified as "very limited" for septic suitability.

There are 21 properties comprising a total of approximately 60 acres of undevelopable land in the Center Village. Several of these properties are only partially included in the CV District, so the total amount of undevelopable acreage would be considerably lower.

Finally, there are three properties in the village that are categorized as being under Chapter 61 tax exemptions. One of these properties is categorized as "Multi-Use Residential/61B Recreational" and consists of a total of 40 acres, mostly located outside of the district.⁹ Another property is categorized as "Chapter 61 Forest," consisting of over 31 acres, most of which is also located outside of the CV District.¹⁰ There is also a 6.5 acre lot that is categorized as "61B, Fishing."¹¹ These properties may provide opportunities for new or expanded recreational resources to be located within or adjacent to the Center Village.

The Center Village District encompasses the Colrain Center National Register Historic District that was created in 2006 (*see page 9 above and the Appendix C for a map and listing of*

⁵ Map 127F-Lot 53.0; 4 Main Rd.

⁶ Map 127-Lot 26.0; 7 Jacksonville Rd.

⁷ Map 127F-Lot 08.0 (1 Main Rd.—former "Tin Shop") and Map 127F-Lot 09.0 (4 Jacksonville Rd.—former "Horace Winchester House").

⁸ Map 126-Lot 14.0; 0 Herzig Lane.

⁹ Map 128-Lot 11.0; River St.

¹⁰ Map 415-9.21; Greenfield Rd.

¹¹ Map 128-Lot 12.0; End of River St.

properties in the Historic District). The district consists of ninety-four resources and covers 30.2 acres. At the time of the designation, most buildings in the Historic District were described as being in “fair to excellent condition.” In the intervening years, the condition of several of these buildings has deteriorated. Three of the buildings in the worst condition have recently been demolished, including the Tin Shop, the Horace Winchester House, and the Memorial Hall.¹² The removal of these buildings, while controversial, has greatly improved the overall appearance of the Center Village and enhanced the significance of the remaining historic properties that define its unique character.

4.2 Zoning

The Town of Colrain is divided into three types of zoning districts: Village Districts; Rural District (R); and Commercial-Industrial Districts. There are three Village Districts located along Route 112: Center Village, Griswoldville East, and Shattuckville. There are also three Commercial-Industrial Districts: Griswoldville West; Lyonsville, and Stewartville. (*See Section II: Zoning Districts of the Town of Colrain’s Protective Zoning Bylaw and the Zoning Map in Appendix E.*) In addition, there is a Floodplain Overlay District comprised of approximately 17 acres within the Center Village.

Village Districts in Colrain are designed to:

“encourage a mix of uses that reflect traditional land use patterns. Mixed-use zoning districts embody the traditional compact development of land, buildings, and structures by integrating a variety of complementary uses, such as residential, retail, office, civic and entertainment. Such districts reduce land and energy consumption and greenhouse gas emissions and have a number of other fiscal, social, and environmental benefits.”¹³

Article III, Section III-2, Use Regulations Schedule, of the Town of Colrain Protective Zoning Bylaw identifies the types of uses that are allowed in the various districts (*see Appendix F for a complete copy of the Use Regulations Schedule*). This section of the Zoning Bylaw was amended in 2012 to increase the number of uses allowed by-right in the village centers to encourage the development of more businesses to serve both tourists and residents. Uses allowed by right in the Center Village and the two other Village Districts include, but are not limited to: single- and two-family dwellings; artisan studios; home-based businesses; and farm stands. Uses allowed by right with Site Plan Review by the Planning Board include, but are not limited to, the following: multi-family dwellings (3-6 dwellings); business, professional offices with less than 6 employees; banks; conversion of historic industrial or commercial structures to mixed uses; restaurants and seasonal food service; retail stores with 3,000 square feet or less of enclosed floor space; hotels; inns; and bed and breakfasts with up to 6 bedrooms.

Additional uses are allowed with a discretionary Special Permit from either the Zoning Board of Appeals or the Planning Board in the Village Districts, including, but not limited to: accessory apartments; multi-family dwellings with more than 6 units; wireless communication facilities; nursing homes or assisted living facilities; business or professional offices with 6 or more employees; retail stores with greater than 3,000 up to 12,000 square feet; flea markets;

¹² Map 126F-Lot 07.0; 17 Main Rd.

¹³ Town of Colrain Protective Zoning Bylaw, Section II-1, Village Districts, p. 1.

laundry/laundromats; theaters; motels; building materials, sales and storage; funeral homes; equipment rentals; and gasoline stations and automotive repair garages.

Uses prohibited in the Center Village district include: stand-alone ATMs; drive-through restaurants; motor vehicle sales; kennels; junkyards; and light industrial uses, etc.

The Dimensional Schedule (Section VI-2 of the Zoning Bylaws) requires the following dimensions for lots located in the Center Village District:

| | MINIMUM AREA (a) | MINIMUM FRONTAGE IN FEET (b) | YARD DIMENSIONS | | | MAXIMUM HEIGHT IN FEET | MAXIMUM LOT COVERAGE |
|--------------------------|------------------|------------------------------|-------------------|--------------|--------------|------------------------|----------------------|
| | | | FRONT IN FEET (c) | SIDE IN FEET | REAR IN FEET | | |
| Village Districts | 20,000 sq. ft. | 100 | 30 | 15 | 30 | 35 | 70% |

- (a) Any lot in a village district having a two-family dwelling structure shall provide not less than 30,000 square feet of land.
- (b) A lot or parcel of land having an area or a frontage of lesser amounts than required by this Bylaw may be considered as coming within the area or frontage requirements of this Section, provided such a lot of parcel of land was shown on a plan or described in [ing] a deed duly recorded or registered at the time of the adoption of the Bylaw and did not at the time of such adoption adjoin other land of the same owner available for use in connection with this parcel.
- (c) To be measured from the right-of-way line where a plan of the way is on file with the Registry of Deeds or, in the absence of such a plan from a line twenty-five (25) feet from and parallel to the center line of the traveled way.

The minimum lot area in the district is 20,000 square feet, which is just under a half an acre (43,650 square feet). There are 49 non-conforming lots in the Center Village District, which are smaller than the required minimum, representing 45% of all of the properties in the district. Three of the four two-family dwellings in the Center are also non-conforming, in that they do not meet the minimum lot size requirement of 30,000 sq. ft. under current zoning. The large number of non-conforming lots in the village is significant because it limits the potential re-use of properties for both business and residential purposes once properties sit idle for two years. According to Section V-1(a) of the Zoning Bylaws: “A non-conforming use which has been abandoned or discontinued for a period of two (2) years shall not be re-established, and any future use shall conform with this Bylaw.” If the sewer infrastructure in the Center Village were constructed, that could provide an opportunity for the Town to reduce the dimensional requirements in the District (particularly the minimum lot size) which would bring more properties into conformance with the Zoning Bylaws and thereby enhance their re-use potential.

4.3 Transportation Network

Colrain’s Center Village is defined by the intersection of Main Rd. (Route 112), Jacksonville Rd. (Route 112), and Greenfield Rd. These roads radiate from a small triangular common that forms the intersection and contains the Town’s War Memorial. The “slip lane” at this intersection takes up a lot of space and causes safety concerns for traffic conflicts. This intersection has

some of the highest traffic volumes in Colrain, exceeded only by the traffic on Greenfield Road at the Shelburne Town Line. The average daily traffic count on Jacksonville Rd. (Route 112) in 2007 at a location just north of the elementary school was 1,600 vehicles per day. In August of 2013, additional counts were taken on Route 112/Main Rd. (1/4 mile west of Greenfield Road) showing an average daily traffic count of 1,770 vehicles. Cars and trailers represented over 65% of the vehicles traveling through this area, with an additional 23% of 2-axle long vehicles. Traffic counts taken at the same time on Route 112/Jacksonville Rd. (200 feet north of Greenfield Rd.) show an even higher volume of traffic, with an average daily traffic count of 1,962 vehicles. Again, the vehicles recorded at this location consisted of 64% cars and trailers and 23% 2-axle long vehicles.

In the winter months, traffic passes through the center en route to Mt. Snow, a popular ski area in Vermont. Because of the steep grades of these roads on Colrain Mountain, residents report that vehicles travel at fast speeds as they enter the Town's center. The high traffic volume and speeds on Route 112 create safety concerns in the Center Village.

Route 112 runs north to Halifax, VT and south to the village of Shelburne Falls. It is a state-designated Scenic Byway and is also part of the Franklin County Bikeway. It is part of a frequently used 11.3-mile route, "The Shelburne – Vermont Connector," that is classified as an intermediate level route on the Western Franklin County Bikeway Routes Map.

Greenfield Rd. leads to Route 2 and the Town of Greenfield, a regional employment center to the east. The closest access to I-91, Franklin County's major north/south route, is in Greenfield. Also included in the Center Village is River St., once the primary route to Vermont, but now a dead-end road.

There is limited infrastructure for pedestrians in the main intersection (such as ADA-compliant crosswalks) and limited areas with sidewalks, adding concerns about pedestrian safety in the Center Village. There is also limited parking available in the Center Village, which has proven to be a challenge in the past when a pizza restaurant was operating in the "Green Emporium" building located on Main Rd. west of the intersection and patrons were in the habit of parking in the roadway.

Addressing these safety concerns has long been a priority of Town Officials in Colrain. The Center Village was originally reviewed as part of the Franklin County Regional Pedestrian Plan in 2009. In 2012, with the assistance of the Franklin Regional Council of Governments, an initial Complete Streets Plan was developed to begin to address these long-standing safety concerns around the Town's main intersection.¹⁴ The plan has been approved by MassDOT and an engineering firm has been hired to conduct preliminary surveys. The project, estimated to cost \$1.5 million to construct, is included on the Project Waiting List in the Franklin County 2015-2018 Transportation Improvement Program (TIP). The plan is designed to improve pedestrian safety and parking around the main intersection by closing the "slip lane" to traffic and creating an access drive and parking for residents, adding sidewalks from the center to the school and west on Route 112 (Main Rd.) to the Post Office, relocating the Memorial, relocating

¹⁴ See Appendix B.

a telephone pole, adding crosswalks on Main Rd. and on Jacksonville Rd. where it intersects with River Rd., and adding parking on both sides of Main Rd.

Other work scheduled to improve the transportation network in Colrain includes the reconstruction of the bridge on Route 112 (Jacksonville Rd.) near the Colrain Central Elementary School by MassDOT. This work is scheduled to begin in 2015 and includes the construction of sidewalks on the southbound lane connecting the school to the Center Village as envisioned in the Complete Streets Plan.

Full reconstruction of River Street will begin in April 2015, with funding from a Community Development Block Grant (CDBG) from the Department of Housing and Community Development (DHCD). In addition, the Town has received preliminary approval of a federal Housing and Urban Development (HUD) grant of \$1 million to renovate the Highway Garage, including moving key systems (heating, etc.) to a higher level within the structure to avoid damage from future flooding.

There is no rail service in Colrain and there is no regular public transportation. On-demand transportation for the elderly and people with disabilities is provided by the Franklin Regional Transportation Authority (FRTA).

4.4 Infrastructure

Infrastructure represents one of the greatest challenges to economic development in Colrain's Center Village. The North River and its rich flood plain soils as well as the rugged mountainous terrain are the dominant natural features in the center of town. These natural features have influenced the patterns of development in Colrain's Center Village in the past and continue to provide opportunities and challenges for the creation of infrastructure necessary for economic development in the 21st century.

Sewer Service

Within the Town Center there are no existing public sewer facilities. All properties are currently served by on-site wastewater disposal (septic) systems. Many of these septic systems have already failed, many have required septic variances, and many others require frequent pumping. This suggests a limited ability to support the kind of wastewater flows associated with many potential new commercial activities, much less existing and proposed residential uses in the Center Village, without the development of additional wastewater treatment infrastructure. According to the 2013 Sustainable Franklin County Regional Plan, the most common infrastructure needs identified during the project's workshops were water and sewer improvements to support successful and sustainable growth.¹⁵

Further south on Route 112, the mill now owned by Barnhardt Manufacturing Co. has a secondary wastewater treatment facility that serves homes in the village of Griswoldville, the

¹⁵ Franklin Regional Council of Governments, Sustainable Franklin County: Franklin County's Regional Plan for Sustainable Development, May 2013, Chapter 10: Land Use and Infrastructure, p. 9.

location of the Colrain Sewer District (CSD) created by a Special Act of the Legislature in 1997. This wastewater collection system is owned by the CSD and serves approx. 20 users, with the potential to service additional users on Call Rd., Griswoldville Rd., and King’s Bluff. Currently the fees for this system are minimal.

Many studies have been conducted over the years since the 1990s to assess sewage treatment options in the Town generally and in Griswoldville specifically, but none of the recommended solutions has been implemented to date. In 2013, the engineering firm of Weston & Sampson, Inc. was hired by the Town to study the existing conditions in the Center Village and to review several options for upgrading wastewater treatment. The preliminary report was published in April 2014.¹⁶ The review was designed to determine if the current use of conventional on-site individual subsurface disposal systems is sufficient to prevent public health issues due to contamination of natural resources and to allow for economic development.

The 2014 Weston & Sampson study evaluated five options for wastewater management and came to the following conclusions:

- Alternative 1 - On-Site Conventional/Alternative Treatment Systems—according to the report, “this alternative does not meet the overall project objective for mitigating environmental impacts within the project planning area nor does it allow for economic development. This alternative relies [sic] solely on the property owners ability to install and maintain a fully compliant on-site treatment system.”¹⁷ There would be no cost to the Town for this option. This option was rejected by the engineers and no further analysis was conducted.
- Alternative 2A – Sewer Extension: Gravity and Force Main—“This alternative meets the overall objective of the project by providing a centralized connection system that can be sized to accommodate the proposed economic development. In addition, this alternative limits the environmental impacts within the project area and eliminates on-site septic systems in the area. This alternative, however, will not provide an opportunity to serve any areas between the project planning area and the Griswoldville system.”¹⁸ The cost estimate for this option is \$3.11 million (including a 20% contingency and a \$300,000 connection fee for Barnhardt Manufacturing) with an additional \$360,000 of probable 20-year operation and maintenance costs.¹⁹
- Alternative 2B – Sewer Extension: Gravity, Force Main, and Variable Slope Gravity—“This alternative meets the overall objective of the project by providing a centralized collection system. In addition, this alternative limits the environmental impacts within the project planning area and allows for economic development. This alternative will also eliminate on-site septic systems in the area and provide service to areas between the project area and the Griswoldville system via a variable slope gravity sewer. Any customers connected to the variable sewer will need to be connected via a septic tank effluent pump or effluent tank gravity system, such that only grey water, no solids, are

¹⁶ Weston and Sampson, Town of Colrain, Massachusetts, Town Center Sanitary Sewer Preliminary Engineering Report, April 2014.

¹⁷ Ibid., p. 5-1.

¹⁸ Ibid., p. 5-2.

¹⁹ Ibid., Appendix C: Preliminary Engineer’s Opinion of Probable Construction Costs.

transmitted downstream.”²⁰ The cost estimate for this option is \$3.10 million (including a 20% contingency and a \$300,000 connection fee for Barnhardt Manufacturing) with an additional \$340,000 of probable 20-year operation and maintenance costs.²¹

- Alternative 3 – Community Septic System—“This alternative meets the overall objective of the project by providing a centralized collection system. This alternative does limit the environmental impacts within the project area and will allow for economic development. This alternative will also eliminate on-site septic systems in the area.” However, due to the size of the system, a Wastewater Treatment Facility (WWTF) would be required prior to groundwater discharge, and the town would need to acquire a property for that purpose, which the engineering firm concluded might not be feasible.²² The cost estimate for this option is \$4.68 million (including a 20% contingency) with an additional \$590,000 of probable 20-year operation and maintenance costs, but the alternative was deemed infeasible and so it was removed from further consideration.²³
- Alternative 4 – New Wastewater Treatment Facility—“This alternative meets the overall objectives of the project by providing a centralized collection system. This alternative will limit the environmental impacts within the project planning area and will allow for economic development. This alternative will also eliminate on-site septic systems in the area. However, based on discussions with the Environmental Protection Agency (EPA) it is highly unlikely that a new surface water National Pollutant Discharge Elimination System (NPDES) will be issued, that is it will be very difficult to permit and the permitting process and required analysis are typically cost prohibitive.”²⁴ The cost estimate for this option is \$5.27 million (including a 20% contingency) with an additional \$3.61 million of probable 20-year operation and maintenance costs. These are the most expensive capital costs associated with any of the alternatives reviewed. Thus, this alternative is not considered feasible and it was removed from further consideration.²⁵

Alternatives 1, 3, and 4 having been eliminated, the remaining options were 2A and 2B, both of which involve extension to take advantage of the existing WWTF in Griswoldville. Based on the life-cycle cost analysis and less quantifiable factors, such as additional users, Weston & Sampson recommended the installation of Alternative 2B which would include gravity sewers, one pumping station, force main, and variable gravity slope sewers to serve 55 households.²⁶

Town officials and residents are still in the process of evaluating these recommendations and determining what approach, if any, that they would like to take to address the problems with the sewer infrastructure. The recently approved Environmental Bond Bill includes \$2.5 million for the sewer project that would significantly decrease the amount of funding that would otherwise have to be borrowed and/or raised from user fees to construct and maintain a new system. Additionally, grant funds are available from sources such as the U.S. Dept. of Agriculture (USDA) to help cover the costs of construction of the system. Town officials are working to

²⁰ Ibid., p. 5-4.

²¹ Ibid., Appendix C: Preliminary Engineer’s Opinion of Probable Construction Costs.

²² Ibid., p. 5-5.

²³ Ibid., Appendix C: Preliminary Engineer’s Opinion of Probable Construction Costs.

²⁴ Ibid., p. 5-7.

²⁵ Ibid., Appendix C: Preliminary Engineer’s Opinion of Probable Construction Costs.

²⁶ Ibid., p. 5-8.

develop a proposal that would be sustainable over the long term and would rely on the contributions of ratepayers to cover the costs of constructing and maintaining the system, rather than increasing the tax burden on all of the Town's residents.

Public Drinking Water Supply

The Town of Colrain is served by four community public water systems: 1) Foundry Acres Association on which there are 10 houses sharing a common well; 2) Colrain Village Water Supply, 3) Pine Hill Orchard, and 4) Colrain Elementary, all served by the Department of Public Health. These service a small number of the Town's residents. The remainder of the Town's population is serviced by private wells.

The Department of Environmental Protection identifies two non-community public water supply systems in the Town of Colrain, one of which is a non-transient, non-community public water supply system at the Colrain Central Elementary School.²⁷

Schools

Colrain is a member of the Mohawk Trail Regional School District, and also participates in the Franklin County Technical School. Elementary students in Colrain attend Colrain Central School in the village of Colrain Center, on Jacksonville Road.

Broadband Internet Connections

Most of the Colrain Center Village is currently connected to the Internet via Digital Subscriber Line (DSL) service. In addition, fiber optic lines have been installed in Colrain's Town Hall and other critical facilities (including the Library and the Fire Dept.) during the summer of 2014. WIFI connections to other Town departments, such as the Highway Department, based on this system are currently under development. This should provide an opportunity to complete the "last mile" to connect individual homes and businesses in Town to the kind of high-speed Internet that is necessary to live and work in today's world.

Cell Phone Service

With more and more people cancelling land line phone services, cell phone service has become increasingly important for use by residents and businesses to engage in regular operations, and to be able to communicate during emergency situations. The Town of Colrain has instituted a "Rapid Emergency Notification Telephone System," also known as Code Red, to notify residents of important safety information in an emergency, many of whom may have only cell phones. The Town has entered into a lease with AT&T for construction of a cell tower at the Transfer Station, with lease payments to the Town beginning in October whether or not the tower has been constructed. Given the hilly topography of Colrain, this tower will not provide service to all the residents of Town. Other cell phone companies have expressed interest in locating cell towers on other Town-owned land, and there may be additional opportunities to build towers to increase cell phone service to residents and businesses throughout the Town. Lease payments for placement of towers on public and/or private properties may also provide financial resources to support the expansion of the cell phone system, and possibly to contribute to the costs of re-

²⁷The Colrain Central Elementary School is a non-transient, non-community public water supply and Pine Hill Orchards is a transient, non-community public water supply.

developing buildings that might support construction of a tower, such as within the steeple of the Brick Meeting House.

4.5 Conclusion

Major assets in the Center Village include the unique and historic nature of the existing buildings and its location on key tourist routes that bring people through town on a regular basis throughout the year. The challenge is to provide services, including commercial enterprises, that encourage those travelers to stop in Town on their way through. In addition, the development of new businesses and other activities that draw residents to the Center Village and give them a place to congregate and conduct their daily lives will result in potentially increased job opportunities and tax revenues to the Town.

Central to the goal of revitalizing the Center Village is the question of sewer infrastructure. Without additional wastewater treatment capacity, it will be difficult to attract economic development to Town. In addition, wastewater treatment infrastructure is needed to support the existing residential properties as septic systems fail and are too expensive or lack the necessary land area to replace.

Other challenges to development in the Center Village include constraints due to its location in the floodplain and the 200-foot river protection buffer, high groundwater table, existence of Priority Habitat and Prime farmland soils. Further, many of the existing properties, particularly those of historic significance, while providing much of the unique character of the village, will require significant renovations to bring them into compliance with the Building Code and to retrofit them for 21st century uses.

5.0 CENTER VILLAGE VITALITY

This section of the Colrain Center Village Master Plan focuses on economic development, describing the current demographic and labor force characteristics; discussing emerging sectors to drive economic growth; identifying potential re-development opportunities; and reviewing business development/entrepreneurial resources. The end of this section includes a summary of the major assets and challenges, and recommendations regarding the vitality of the business sector in the Center Village.

5.1 Demographic & Labor Force Characteristics

It is important to understand the demographic and economic characteristics of a community in planning for its future. This information can help guide decisions by community leaders, businesses, and residents. For businesses and entrepreneurs, this data can help determine the types of goods and services residents may want as well as describe the available labor pool. For community leaders and residents, it can factor into decisions about investing limited public resources. While the emphasis of this project is on the Colrain Center Village, data at that geographic level is not readily available. The data in this text is at the municipal level.

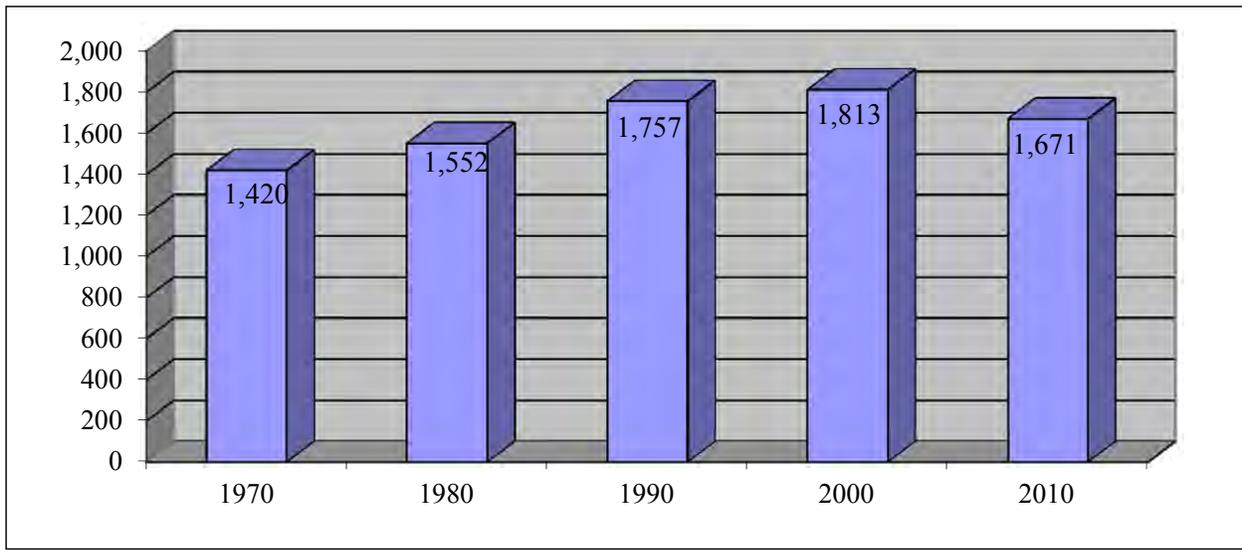
Population & Age Distribution

As of the 2010 U.S. Census, the Town of Colrain has a total population of 1,671. In terms of households, there were 683 households in Colrain with an average household size of 2.45 people.

The population for Colrain for 2010 reflects a decrease of 142 people from 2000, or a -8% decline, as shown in Figure 1. This decline was the first such population decrease experienced by the Town since 1970. Similarly at the county level, Franklin County had a slight population decline between 2000 and 2010; low population growth between 1990 and 2000; and significant growth from 1970 to 1990.

In addition to the total number of people, it is important to know the number of people within population age groups and how they are changing over time. The rise and fall in the number of people in an age group can impact the demand for municipal services, such as schools and housing, as well as impact the size of the available labor pool and consumer base. Table 1 below shows the percentage of the population in age groups using 2010 U.S. Census.

Figure 1: Colrain Population, 1970-2010 Census



Source: U.S. Census Bureau, Decennial Census Program

The Town of Colrain’s population distribution by age group is similar to Franklin County, with the exception of residents from 45 to 64 years. Colrain has a higher proportion of its population in the 45 to 64 years age group than compared to the county. Overall, Colrain has a slightly higher percentage of its population in traditional workforce age cohorts.

Table 1: Age Distribution, 2010 Census

| Age Group | <i>Colrain</i> | | <i>Franklin County</i> | |
|--------------------|------------------|-----------------------|------------------------|-----------------------|
| | Total Population | % of Total Population | Total Population | % of Total Population |
| 17 years and under | 317 | 19.0% | 14,068 | 19.7% |
| 18 to 24 years | 136 | 8.1% | 5,885 | 8.2% |
| 25 to 44 years | 349 | 20.9% | 16,522 | 23.1% |
| 45 to 64 years | 619 | 37.0% | 24,019 | 33.7% |
| 65 to 74 years | 140 | 8.4% | 5,653 | 7.9% |
| 75 years and over | 110 | 6.6% | 5,225 | 7.3% |
| TOTAL | 1,671 | 100.0% | 71,372 | 100.0% |

Source: U.S. Census Bureau - 2010 Census SF1

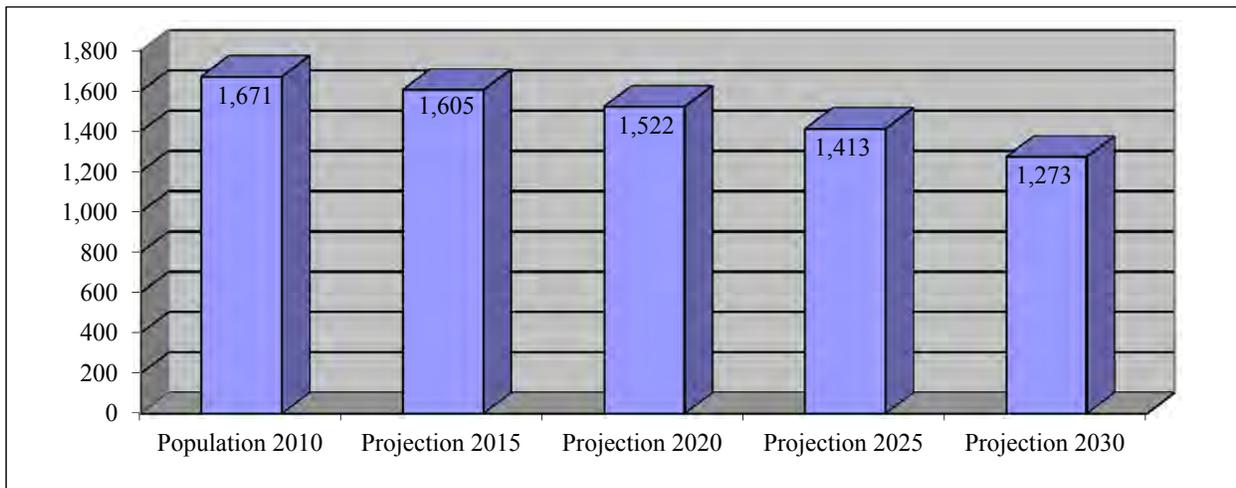
As these groupings, or age cohorts, depict the resident workforce in the community, this information is helpful for economic development planning. A trend occurring across the state and nation is the significant increase in the older workforce cohort of individuals age 45 to 64. This is a reflection of the “Baby Boom” generation (born from 1946 to 1966) getting older. The circumstance of having an increasingly older work force presents opportunities and challenges. The older work force has the work experience employers are seeking and they may postpone retirement for financial, career or other personal reasons. However, technological advances and industry shifts require older workers to be flexible and diversify their skills.

Population Projections

In December 2013, the University of Massachusetts' (UMass) Donahue Institute published long-term population projections for Massachusetts regions and municipalities. Covering the next twenty years, these projections estimated the total population and change by age group. The general findings from this study showed that the population aged 65 and older will significantly increase across the state, while the population aged 19 and younger is expected to decrease. The eastern region of the state is anticipated to grow in population, while areas in the western region are projected to remain level or possibly decline in population. For Franklin County, a stagnant population trend is projected that will lead to a population decline of almost 1,500 people by 2030. It is important to note that these projections are developed using historic patterns and general demographic trends. These projections do not take into consideration specific projects or initiatives taken at the local or regional level that may impact employment opportunities or population levels, nor do they take into account the potential effects of climate change that could impact population trends.

The UMass Donahue Institute data for the Town of Colrain projects a steady decline in total population from 2015 through 2030. These projections estimate a 9% decrease in total population from 2010 to 2020, and a 24% decrease in total population from 2010 to 2030. This projected trend of population decline is shared with neighboring rural communities including Charlemont, Heath and Leyden, which are each projected to have a total population decline from 2010 to 2030 of greater than 27%. In comparison to Franklin County, the county's total population is projected to increase by 177 people (or less than 1% from) 2010 to 2020, and is projected to decrease by 1,472 (or -2%) from 2010 to 2020.

Figure 2: Colrain 2010 Population and 2015-2030 Population Projections

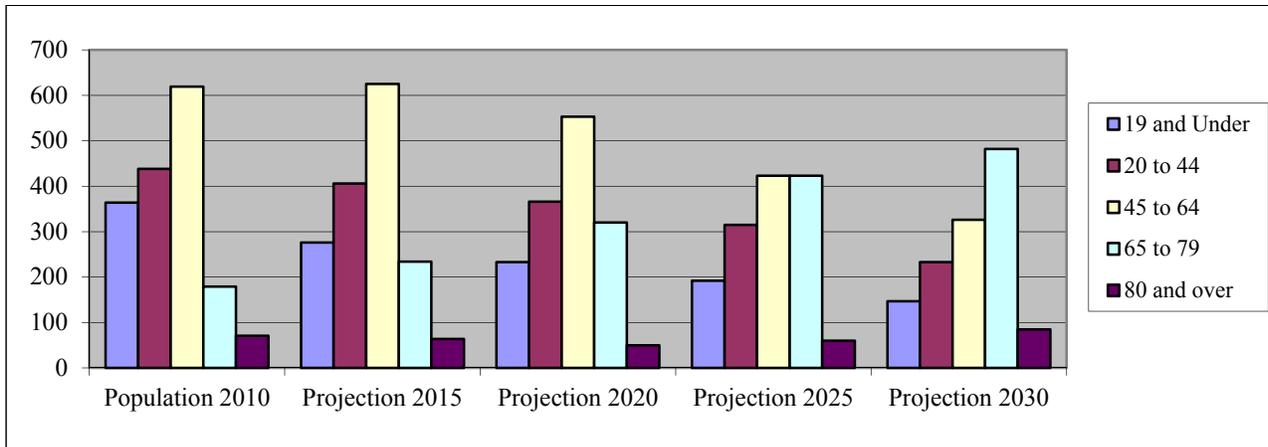


Source: U.S. Census Bureau - 2010 Census SF1; University of Massachusetts Donahue Institute, Population Estimates Program, 2013

The UMass Donahue Institute also creates population projections by age group. Consistent with projected statewide trends the population projections by age group estimate an increase in the older cohorts and a decrease in the school age population. If these projections become realized in the future, it will greatly impact the types and level of community services requested by

residents. In terms of economic development, these low population numbers may impact whether businesses seeking available workers or a specific customer base will locate in the area.

Figure 3: Colrain 2010 Population and 2015-2030 Population Projections



Source: U.S. Census Bureau - 2010 Census SF1; University of Massachusetts Donahue Institute, Population Estimates Program, 2013

Table 2: Colrain 2010 Population and 2015-2030 Population Projections by Age Group

| Age Group | Census 2010 | Projection 2015 | Projection 2020 | Projection 2025 | Projection 2030 |
|--------------|--------------|-----------------|-----------------|-----------------|-----------------|
| 19 and Under | 364 | 276 | 233 | 192 | 147 |
| 20 to 44 | 438 | 406 | 366 | 315 | 233 |
| 45 to 64 | 619 | 625 | 553 | 423 | 326 |
| 65 to 79 | 179 | 234 | 320 | 423 | 482 |
| 80 and over | 71 | 64 | 50 | 60 | 85 |
| Total | 1,671 | 1,605 | 1,522 | 1,413 | 1,273 |

Source: U.S. Census Bureau - 2010 Census SF1; University of Massachusetts Donahue Institute, Population Estimates Program, 2013

Income and Wealth

There are three measures of wealth used to characterize the economic health of residents. They are per capita income, median household income and poverty rate. The most recent town-level information available about income and wealth is from the U.S. Census Bureau's American Community Survey²⁸ (ACS). An ACS five-year estimate for the period of 2008-2012 is available for each of these measures. It should be noted that there is a margin of error associated

²⁸ Traditionally, the U.S. Census Bureau's decennial census program published data collected from a short-form survey sent to all households and a long-form survey sent to a sampling of households. Beginning with the 2010 Census, the long-form survey ceased. In its place is the American Community Survey (ACS), which was designed to be comparable to past decennial censuses. The ACS conducts a sample survey across the country on an annual basis, and releases data in one-year, three-year or five-year estimates, depending on the size of the geography. For areas with less than 65,000 people, the ACS only publishes five-year estimate data. Because of the sampling size the margin of error for these estimates can be significant.

with each data estimate, because it is determined from a sample of the population surveyed, and that this margin of error may be considerable.²⁹

Per capita income is determined by dividing the total amount of income earned in a geographic area by the total number of the residents (including residents who may not be generating income, such as children and the elderly) in that area. According to 2008-2012 ACS, the five-year estimated per capita income for Colrain was \$31,227, which was higher than the Franklin County income of \$28,841. Compared to its bordering towns, Colrain had the second highest per capita income of surrounding towns, which ranged from \$26,258 (Greenfield) to \$32,336 (Shelburne).

Median household income describes the middle income among all households, thus eliminating any extreme numbers (either the very wealthy or very poor) from influencing the overall figure. Median household income includes data for families, for households of unrelated people, and for individuals living alone. According to the 2008-2012 ACS, the five-year estimated median household income for Colrain was \$54,632, which was higher than the Franklin County median household income of \$53,298.

Families for the purpose of the Census are defined as “a group of two or more people who reside together and who are related by birth, marriage, or adoption.” Therefore all single person households, and households of unrelated people, are not counted when determining median family income levels of Colrain residents. According to the 2008-2012 ACS, median family income in Colrain was estimated to be \$61,181, significantly lower than the county (\$66,573).

Poverty level is another measure used to understand a community’s income and prosperity. Using income thresholds that vary by family size, the Census Bureau determines whether an individual (for whom poverty level is determined) lives below an established poverty threshold level. According to the 2008-2012 ACS, an estimated 9.0% of Colrain residents, for whom poverty status was determined, were living below the poverty level. This poverty rate was lower than the County’s rate of 11.9%. For the population under 18 years of age, there was a higher rate of poverty in Colrain than experienced county-wide.

Table 3: Income and Poverty, 2008-2012 ACS Five-year Estimate

| | Colrain | Franklin County |
|---|----------------|------------------------|
| Per Capita Income | \$31,227 | \$28,841 |
| Median Household Income | \$54,632 | \$41,705 |
| Median Family Income | \$61,181 | \$64,167 |
| Poverty Rate | 9.0% | 11.9% |
| Poverty Rate for population under 18 years of age | 18.3% | 15.9% |
| Poverty Rate for population 65 years of age and older | 4.8% | 7.7% |

Note: Dollar amounts are 2012 inflation adjusted.

Source: U.S. Census Bureau’s 2008-2012 American Community Survey (ACS) Five-year Estimate

²⁹ The American Community Survey (ACS) margin of error for any data item may be researched using the American FactFinder online tool at <http://factfinder.census.gov/>.

Race and Ethnicity

The Town of Colrain, similar to Franklin County, is significantly less racially and ethnically diverse than compared to the state and nation. Similar to age distribution data, race and Hispanic origin data is available from ACS Five-Year Estimates Program. Individuals responding to the ACS survey may select one race category, such as White, Black or African American, or Asian; or they may select the option of two or more races. It is estimated from this data that 5.3% of the population of Colrain is part of a racial group other than White alone or is of two or more races. This percentage of the population is similar to Franklin County (5.4%), and is significantly less than the state (19.0%) and nation (25.8%). The percentage of the population who is of any race and of Hispanic or Latin Origin for Colrain is 1.7%, which is less than the county (3.2%), state (9.6%) and nation (16.4%).

Table 4: Population by Race and Hispanic Origin, 2008-2012 ACS Five-year Estimate

| | <i>Colrain</i> | | <i>Franklin County</i> | |
|--|-------------------|------------------------------|------------------------|------------------------------|
| | Population | % of Total Population | Population | % of Total Population |
| Total Population | 1,671 | 100.0% | 71,489 | 100.0% |
| Persons of One Race: | | | | |
| White | 1,583 | 94.7% | 67,612 | 94.6% |
| Black or African American | 5 | 0.3% | 644 | 0.9% |
| Native American & Alaskan | 13 | 0.8% | 204 | 0.3% |
| Asian | 26 | 1.6% | 988 | 1.4% |
| Hawaiian & Pacific Islander | 0 | 0.0% | 6 | 0.01% |
| Other Race | 0 | 0.0% | 464 | 0.6% |
| Persons of Two or More Races | 44 | 2.6% | 1,571 | 2.2% |
| Persons of Hispanic or Latino Origin (of any Race) | 28 | 1.7% | 2,301 | 3.2% |

Source: U.S. Census Bureau's 2008-2012 American Community Survey (ACS) Five-year Estimate

Education and Skills

The educational attainment level of the population is important from an employer and business perspective. For an employer it can demonstrate the ability of a community to provide local labor and expertise, which may be an important factor in a company's decision to launch, relocate or remain in a community. For some businesses the educational attainment profile of a community may be a factor in its target market and potential customer base. This profile may contribute to efforts for residents to gain greater access to educational opportunities and skills training.

According to American Community Survey estimate data, approximately 12% of Colrain residents do not have a high school diploma, which is higher than the county average of 8% and state average of 11%. Using this same data set, it estimates that over a quarter of Colrain

residents (26%) have a Bachelor, Graduate or professional degree. This proportion is less than the county and state averages of 33% and 39% respectively. Access to education opportunities for adults will continue to be important to assist residents seeking to enhance their skills and knowledge.

Table 5: Highest Educational Attainment Level, 2008-2012 ACS Five-year Estimate

| | <i>Colrain</i> | | <i>Franklin County</i> | |
|---|-------------------|------------------------------|------------------------|------------------------------|
| | Population | % of Total Population | Population | % of Total Population |
| Total Population 25 years and over | 1,258 | 100.0% | 51,643 | 100.0% |
| Less than 9th grade | 33 | 2.6% | 1,017 | 2.0% |
| 9th to 12th grade, no diploma | 116 | 9.2% | 3,239 | 6.3% |
| High school graduate (includes equivalency) | 401 | 31.9% | 14,886 | 28.8% |
| Some college, no degree | 242 | 19.2% | 10,535 | 20.4% |
| Associate's degree | 139 | 11.0% | 4,978 | 9.6% |
| Bachelor's degree | 197 | 15.7% | 9,579 | 18.5% |
| Graduate or professional degree | 130 | 10.3% | 7,409 | 14.3% |

Source: U.S. Census Bureau's 2008-2012 American Community Survey (ACS) Five-year Estimate

Labor Force and Employment

The labor force is defined as the pool of individuals 16 years of age and older who are employed or who are actively seeking employment. Enrolled students, retirees, stay-at-home parents and other persons not actively seeking employment are excluded from being counted as part of the labor force. From 2004 to 2013, the size of the labor force in Colrain fluctuated from year to year and had a cumulative decrease of 12% (or -118 people). At the county level, there was a decline in the total size of the labor force from 2004 to 2013 of over 1,300 people or a 3.3% reduction. This decline may reflect the general decline in population as well as a reduction in the number of people participating in the labor force due to alternate plans (such as going back to school or retirement) or who have ceased looking for employment.

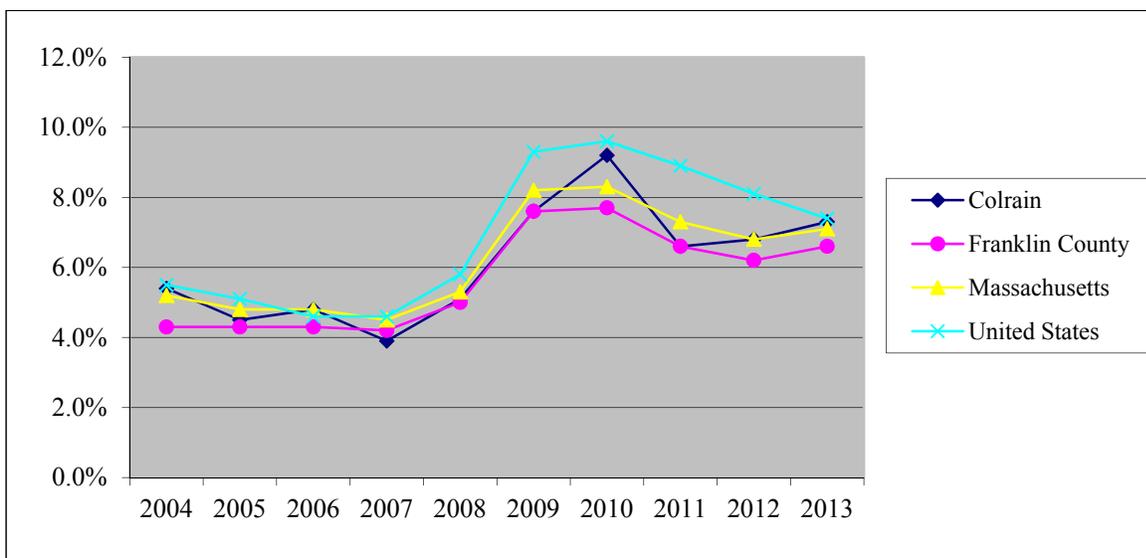
Table 6: Labor Force and Unemployment Rate, 2004-2013

| Year | <i>Colrain</i> | | | | <i>Franklin County</i> |
|-------------|------------------------------|---------------------------|-----------------------------|--------------------------|--------------------------|
| | Number in Labor Force | Number of Employed | Number of Unemployed | Unemployment Rate | Unemployment Rate |
| 2004 | 1,011 | 956 | 55 | 5.4% | 4.3% |
| 2005 | 999 | 954 | 45 | 4.5% | 4.3% |
| 2006 | 1,003 | 955 | 48 | 4.8% | 4.3% |
| 2007 | 981 | 943 | 38 | 3.9% | 4.2% |
| 2008 | 999 | 948 | 51 | 5.1% | 5.0% |
| 2009 | 1,005 | 929 | 76 | 7.6% | 7.6% |
| 2010 | 927 | 844 | 83 | 9.0% | 7.7% |
| 2011 | 905 | 846 | 59 | 6.5% | 6.6% |
| 2012 | 905 | 844 | 61 | 6.7% | 6.2% |
| 2013 | 893 | 828 | 65 | 7.3% | 6.6% |

Source: Massachusetts Executive Office of Labor and Workforce Development (MA EOLWD)

The percentage of residents of working age who are actively seeking employment and are unemployed is called the unemployment rate. It should be noted that individuals who have ceased actively seeking employment due to discouragement or a lack of applicable employment opportunities are not included in this measurement, which, as a result may under-report the rate of unemployment. In 2013, Colrain’s unemployment rate was 7.3%, compared to 6.6% for Franklin County, 7.1% for the state, and 7.4% for the nation. The unemployment rate is influenced by the number of employment opportunities in an area, as well as by significant changes in the size of the labor force (e.g. out-migration of individuals seeking work in other areas with more job opportunities). This statistic is often used as a gauge of economic prosperity or distress. As seen in the following figure, the Town’s unemployment rate peaked in 2010 over the past ten years.

Figure 4: Colrain Unemployment Rate, 2004-2013



Source: Massachusetts Executive Office of Labor and Workforce Development (MA EOLWD)

Worker Characteristics

Understanding the type of work that Colrain residents do is an important part of the employment profile of its residents. This section includes data about specific classes of workers and the industries they are employed in.

The Census Bureau established classes of workers that refer to the type of employer. The following table displays the class of worker for the employed civilian population 16 years of age and older. In Colrain, there was a slightly higher percentage of workers who are self-employed than compared to the county. The county had a higher percentage of government workers, which includes local, state and federal employees.

Table 7: Class of Worker, 2008-2012 ACS Five-year Estimate

| | <i>Colrain</i> | | <i>Franklin County</i> |
|-----------------------------------|----------------------|-------------------|------------------------|
| | Total Workers | % of Total | % of Total |
| Total Workers (16 years and over) | 946 | 100.0% | 100.0% |
| Private wage and salary workers | 676 | 71.5% | 72.6% |
| Government workers | 141 | 14.9% | 18.0% |
| Self-employed * | 124 | 13.1% | 9.3% |
| Unpaid family workers | 5 | 0.5% | 0.2% |

* Self-employed workers in own, non-incorporated business.

Source: U.S. Census Bureau's 2008-2012 American Community Survey (ACS) Five-year Estimate

The top three industry sectors that residents are employed in are the same for Colrain residents as well as residents of the county as a whole. They are: education services, and health care and social assistance sector; the manufacturing sector; and the retail trade sector. In Colrain, these sectors are closely followed by the construction industry and the agricultural, forestry, fishing and mining industry, which each employ over 9% of resident workers.

Table 8: Resident Workers by Industry, 2008-2012 ACS Five-year Estimate

| Industry Sector | <i>Colrain</i> | | <i>Franklin County</i> |
|--|----------------------|-------------------|------------------------|
| | Total Workers | % of Total | % of Total |
| Total Workers (16 years & over) | 946 | 100% | 100% |
| Agriculture, forestry, fishing and hunting, and mining | 88 | 9.3% | 2.2% |
| Construction | 92 | 9.7% | 6.4% |
| Manufacturing | 150 | 15.9% | 11.0% |
| Wholesale trade | 25 | 2.6% | 2.2% |
| Retail trade | 106 | 11.2% | 10.7% |
| Transportation and warehousing, and utilities | 46 | 4.9% | 4.6% |
| Information | 22 | 2.3% | 3.5% |
| Finance and insurance, and real estate and rental and leasing | 31 | 3.3% | 4.1% |
| Professional, scientific, management, and administrative & waste management services | 42 | 4.4% | 6.7% |
| Educational services, and health care and social assistance | 229 | 24.2% | 32.6% |
| Arts, entertainment, and recreation, and accommodation and food services | 54 | 5.7% | 7.6% |
| Other services, except public administration | 30 | 3.2% | 4.8% |
| Public administration | 31 | 3.3% | 3.5% |

Source: U.S. Census Bureau – 2008-2012 American Community Survey Five-year Estimate.

5.2 Economic Growth Sectors

In recent years, considerable work has been done in Franklin County and the surrounding region to identify sectors of the economy most likely to provide opportunities for economic growth for rural communities. The most successful economic growth efforts build on traditional patterns of development, existing business clusters, and the unique skills and training opportunities available locally to attract new residents and businesses.

Over 3,000 acres in Colrain is protected from development due to being in state ownership, and an additional 5,000 acres is permanently protected with conservation restrictions (CRs) or agricultural preservation restrictions (APRs). Combined, this represents nearly 30% of the Town's total acreage of 27,842 acres that is permanently protected from development. State-owned land is not subject to real estate taxation, although Payment in Lieu of Taxes (PILOT) agreements may be negotiated with state agencies that own the properties to provide some additional resources to the Town. Private properties with CRs and/or APRs in place generate lower taxes that reflect their lack of development potential. An estimated 12,632 acres is enrolled in the state's Chapter 61, 61A and 61B programs that provide tax exemptions for agricultural and recreational purposes, representing an additional 45% of the Town that brings in limited tax revenue to the Town. As a result, the development of new sources of tax revenue is key to balancing the tax base and supporting the continued vitality of the community.

The 2004 Northern Tier Strategic Investment Initiatives Final Report identified the following sectors to focus on to strengthen the region's economic base, which includes many Franklin County towns:

- Creative Cluster
- Ecotourism and Outdoor Recreation
- Renewable and Alternative Energy
- Small, Growth-oriented Manufacturing
- Healthcare

The report recommended an Entrepreneurial Development program designed to help individuals, enterprises, and institutions in these sectors to grow, to find new markets, to increase production, and to find commercial applications for products and services. The associated Strategic Investment memo on Entrepreneurial Development recommended a new set of information technology services, stronger industry expertise, data-based market information, a matching-grant pool, and more staff capacity to help small and growing firms in the most promising economic sectors. Finally, a Strategic Investment memo recommended a sector-based training program and system in Healthcare and Manufacturing, the two sectors that have the highest level of wages and benefits. The recommendation focused on existing programs at the community college and vocational school level, but offered strategies for significantly expanding them to meet the needs of the region's residents.³⁰

³⁰ Mt. Auburn Associates, Inc., Northern Tier Strategic Investment Initiatives Final Report, October 21, 2004, Executive Summary, pp. iii-iv.

More recently, the 2013 Sustainable Franklin County Regional Plan identified Franklin County's top economic development goals, which include promoting and investing in specific business sectors including manufacturing, agriculture, and clean energy.³¹ According to the report, **manufacturing** is the largest employment sector located in Franklin County. The proportion of jobs in manufacturing in Franklin County has consistently been much greater than the state or nation. Within the manufacturing sector, there are specific clusters with a strong presence in Franklin County (such as food processing and plastics manufacturing) or in the greater Western Massachusetts region (such as precision machining and metal products manufacturing).³² Unlike the large manufacturing plants that dominated the sector in the past, many of these new enterprises in this industry are smaller in scale and produce specialty products. As shown above in Table 8, according to the U.S. Census, the proportion of residents of Colrain over the age of 16 currently working in the manufacturing sector is 15.9%, second only to the educational services, health care and social assistance sector, which employs over 24% of Colrain residents.

In the **agricultural sector**, much of the emphasis in recent years has been on “buying local,” such as with the highly successful CISA-sponsored “Local Hero” program. There are many venues for consumers to purchase locally-produced food and wood products in Franklin County. Farmers markets (now including winter markets), farm stands, craft fairs and agricultural fairs have been an integral part of Franklin County's culture for generations. These venues provide consumers direct access to an array of locally-made products, in an atmosphere that promotes a sense of community and connection to the region's natural resources.³³ Colrain already has long tradition of agricultural activity, and continues to have a strong agricultural sector that could support efforts to combine those resources with a new emphasis on agriculture-based tourism and synergies with local processing and retailing of agricultural products. The agricultural sector (which also includes forestry, fishing, hunting and mining) is the fifth largest sector employing Colrain residents, employing over 9% of resident workers. According to the U.S. Census, an additional 11.2% of Colrain residents are currently employed in the retail trade, with skills that could be transferred to new agricultural based commercial enterprises.

The **“green economy”** encompasses a variety of businesses and perspectives. Businesses that advance new technologies to promote clean energy generation or reduce greenhouse gas emissions are part of the green economy and so are businesses that seek to retrofit homes and businesses to be more energy efficient.³⁴ With construction being the fourth largest sector that employs Colrain residents, with over 9% working in the industry, there is already a core group of residents with skills that could be transferrable to an expanded green construction business sector in the Town and region. In addition, there are a number of training and re-training opportunities available in the region to build an even stronger skill base in this emerging sector.

Another emerging growth sector identified in Sustainable Franklin County that would have potential for development in Colrain is **natural- and cultural-based tourism**. The natural, cultural, and historic assets of the region provide a variety of attractions and activities to

³¹ Franklin Regional Council of Governments, Sustainable Franklin County: Franklin County's Regional Plan for Sustainable Development, May 2013, Summary, p. ES-10.

³² Ibid., Chapter 6, Economic Development, p. 11.

³³ Ibid., Chapter 6, Economic Development, p. 23.

³⁴ Ibid., Chapter 6, Economic Development, p. 12.

encourage tourism. Franklin County's natural and cultural landscape in particular has created a cluster of attractions, services and marketing activities that highlight the region's rural and scenic amenities. Outdoor recreation activities, agri-tourism, and scenic byway designation, have capitalized on these assets, which attract visitors from surrounding areas and contribute to the region's quality of life. In addition, local residents and visitors are attracted to the region to enjoy the outdoor recreational opportunities that are abundant here, such as hiking, fishing, canoeing, kayaking, rafting, mountain and road biking, ziplines and skiing. Communities that are host to these attractions are seeking ways to generate greater economic activity from visitors (such as visitors spending money on dining, shopping, and accommodations) and create a supportive infrastructure for visitors without negatively impacting the community character or natural resources themselves.³⁵

In 2011, the FRCOG prepared a brief summary highlighting strategies implemented in other regions to support the growth of outdoor recreation tourism. The summary notes that while the quality of the natural environment plays a key role in drawing visitors to rural areas, natural amenities alone are not enough to bring tourists to a region. Tourists to rural areas are increasingly looking for a broader experience that combines outdoor recreation with quality accommodations, shopping and cultural opportunities. Access provided by sufficient infrastructure such as roads, trails, parking, and signage, must be in place, as well as supporting businesses including lodging, restaurants, and equipment stores or rental services.³⁶ The Town of Colrain is well-positioned to take advantage of its location on a scenic byway (Route 112) and on the North River, its existing agricultural enterprises (such as Pine Hill Orchards), and its position nearby or en route to recreational amenities that already bring tourists through the community. These assets can help support businesses that provide services needed to promote the growth of a natural- and cultural-based tourist economy.

According to Sustainable Franklin County, the region is home to many workers who are employed in occupations and at establishments in the **creative economy**. These workers include independent writers and artists, as well those employed in firms that produce crafts or media content. The region's rural landscape and the quality of life, as well as its affordable cost of living, have allowed many artisans to pursue their careers professionally or start businesses. A recent analysis of creative economy data demonstrated a higher proportion of artists in Franklin County, relative to other areas of the state. Local and regional artist cooperatives and organizations have become increasingly more connected to one another and the greater community.³⁷ Colrain again is well-positioned to support growth in the creative economy sector, with many local artisans and crafters (such as Morrell Metalsmiths) already working and living in the community, which is reflected in the fact that Colrain has a higher percentage of self-employed workers than the rest of the County. Local organizations exist to support the arts and community education (such as the Center for Cultural Evolution at the Roundhouse). Colrain also has a tradition of sponsoring and participating in seasonal fairs and regional festivals (such as the Coleraine Village Fair, Crafts of Colrain Studio Tour, Cider Days, and Franklin County Fiber Twist) that could provide a foundation for an emerging creative economy sector and expanding natural- and cultural-based tourism in Town.

³⁵ Ibid., Chapter 6, Economic Development, p. 13-14.

³⁶ Ibid., Chapter 6, Economic Development, pp. 15-16.

³⁷ Ibid., Chapter 6, Economic Development, pp. 16-17.

5.3 Redevelopment Opportunities

The 2004 Community Development Plan included recommendations with regard to both Open Space and Recreation and Economic Development that are still relevant to planning for re-development of the Center Village. Several of these key recommendations are:

Open Space and Recreation Recommendations³⁸

- Appoint an Economic Development Committee to identify appropriate areas for development and to put “Brownfields” back to work.
- Form an Events Committee to plan and produce eco-and heritage-based tourism events.
- Continue to hold public meetings for the purpose of discussing historical Colrain Center and other historic places, landscapes and landmarks.
- Produce a promotional campaign that focuses on sustaining residents’ quality of life through protected public access to natural areas via the use of conservation restrictions.
- Encourage the Recreation Committee to increase their efforts to develop additional programs and facilities.
- Host a meeting for area trail users to discuss trail issues in Colrain.
- Investigate the use of Self-Help funds to pay for trail easements.
- Acquire funding to develop new recreational facilities.

Economic Development Recommendations³⁹

- Focus economic development efforts on the retention and support of existing business establishments within the community. Look at:
 - Municipal infrastructure and services.
 - High-speed telecommunications (voice and data) capacity.
 - Whether land use regulations encourage small or home-based businesses.
- Encourage the creation of home-based businesses.
- Encourage the creation of businesses within the agriculture, leisure and hospitality sectors.
- The Town should review any municipally owned parcels located along or within close proximity to the Route 112 corridor as well as the Town’s village core area which may have the potential to be developed for these purposes.

For respondents to the Colrain Open Space and Recreation Survey in 2002, the Town’s “Rural or Small Town Character” was cited by the third largest number as very important in their decision to move to and/or live in Colrain. Significant numbers of respondents also cited the Town’s “Fields, Forests and Trails” and available “Affordable Housing.” One respondent commented

³⁸ Colrain Community Development Plan, 2004, Executive Summary, pp. ES-3 and -4.

³⁹ *Ibid.*, p. ES-6.

that: “Preservation, preservation! of environmental and historical treasures very important.” When asked to identify the two main challenges to Colrain's sense of community and rural character, survey respondents cited “Lack of Job Opportunities” as the number one challenge, while the “Disappearance of Stores in Town” was the fourth most common response. Multiple comments identified the need to clean up the “dilapidated” and “deplorable” condition of the Town center. Another pointed out the “Lack of infrastructure (no infrastructure, no development).” When asked how often they use public Open Space and Recreational Resources, in particular the Town Common, the vast majority reported that they never used the Town Common, about half of the respondents thought that it was in “fair” or “poor” condition, and one respondent commented that there is no Town Common. These responses continue to provide important perspectives on the issues facing the Town of Colrain in planning for the revitalization of the Center Village in 2014.

As noted above in Section 4.1, Land Use, there are only approximately 20 acres of developable land in Colrain’s Center Village, much of which is subject to multiple constraints on development. Development on this developable land would be subject to state and local regulations and would require careful analysis to determine if proposed uses were compatible with these requirements and financially feasible.

Several properties in the Center Village that previously contained commercial enterprises are now empty, including the former Green Emporium and the former Chandler’s Store. The Brick Meeting House is also currently unoccupied and has been the subject of a number of re-development efforts over the years, including an effort undertaken in 2014 to convert the second floor into office space rentals including high-speed Internet and put a cafe or eatery on the first floor to serve the community. Other re-development ideas for these properties that have been brought forward by residents include creating a music venue and developing a country store like the one that has been re-vitalized in Guilford, VT. The Guilford Country store was founded in 1817, but had closed by 2010. A non-profit organization, the Friends of Algiers Village Inc., engaged in a three-year fundraising effort. The historic building was renovated to offer groceries and a deli bar including indoor and outdoor seating, and re-opened in 2013 under the management of a local couple.

Efforts to re-develop these existing buildings face significant challenges in finding the financial resources necessary to make costly structural renovations to bring these buildings (many of which are historic) into compliance with building and safety codes, and to support the development of new businesses that support the needs of residents and visitors to the community. These efforts will require public-private partnerships and will likely be dependent upon grant funding to be successful. *(See Appendix G for information on potential grant funding sources and see also the Commonwealth of Massachusetts Municipal Grant Finder located at: [http://www.mass.gov/anf/budget-taxes-and-procurement/grants/.](http://www.mass.gov/anf/budget-taxes-and-procurement/grants/))*

In addition, there are several properties in the Center Village’s Historic District where the buildings previously located there have recently been demolished, due to structural deterioration following years of neglected maintenance. These include the Tin Shop, the Horace Winchester House, and the Memorial Hall. While these properties are now available for re-development, they face limitations on available infrastructure, particularly for wastewater disposal, that

constrain their potential. Only with significant investment by the Town in improving the wastewater system available to the Center Village will re-development of these and other properties be possible.

Finally, residents sharing their vision for a newly revitalized Center Village have cited their desire for hiking/biking trails along and with access to the North River, and raised the potential to ultimately add a pedestrian/bike bridge over the river to create a looped trail. The property formerly containing the Memorial Hall presents one potential opportunity for increasing recreational access to the river in the Center Village.

5.4 Business and Economic Development Resources

Access to resources that support entrepreneurship and small business development is essential to creating a robust local economy. Important resources include access to business technical assistance, alternate financing, networking and marketing programs, and a variety of available commercial and industrial space. Entrepreneurship training and support services are available to all Franklin County towns through the **Franklin County Community Development Corporation (FCCDC)**. The FCCDC has been the starting point for many successful businesses in the area for over thirty years. The FCCDC offers a suite of services for entrepreneurs and business owners, including lending and business technical assistance. Business technical assistance takes the form of workshops and trainings, as well as direct counseling. All of these services are either free or offered for a nominal cost. Workshops may address general interest in how to start a business, to specific topics such as marketing, financing, or government regulations. One of their most successful programs is the 12-week, 36-hour business planning class. This course offers an opportunity for entrepreneurs to complete a business plan for either a new venture or for an established business. At times, the FCCDC has tailored its programs to focus the curriculum to a targeted group, such as artists or farmers. The FCCDC offers office or light industrial space at their Venture Center business incubator located in Greenfield. The facility has flexible spaces to accommodate phased growth and creates a community atmosphere to foster business growth. Also at their Greenfield location, the FCCDC operates the Western Massachusetts Food Processing Center (FPC). Completed in 2001, the FPC provides both physical facilities and professional technical support to assist food products entrepreneurs. The facility includes a commercial kitchen, storage space with a loading dock, and co-packing functions. Since opening, over 80 businesses have utilized the facility.⁴⁰

Community Involved in Sustaining Agriculture (CISA), based in Deerfield and serving the Pioneer Valley, launched the Local Hero public awareness and marketing campaign in 1999. According to CISA's website (www.buylocalfood.org), the program has since become the country's longest running and most comprehensive "buy local" program for farm products. In addition to marketing local farms, businesses that document significant efforts to purchase and promote locally grown products are eligible to be labeled as a "Local Hero," making the connection between growers, producers, and businesses that sell directly to consumers. To date, more than 204 farms, 50 restaurants, 32 grocery stores, six landscape/garden centers, 11 specialty producers, and 15 institutions have enrolled in the program.⁴¹

⁴⁰ Ibid., Chapter 6, Economic Development, pp. 21-22.

⁴¹ Ibid., Chapter 6, Economic Development, p. 24.

There are several active organizations that successfully develop and coordinate events and programs that appeal to residents and attract visitors to Franklin County, such as the Franklin County Chamber of Commerce. Incorporated in 1919, the **Franklin County Chamber of Commerce** is a private organization funded primarily by annual investments made by member businesses. A volunteer board of directors governs the Chamber, an organization of business leaders who work to improve their community and the area's business climate. The Chamber office, in downtown Greenfield, serves as a central location for brochures, maps, guides, and information about local points of interest and commercial resources. In its role as one of thirteen Regional Tourism Councils, the Chamber has a close affiliation with the Massachusetts Office of Travel and Tourism. Business counseling is provided, free-of-charge by the Small Business Development Center and SCORE, the Service Corps of Retired Executives. The Greenfield Business Association, a division of the Chamber, works with its members to strengthen the local economy through co-operative advertising, shopping promotions, the annual Growing a Green Community Fair, and a very strong emphasis on "Buy Local, Shop Local." The Chamber also operates the Visitor Center in Greenfield, which shares space on Miner Street at the crossroads of I-91 and Route 2 with the Greenfield Registry of Motor Vehicles branch. It is a prime venue for display advertising and brochure placement, as close to 150,000 travelers pass through the Center annually.⁴²

The mission of the **Greater Shelburne Falls Area Business Association (GSFABA)** is to support the development of strong and vibrant communities in Shelburne Falls and in the West County area, to preserve its cultural, historic, and natural heritage, and to help businesses prosper. Its website provides a directory of participating businesses and information about services and travel resources in Shelburne Falls and its surrounding towns, including Ashfield, Buckland, Charlemont, Colrain, Conway, Hawley, Heath, Plainfield, Rowe, and Shelburne.⁴³ The website includes information about the Colrain Historical Society and local attractions, as well as a link to the Town of Colrain's website. Several Colrain businesses are currently listed in the Business Directory, including Moonshine Design at Keldaby Farm and Morrell Metalsmiths, and the website offers an opportunity for new and expanding local businesses to attract more visitors and customers to Town.

Available resources to support the emerging green economy in Franklin County include the Northeast Sustainable Energy Association in Greenfield (NESEA), the Franklin-Hampshire Regional Employment Board, and Greenfield Community College's (GCC) renewable energy education and training programs.

The **Northeast Sustainable Energy Association** in Greenfield is a regional membership organization focused on promoting the understanding, development, and adoption of energy conservation and renewable energy technologies.⁴⁴ NESEA's members are the professionals and practitioners involved in energy conservation and renewable energy fields. These include architects, builders, engineers, and educators, as well as government officials. Its efforts include organizing, developing, and conducting workshops, conferences, and training programs for its

⁴² www.franklincc.org

⁴³ www.shelburnefalls.com

⁴⁴ <http://www.nesea.org>

membership and is under contract to various state and federal agencies. Its overall objective is to use education to create market opportunities for its members.⁴⁵

The **Franklin-Hampshire Regional Employment Board (FHREB)** is one of sixteen workforce investment boards across the Commonwealth. The FHREB is the policy-making authority for developing workforce skills for the Hampshire and Franklin County region. The FHREB provides services to support local employers, job seekers and workers seeking new skills, and is a leader in regional economic development activities. As part of their function, the FHREB coordinates a variety of initiatives that provide workforce training, placement programs, and other services. The FHREB has been a pioneer in nurturing the green economy cluster, beginning with the development of a green career coaching network for Western Massachusetts and leading the Northern Tier Energy Sector Partnership (NTESP). Funded by a federal Department of Labor grant, the NTESP established a workforce development system that encompassed training and job placement activities. When the program ended in 2012, the NTESP had helped 165 unemployed, under-employed and incumbent workers to complete job training programs and helped 50 unemployed workers to secure jobs. FHREB continues to sponsor a Green Careers website that provides access to resources to research occupations and career pathways in the green industry, links to local and national green job boards, green industry research websites, local training opportunities, green manufacturing educational programs, green organizations, and overviews of FHREB programs dedicated to green training and job placement.⁴⁶

Greenfield Community College's Renewable Energy/Energy Efficiency Program combines courses in Environmental Studies and Sustainable Energy with hands-on, skills-based courses in renewable energy technologies. The program provides students with the knowledge and skills needed for entry-level employment opportunities in the renewable energy/energy efficiency field and provides students already employed in the trades with knowledge and skills relevant to specific renewable energy/energy efficiency technologies, as well as broader understanding of the scientific, economic and political context of the industry.⁴⁷

Other organizations in Franklin County provide services and access to resources to support growth in the creative economy and natural- and cultural-based tourism that Colrain residents and businesses hoping to foster those emerging sectors could take advantage of. The **Fostering Art and Culture Project (FACP)** is a partnership of artistic, business, and civic stakeholders committed to growing the creative economy in Franklin County. FACP aims to increase artists' capacity, promote cultural tourism in the area, and hold up the centrality of the arts in public life.⁴⁸ FACP was created through a collaboration of artists, Double Edge Theatre, Franklin County Chamber of Commerce, Franklin County Community Development Corporation, Greenfield Business Association, Greenfield Community College, Turners Falls RiverCulture, and Greater Shelburne Falls Area Business Association. FACP is partnering in Massachusetts' Creative Economy Network, which provides access to the following services: business development, capital, visibility, talent, and space.

⁴⁵ Mt. Auburn Associates, Inc., Northern Tier Strategic Investment Initiatives Final Report, October 21, 2004, pp. 86-87.

⁴⁶ <http://franklinhampshirereb.org/green-careers>

⁴⁷ www.gcc.mass.edu/academics/programs/renewable-energy-energy-efficiency

⁴⁸ www.fosteringartandculture.org

The **Western Massachusetts Scenic Byway Promotional Campaign** provides marketing tools, logos, way-finding signs, and a website with detailed information about all seven byways located in Western Massachusetts, including Route 112 in Colrain (www.bywayswestmass.com). The website provides travelers with information about resources located along the byways in the areas of agricultural heritage, industrial heritage, natural wonders, recreation, and arts and culture.

5.5 Conclusion

Major assets that can support the vitality of the business sector in the Center Village include a high percentage of residents in the traditional workforce age cohort between 45 and 64 years old. These workers have the experience that employers are seeking and many are already employed in industries identified as key sectors for economic growth in the region—including manufacturing, retail, construction, and agriculture—and have skills that could be transferred to new businesses with appropriate additional training.

Key sectors for economic growth identified in multiple research studies, including the 2004 Northern Tier Strategic Investment Initiatives Final Report and the 2014 Sustainable Franklin County Regional Plan, include the following industries:

- Manufacturing sector: including small, growth-oriented enterprises with emerging clusters in Western Massachusetts, such as food processing, plastics manufacturing, precision machining, and metal products manufacturing;
- Agricultural sector: including “buy local” initiatives focused on local farms, agriculture-based tourism, and local processing and retailing of agricultural products;
- Green Economy sector: including businesses that advance new technologies to promote clean energy generation and construction companies retrofitting homes and businesses to be more energy efficient;
- Natural- and Cultural-based Tourism sector: including outdoor recreation activities, agri-tourism, and scenic byway tourism, as well as supporting businesses including lodging, restaurants, and equipment stores or rental services;
- Creative Economy sector: including independent writers and artists/artisans, as well firms that produce crafts or media content.

Colrain is well-positioned to take advantage of these key sectors for economic growth. The Town’s assets include:

- its location on a scenic byway (Route 112);
- its location on the North River,
- its location nearby or en route to recreational amenities that already bring tourists through the community;
- its existing workforce;
- the available training opportunities in the region for workers to learn new skills;

- its many local artisans and crafters;
- its existing agricultural enterprises; and
- a tradition of sponsoring and participating in seasonal fairs and regional festivals.

To bring about the revitalization of the Colrain Center Village, the Town should take advantage of the many business and economic development resources available in the region, including the following organizations and programs:

- Franklin County Community Development Corporation (FCCDC);
- Community Involved in Sustaining Agriculture (CISA);
- Franklin County Chamber of Commerce;
- Greater Shelburne Falls Area Business Association (GSFABA);
- Northeast Sustainable Energy Association;
- Franklin-Hampshire Regional Employment Board (FHREB) Green Careers Manufacturing Program;
- Greenfield Community College's Renewable Energy/Energy Efficiency Program;
- Fostering Art and Culture Project (FACP); and the
- Western Massachusetts Scenic Byway Promotional Campaign.

Colrain faces many challenges in developing a vital economic base in the Center Village, including inadequate wastewater infrastructure; historic buildings requiring expensive renovations; and limited land available for development or re-development due to constraints, such as being located in the floodplain. Overcoming these challenges will require significant financial resources, both public and private, to build the necessary sewer infrastructure, and to make the extensive renovations required to bring historic structures back into productive use in the 21st century economy. However, the Town of Colrain recently received a \$2.5 million award of state funding to help pay for sewer infrastructure that can serve the Center Village District, a key element in supporting the revitalization of Colrain Center.

6.0 CENTER VILLAGE LIVING

Where residents of a community live, how well the existing housing stock meets their present and future needs, and what type of amenities are available to support residents are all factors in determining the quality of life in the community. According to the Sustainable Franklin County Regional Plan:

Housing is very important to the wellbeing of Franklin County residents and is integral to the sustainability of the region. The provision of safe, accessible, and healthy housing not only allows residents to live in decent conditions, but [provides] the opportunity to access jobs, schools, and services to engage as fully equal members of their community. Housing is a particularly vital issue in Franklin County as the housing stock, mostly composed of single-family houses, continues to age and housing/living costs continue to rise.⁴⁹

The 2004 Colrain Community Development Plan included a chapter on Housing, which identified the following vision statement:

The vision is to preserve the rural, residential character of the Town and to provide housing opportunities to residents of all ages and income levels.⁵⁰

The key findings identified in the 2004 Plan were:

- Overall, 8 percent of Colrain’s existing housing stock is multi-family.
- The majority of available rental housing consists of single-family homes or mobile homes.
- The Town’s housing stock, particularly rental housing, is old.
- More than 10 percent of the Town’s households are headed by persons over age 75.
- Slightly more than half of families have children under 18 living at home.
- Renters in Colrain are primarily young couple families, unrelated individuals, or elderly.
- There were 122 residents in 43 households that lived in poverty in Colrain in 1999.
 - Most were young children and female heads of households.
 - Poverty is not a significant issue among the elderly.
- Chapter 40 B Status: 2.0% (764 total units; 15 certified units included on the Subsidized Housing Inventory (SHI))⁵¹

The following recommendations were outlined to address these key findings and achieve the vision:

⁴⁹ Franklin Regional Council of Governments, Sustainable Franklin County: Franklin County’s Regional Plan for Sustainable Development, May 2013, Chapter 4: Housing, p. 3.

⁵⁰ Colrain Community Development Plan, 2004, Housing Element, p. 5.

⁵¹ Colrain Community Development Plan, 2004, Executive Summary, p. ES-6 and -7.

- Revise Colrain’s zoning by-laws to allow greater flexibility to develop rental housing either within the village areas, or in close proximity to public utilities.
- Examine provisions in the Zoning By-laws that relate to accessory apartments.
- Promote the use of cluster development to enable construction on smaller lots in exchange for land being set aside as open space.
- Inventory tax exempt and undeveloped parcels and identify those that may have the potential to be developed for mixed-income or affordable housing.
- Develop a program for the town to take advantage of suitable residential tax-title property opportunities that may become available for development as affordable housing.
- Pursue participation in housing rehabilitation loan programs to enable low and moderate income seniors, non-elderly homeowners, and rental property owners, to fund home improvements and repairs including accessibility improvements and septic system upgrades.
- Use housing rehabilitation loans to secure additional subsidies to create Chapter 40B affordable units within Colrain’s existing housing stock.
- Pursue public grants and other funding sources to encourage the development of affordable housing for seniors, at an appropriate scale for the community.
- Develop strategies to reduce housing cost burdens (e.g., property taxes) for senior residents on fixed incomes.
- Work with legislators to encourage the State to continue revising Chapter 40B to provide additional flexibility and local control in the creation of affordable housing.⁵²

In addition, the 2004 Plan concluded that for many of the Colrain households with affordable housing needs “housing costs are burdensome not because housing costs are unreasonably high, but because their household income levels are very low. Based on the preceding analysis, it is apparent that much of Colrain’s affordable housing needs could be more efficiently addressed through efforts to provide greater economic opportunities to local residents and thus raise their income levels . . .”⁵³

In the decade since development of the Community Development Plan, the Town has made progress toward implementing these recommendations. Colrain’s Zoning Bylaws have been revised to allow greater flexibility in constructing multi-family dwellings in the village districts, allowing dwellings with 3-6 units by right with Site Plan Review and those with more than 6 units with a Special Permit from the Zoning Board of Appeals. Provisions relating to accessory apartments have been updated and a Cluster Development Bylaw has been adopted for the districts outside of the villages. The Town has also pursued the demolition of properties in the Center Village that had deteriorated due to deferred maintenance, eliminating eyesores and

⁵² Ibid., p. ES-8.

⁵³ Colrain Community Development Plan, 2004, Housing Element, pp. 29-30.

public safety hazards in the center of town and creating potentially developable lots that might be used to expand the diversity of available housing options. Over the past 10 years, the Franklin County Regional Housing and Redevelopment Authority (FCRHRA) has assisted 33 homeowners in Colrain, investing \$853,831 in housing rehabilitation improvements. In late 2014, FCRHRA is initiating a new round of Housing Rehabilitation Assistance to Colrain (as part of a grant for the Towns of Shelburne, Colrain, Buckland) that will fund the rehabilitation of at least 2 additional units at \$35,000/unit.

At the same time, since 2004 the Town has experienced demographic, economic, and physical changes that require an updated approach to achieving a similar vision articulated in 2013-2014 for providing affordable housing in the Center Village, especially for seniors and families with children. Overall, Colrain experienced an 8% decline in population between 2000 and 2010, the first such decrease experienced since 1970. Population projections show continued declines of nearly 24% through 2030, compared to 2010 levels. Generally, these projections predict a nearly 60% reduction in children 19 and under (a reduction from 22% of the population to just 12% in 2030) and a significant increase of 169% in the number of senior citizens between the ages of 65 to 79 (representing a much larger proportion of 38% of the population in 2030, compared to just 11% in 2010). The total number of year-round housing units in Town has fallen to 731 as of April 30, 2013, and the Town has lost affordable units, and currently has no units that meet the Chapter 40B requirements to provide 10% affordable housing units.⁵⁴ There are fewer rental units (as a percentage of the total housing stock) than elsewhere in Franklin County. While the overall poverty rate for the Town of Colrain (9%) is lower than the rate for Franklin County as a whole (12%), the rate for children living in poverty is higher at 18% than the County rate of 16%. Seniors in Colrain continue to have lower rates of poverty (4.8%) than those in Franklin County as a whole. These projected population and demographic shifts have significant implications for the Town's planning for future housing needs.

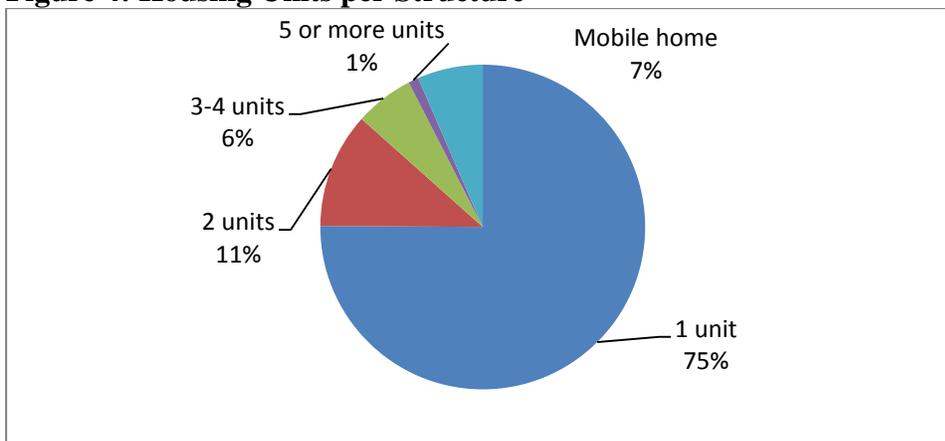
Data is available about the number and characteristics of housing in the Town of Colrain as a whole, but such data is not available specific to the Center Village. However, the parcel level analysis conducted provides information about housing in the Center Village. As noted above in Section 4.0, the vast majority of residential properties in the Center Village of Colrain are single-family homes. These 37 single-family residences constitute over 80% of the housing stock in the village. Two-family and multi-family dwellings of up to six units are allowed by right in the district and multi-family dwellings with more than 6 units are allowed by Special Permit, per Section III-2, Use Regulations Schedule, of the Town's Protective Zoning Bylaws. However, there are only four two-family, two three-family, and two four-family residences in the Center Village. Combined, these eight multiple-unit dwellings represent 17% of the housing stock in the village. However, three of these properties face significant challenges for their re-development. These include failed or failing septic systems and the need for extensive renovations to repair damage from fire and deferred maintenance to bring them into compliance with the Building Code. The small lots that most of these properties are located on impact the continued use of the properties. Because they have been vacant for more than two years, they have lost their grandfathered status as pre-existing, nonconforming lots.

⁵⁴ DHCD Subsidized Housing Inventory , www.mass.gov/hed/docs/dhcd/hd/shi/shiinventory.pdf.

There are approximately 20 acres of developable land remaining in the densely populated CV District, however much of it is subject to various constraints on development that limit their potential use for either residential or business purposes. Key among those constraints are the soil and groundwater conditions that limit septic suitability in the village, severely limiting the potential for expansion of the housing sector and for economic development in general unless sewer infrastructure is provided.

To provide some context of housing in the Center Village in comparison to the town and county, selected statistics from the U.S. Census Bureau’s American Community Survey (ACS) program are provided. The ACS program collects data over a five year period of time to create town-wide estimates. According to this data, there are an estimated 783 housing units in the town. Of these units, 75% are single-family units, which is higher average than the county (68%).

Figure 4: Housing Units per Structure



Source: U.S. Census Bureau’s 2008-2012 American Community Survey (ACS) Five-year Estimate

Of the total number of housing units, 79% are owner-occupied and 21% are renter-occupied, which is a higher percentage of home ownership in the community than in comparison to the county. The average size of the households in renter-occupied units is higher than the county average, 2.39 for Colrain and 2.06 for Franklin County. This indicates that there are fewer individuals living alone. Also, the majority of people living in Colrain have lived in the same home since before 2000. In comparison to the county, the majority of residents moved into their home after 2000.

Table 7: Select Occupied Housing Data, 2008-2012 ACS Five-year Estimate

| | <i>Colrain</i> | | <i>Franklin County</i> |
|--|-----------------|-------------------|------------------------|
| | Estimate | % of Total | % of Total |
| Total Housing Units | 783 | 100.0% | 100.0% |
| Occupied housing units | 703 | 89.8% | 90.4% |
| Owner-occupied housing units | 558 | 79.4% | 68.7% |
| Renter-occupied housing units | 145 | 20.6% | 31.3% |
| Average household size of owner-occupied housing units | | 2.37 | 2.41 |

| | <i>Colrain</i> | | <i>Franklin County</i> |
|---|-----------------|-------------------|------------------------|
| | Estimate | % of Total | % of Total |
| Average household size of renter-occupied housing units | | 2.39 | 2.06 |
| Families with children | 182 | 25.9% | 25.8% |
| Below poverty, families with children | 3 | 0.7% | 1.0% |
| Female householder – with children | 27 | 3.8% | 6.8% |
| Below poverty, female householder with children | 17 | 3.7% | 3.6% |
| Female householder family, renter occupied | 16 | 2.3% | 5.4% |
| Households with one or more people 65 years and over | 188 | 26.7% | 26.0% |
| Householder living alone 65 years and over | 88 | 12.5% | 10.3% |
| Householder moved into housing unit after year 2000 | 274 | 39.0% | 51.8% |
| Householder moved into housing unit before year 2000 | 429 | 61.0% | 48.2% |
| Structure built 1979 or earlier | 558 | 71.3% | 75.3% |

Source: U.S. Census Bureau's 2008-2012 American Community Survey (ACS) Five-year Estimate

The 2014 Franklin County Regional Housing Study prepared by the Franklin Regional Council of Governments provides additional insight into the existing population and housing conditions in Franklin County and quantifies the affordable housing needs for various income levels in the region, which are also relevant to the discussion of housing needs in Colrain. The following list summarizes some of the key findings that are particularly important to consider in the discussion of what type of units, how many, and where affordable housing should be placed in the region.

- The need for subsidized senior housing is large and will continue to grow. Currently, 55% of elders in Franklin County earn less than 80% of HMI. This translates to an existing population of 3,696 households that are eligible for subsidized housing now, but there are only 682 subsidized units in Franklin County set aside for elders and persons with disabilities.
- New strategies and funding sources are needed to meet the demand for subsidized housing for the region's growing population of low income seniors.
- An important subset of the very low income population is female-headed households. Units that are free of lead paint, have multiple bedrooms, and are affordable for the very lowest of income groups are needed for these families. There are currently 2,284 female-headed households in the county.

- A very large proportion of the rental housing (84%) in Franklin County was constructed prior to 1979 and may therefore contain lead paint, which is dangerous to families with small children. Families with children under the age of 6 that have state or federal rental assistance may only use this assistance in lead-free units. This makes it more difficult for them to locate housing, and makes it even more difficult for low- income families without vouchers to compete for lead-safe units.
- There is a shortage of affordable housing for households at the Middle Income level across all regions in Franklin County. This puts further pressure on the lower income groups – particularly on rental housing – because the Middle Income households have the ability to secure housing that is available to the lower incomes levels. Providing market rate housing specifically targeted to this income level will relieve pressure on the housing supply for the poorest groups.
- While there may be an adequate supply of homeownership units with a monthly cost that is affordable, many Middle and Moderate Income families currently renting cannot make the transition to homeownership due to financial obstacles, such as the lack of downpayment or credit history. This strains the rental housing supply even more and makes the provision of additional affordable rental housing more important.
- Given the difficulty of obtaining funding to subsidize the operation and maintenance of affordable housing; job training, childcare, and education services are also needed to improve wage levels.⁵⁵

In order to encourage residents of all ages and demographic types to remain in or choose to move to the Center Village in the future, the Town of Colrain will need to work to provide a broader range of rental and ownership options. They will need to provide housing appropriate for seniors who are seeking to downsize as well as for young families who need more space to accommodate their growing numbers of children. Additional business offerings in the village and improved transportation services to nearby employment and entertainment centers will be key factors in the future development of the Center Village.

⁵⁵ FRCOG, Franklin County Regional Housing Study, January 2014, pp. 32-33.

7.0 ACTION PLAN

In order to achieve the general goals for revitalization of the Colrain Center Village outlined previously, a number of specific action items were identified by participants in the Visioning Session. Some items can be undertaken in the near term (1-5 years) while others will need to be addressed over the long term (6-10 years). These action items are presented below, divided into the same three categories as the previous goals; timeframes for implementation and responsible party(ies) are also identified. (See below for a list of acronyms for agencies included in the Action Plan as responsible parties.)

| Table 7.1: COLRAIN CENTER VILLAGE MASTER PLAN—ACTION PLAN | | |
|---|------------------|--|
| Action Item | Timeframe | Responsible Party(ies) |
| Center Village Vitality and Business Development Action Items | | |
| Create an Economic Development Committee to brainstorm business models to rehabilitate one of the key buildings in the village to create an attractive general store/restaurant/craft venue, focusing in particular on a non-profit/co-op building owner that leases to business(es), such as was used to renovate and re-open the Guildford, VT Country Store. | 1-5 years | Select Board Town Coordinator FCRHRA |
| Promote and support new and existing businesses in the Center Village, building on relationships with existing organizations like the Colrain Business Assoc., Crafts of Colrain group, a local real estate association, and/or the Greater Shelburne Falls Area Business Association (GSFABA). | 1-5 years | Colrain Business Assoc. Crafts of Colrain Group GSFABA Local business owners |
| Attract tourists already visiting the area by improving signage on Routes 2 and 112, and providing maps and brochures at local attractions such as Catamount State Forest and Shelburne Falls Visitor Information Center. | 1-5 years | Colrain Business Assoc. GSFABA MassDOT DCR |
| Encourage eco-tourism and heritage-based tourism by developing a natural/cultural visitor’s center in the Center Village to highlight the history of forts and mills in town, provide craft tours, tracking in the forest, biking tours, etc. | 6-10 years | Colrain Business Assoc. Crafts of Colrain Group SFABA Franklin Co. Chamber of Commerce DCR/DCS/MHC |
| Use the agricultural base as the economic driver, involving local dairy farms and Pine Hill Orchards in providing school trips, apprenticeships, a kitchen incubator, etc. | 6-10 years | Economic Development Committee Mohawk Trail School District |
| Center Village Landscape and Built Environment Action Items | | |
| Continue to implement the Complete Streets recommendations for realignment of Route 112 in the Town Center, relocation of parking, and providing safe pedestrian connections. | 1-5 years | Town Coordinator Select Board Highway Superintendent Engineering firm |

| | | |
|---|------------|--|
| Invest in bringing public sewer service to the Center Village to help eliminate potential pollution and to improve opportunities for commercial and residential development. | 6-10 years | Town Coordinator Select Board Highway Superintendent MassDOT Weston & Sampson |
| Investigate the availability of historic preservation grants, including through the adoption of the Community Preservation Act, to assist in the renovation of historic structures for new uses. | 1-5 years | Economic Development Committee Town Coordinator Select Board Colrain Historical Society |
| Create a Recreation Committee to identify opportunities and funding sources for creating pedestrian walkways and bike paths along the river, access for fishing, and other recreational activities. | 1-5 years | Town Coordinator Select Board Conservation Commission Trout Unlimited |
| Explore opportunities for increased bus/shuttle service to and from town, particularly during special events. | 1-5 years | Town Coordinator Select Board FRTA GSFABA |
| <u>Center Village Living Action Items</u> | | |
| Continue to work with the Franklin County Regional Housing and Redevelopment Authority (FCRHRA) to determine the feasibility of developing affordable housing in appropriate locations in the Center Village. | 1-5 years | Town Coordinator Select Board |
| Provide incentives and needed services to seniors now living in rural areas of town to encourage them re-locate to the Center Village. | 1-5 years | Town Coordinator Select Board Colrain Council on Aging |
| Encourage multi-generational housing that includes young families and seniors living together under one roof. | 6-10 years | Town Coordinator Select Board Colrain Council on Aging |
| Provide incentives and opportunities to attract more families with children to move into in town. | 6-10 years | Town Coordinator Select Board Mohawk Trail School District |

Agency Acronyms:

| | |
|---------|--|
| DCR | Massachusetts Department of Conservation and Recreation |
| DCS | Massachusetts Division of Conservation Services |
| FCRHRA | Franklin County Regional Housing and Redevelopment Authority |
| FRTA | Franklin Regional Transit Authority |
| GSFABA | Greater Shelburne Falls Area Business Association |
| MassDOT | Massachusetts Department of Transportation |
| MHC | Massachusetts Historical Commission |

APPENDICES

APPENDIX A:
CENTER VILLAGE MASTER PLANNING COMMITTEE MEMBER LIST

Jack Cavolick, Chair (Select Board representative)

Joan Rockwell (Planning Board representative)

Scott Sullivan (Highway Department Superintendent)

Joan McQuade (At-large Community representative)

Note: Committee Members were appointed by the Select Board on May 20, 2013.

**APPENDIX B:
COMPLETE STREETS RECOMMENDATIONS FOR COLRAIN TOWN CENTER**

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- In South Deerfield - the Route 5/10 corridor from the intersection of Route 116 (Sunderland Road) and Route 5/10 (Greenfield Road) to just north of the intersection of Route 5/10 (Greenfield Road) and Route 116 (Conway Road); and
- In Deerfield - South Deerfield Center.

After a site visit to each of the eight locations, it was determined that the intersection of Federal and Pleasant Streets in Greenfield and the area on Route 5/10 in Bernardston near the Kringle Candle Store did not need further evaluation. These locations were already well adapted to accommodate multiple roadway users and additional improvements were not warranted at this time.

The intersection of Federal and Pleasant Street was in need of curb-cut and crosswalk improvements across Pleasant Street on the west side of Federal Street. There is not a designated crossing of Federal Street at this intersection. The designated crossing on Federal Street is to the south of this intersection. Therefore, other than curbcut improvements at the crossing of Pleasant Street at Federal Street, no other pedestrian infrastructure is needed at this location.

On Route 5/10 in Bernardston near the Kringle Candle Store a pedestrian activated beacon light was already installed as part of the sidewalk and roadway improvement completed for the Kringle Candle Store construction. Therefore, this crossing location is very well equipped to accommodate pedestrians.

In addition, South Deerfield center was considered for a complete streets analysis, but the Town is already working to facilitate a more detailed streetscape and pedestrian facility analysis as part of the U.S. Department of Housing and Urban Development Sustainable Communities Regional Planning Grant. This work will result in a Complete Streets and Downtown Livability Plan, and will seek to better connect the residential neighborhoods of South Deerfield with the downtown commercial district, surrounding schools, and the former Oxford Food Site. As part of this plan, an evaluation of vehicular, pedestrian, and bicycle circulation will be conducted in addition to a parking analysis and the development of streetscape improvement recommendations.

After the initial site visits and analysis it was determined that the other five locations are in need of improvements to make these locations better for all users. The following are detailed descriptions of the locations, the issues that were observed, the proposed improvements, and the next steps.

Colrain Center: Main Road, Jacksonville Road and Greenfield Road

Background

Colrain center is located at the intersection of Main Road (Route 112), Jacksonville Road (Route 112) and Greenfield Road. These three roads intersect at a three-legged intersection in the center of town. There are residences, civic uses such as the library, post office (all residents receive their mail at the post office), and a local pizza restaurant (closed during the project timeframe but the Town hopes that a new one will open at this location that has historically housed restaurants) near this main intersection. The Colrain Central School is located to the north on Jacksonville Road within walking distance of the main intersection at the center of town.

The study area for the complete street analysis includes the main intersection at the center of town in Colrain and the three intersecting roads leading up to the intersection. Initially, the study area included the section of Main Road (Route 112) from the main intersection west to the post office, but it was extended at the request of the Selectboard to include the section of Main Road extending to the Town

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Hall (located approximately one mile west of the main intersection). Residences, multi-unit housing, a church, and the location of a commercial site (previously a pizza restaurant) within the project area. Additionally, the Town has discussed developing a senior center in the village center area at the main intersection.

Looking to the west at Main Road from the intersection of Main Road, Jacksonville Road and Greenfield Road in the center of Colrain.



The intersection of Greenfield Road, Route 112 (Jacksonville Road), and Route 112 (Main Road) has the highest traffic volumes in Colrain. Route 112 is a frequently travelled regional route. The high traffic volumes and speeds on Route 112 create safety concerns in the village center.

The intersection of Greenfield Road/Main Road/Jacksonville Road in Colrain had one reported crash between 2007 and 2009. The crash was a head-on collision involving two vehicles (one travelling south on Jacksonville Road and one travelling north on Greenfield Road). The crash occurred at 3:30 am under snowy, slushy winter weather and road conditions. There was property damage only and no injuries involved.

Two traffic counts were completed on Route 112 (Jacksonville Road) 3/10 mile north of River Street (just north of the elementary school). The average daily traffic count was 1,500 vehicles per day in 2003 and 1,600 vehicles per day in 2007.



A view to the north on Jacksonville Road (Route 112) from the center of Colrain.

Colrain Center was reviewed as part of the *Franklin County Regional Pedestrian Plan*. As part of the development of the *Pedestrian Plan* a detailed walkability assessment was completed. The following recommendations for Colrain Center were developed as part of the *Pedestrian Plan*:

- Create a unified and connected network of sidewalks, ramps and crosswalks within the village center which safely link popular destinations for pedestrians of various abilities and which is ADA compliant. Include curbing in any new sidewalk construction.
- Install crosswalks at locations to improve access and safety for pedestrian throughout the focus area.
- Remove non-compliant signs and replace faded or worn signage with highly reflective (MUTCD compliant) signs.
- Explore the possibility of adding way-finding signs to direct visitor to points of interest.
- Consider rural character when developing streetscape improvements and the installation of additional directional sign/way-finding signs.
- Enforce speed limits through the village center and compliance with the stop sign at the Route 112 and Main Road intersection. Investigate options for replacing the stop sign at this intersection for a more reflective stop sign.
- Repair pavement that is cracked and fix the sharp drops at the edge of the pavement.
- Sweep the roadway and clear the shoulder of debris.
- Install highly reflective pavement markings.
- Investigate ways to improve the sight distance at the primary intersection such as tapering or adjustments to speed limits.
- Consider ways to delineate driveways from the roadways and sidewalk areas.
- Consider adding streetscaping, landscaping, and pedestrian elements to enhance the pedestrian experience and encourage walking.
- Recommend Colrain Central School enrolls in the Safe Routes to School Program.

On February 14, 2012, a site visit was completed and a meeting was held with Joan Rockwell, Colrain Planning Board member, to get input on the transportation accessibility issues in Colrain Center. Ms.

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Rockwell provided input on the town’s traffic related concerns. She noted that traffic passes through the center (traveling on Jacksonville Road and Greenfield Road) en-route to and from Mount Snow, a popular ski area in Vermont. Because of the steep grades of these roads through the main intersection at the center of town, the vehicles travel at fast speeds. Additionally, it was noted that there is limited infrastructure for pedestrians and limited areas with sidewalks. She also expressed concern about access to a commercial business that is located on Main Road near the intersection of Main Road, Jacksonville Road and Greenfield Road. At that time this location was being as a restaurant, but it has since closed. There is limited parking on the site and the patrons used the parking lot that is next to the former church building on the other side of Jacksonville Road and Greenfield Road. Although the restaurant is now closed there is interest by the town in this location being operated as a restaurant in the future and having a place for patrons to park is important. Overall, providing safe access for pedestrians through the town center is a priority.

Observations

In general, the layout of the center is conducive to walking but the area reviewed is not pedestrian friendly. There are very limited sidewalks and crosswalks. The traffic that is approaching the center of town from Greenfield Road travels at a fast speed because of the very steep downward grade. Because of this steep grade it was difficult to determine the best location for a crosswalk across Greenfield Road.



This view of Main Road near the Colrain Public Library shows the lack of sidewalk on this primary route in downtown.

There is a notably absent crosswalk across Jacksonville Road/Greenfield Road to Main Road. Accommodating Americans with Disabilities Act (ADA) requirements for a crosswalk at this location poses a particular challenge because of the steep grade of Greenfield Road. Locating a crosswalk is also a challenge because of the curve of Jacksonville Road (Route 112) as it heads north and the resulting very short sight distance. Overall, the sight distance is very poor for pedestrians crossing from the east side of the road to the west at the center.

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A view of Greenfield Road at the intersection with Jacksonville and Main Roads shows the steep grade upon which vehicles traveling north enter the center of town.

Additionally, there is a slip lane at the intersection of Route 112 (Jacksonville and Main Roads) and Greenfield Road that causes safety concerns for traffic conflicts. There is a memorial located in the middle of the intersection. The area that is inside of the green space in the center of the intersection is owned by the Town. This roadway configuration takes up a lot of space and does not have any sidewalks or crosswalks. There is a large multiple dwelling unit residence on the north side of the slip lane. These residences appear to use some of the area in the slip lane and right in front of the building for parking.

On Main Road there is no designated on-street parking for the commercial establishment (former pizza restaurant). A problem was noted because patrons park in the road and then run into the pizza restaurant to pick up take out orders. There was a concern that with a lack of designated space for on-street parking, someone may be hit by a passing car. The alternative area used for parking is the lot next to the former church, and then patrons cross Greenfield Road to the restaurant. This parking lot is also frequented by snowmobilers during the winter, because there is a hiking trail that is often used by people riding snowmobiles that connects to the parking area next to the former church. While still in business the pizza restaurant that was located on Main Road west of the intersection was frequented by snowmobilers.

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A view of Jacksonville Road looking towards the intersection at the center of Colrain (encroaching vegetation is visible on the left).



The bridge (with no sidewalks) on Jacksonville Road to the south of the Colrain Central School.

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The town considered converting the church building in the center of town to a Senior Center, but that proposal has since been dropped. Additionally, there are several buildings in the center of town that are proposed to be razed due to neglect issues. These buildings will dramatically change the streetscape in Colrain Center, and may open up some new options for addressing the pedestrian concerns. The “Tin Shop” located on Route 112 (Jacksonville Road) to the northwest of the intersection at the center of town, and the “Truck Stop” to the north of the “Tin Shop” are planned to be torn down.

Route 112 is part of the Franklin County Bikeway. It is part of a frequently used 11.3 mile route, “The Shelburne – Vermont Connector”, that is classified as an intermediate level route on the Western Franklin County Bikeway Routes Map. The route connects western Franklin County to bike routes in Vermont using Route 112 beginning in the Town of Shelburne, traveling through Colrain and continuing to the Vermont border.

A meeting was held with MassDOT District I on July 11, 2012, to discuss issues, concerns and ideas for this area. The MassDOT District I engineers and planners agreed with the assessment and the need to develop pedestrian accommodations for this area. The ideas/solutions discussed at the meeting with MassDOT District I are incorporated into the following list of proposed solutions. MassDOT also suggested filling out a project need form in order to commence a project to design pedestrian oriented improvements.

Possible Solutions

- Install advance warning signals for vehicles traveling north on Greenfield Road (Route 112) to alert the vehicles that they are entering the village center and slow the traffic down.
- Consider installing some on-street parallel (not diagonal) parking in the center of town on Main Road (this section of Route 112 in the center of Colrain is not State Highway). There is a need for some on-street parking in front of the restaurant location on the south side Main Road. There is only room for a few spaces.
- Construct sidewalks on the road in the center of town where there are none, or reconstruct sidewalks that are in poor condition. There are currently extremely limited sidewalks (two very small sections) throughout the project area. There is a need for sidewalks throughout the project area. Sidewalks and other pedestrian oriented streetscape features would be aesthetically in keeping with the atmosphere and character of the village center. The area that is being examined is within the Colrain Center Historic District, a National Historic District. It is not anticipated that sidewalk improvements would adversely impact the historic district, but it is important to consider that a Section 106 review would be required.
- Construct a sidewalk on the south side of Main Road and on the school side of Jacksonville Road.
- Consider a possible solution to the ADA crossing/grade issue by closing off the slip lane and using that space for the ADA sidewalk through the area that is currently part of the median and the slip lane. The monument that is currently in the median would be relocated to an agreed upon location to the side of the road in the center of town. Further design work would consider the relocation of the monument, addition of a bench and the creation of a more accessible park area. Close off the slip lane to traffic, but create a driveway and space for the residences located to the north of the slip lane road to park. There are also utility poles that would need to be relocated.

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- Consider reconfiguring the River Street intersection located at the southern end of the bridge on Jacksonville Road to better accommodate a sidewalk and to shorten the crossing distance for pedestrians.
- Construct a sidewalk on one side or both sides of the bridge on Jacksonville Road (Route 112) just south of the Colrain Central School. There is current no sidewalk on either side of the bridge. The bridge is classified as “structurally deficient” by MassDOT, and is scheduled to be reconstructed in the future. However, the reconstruction project will not be completed for 5 or 6 years. Maintenance work is scheduled to be completed in 2 or 3 years. When work is completed to reconstruct this bridge it is recommended that a sidewalk be added to one side, or if possible both sides, of the bridge. At the site visit FRCOG staff and MassDOT District 1 staff discussed which side of the bridge would be better for the sidewalk in the event that it is not possible to add a sidewalk to both sides of the bridge. It was determined that the side that the school is on (west side) would be the preferred location so that the children walking to school can easily access the school property. The school is right next to the bridge on the northwest side.



A view to the north of the bridge on Jacksonville Road (Route 112) with the Colrain Central School to the left of the bridge.

- Consider bicycle use during the design stage for any and all pedestrian improvements. In particular, bicycle accommodation should also be considered as part of the design work to accommodate pedestrian use on the bridge on Jacksonville Road.
- Consider bicycles using the road in any planned sidewalk construction and whether it is possible to also construct a shoulder for bicycles while adding a sidewalk to the roadway layout.
- Trim the vegetation along Greenfield and Jacksonville Roads to improve the sight distances. In particular, the site line on Jacksonville Road from the east side looking south towards the center intersection is obscured by vegetation that is on private property and encroaching into the right of way. The encroaching vegetation is obscuring the view of vehicles traveling north on Greenfield and Jacksonville Roads.
- Explore the future use of the parking area that is located next to the former church in light of the fact that this location is difficult to access on foot. The crossing from the parking area to Main

September 30, 2012

Road has poor visibility. If additional parking is needed, explore the use of the land where the buildings on Jacksonville Road are located that are proposed to be removed.

A meeting was held with the Colrain Selectboard on August 6th, 2012, and the proposed ideas outlined in this section were discussed. The Selectboard agreed with the preliminary proposed ideas, and endorsed the preparation and submission of a “Project Need Form” to MassDOT District 1. The Board also expressed an interest in extending the project area and sidewalk to the town hall (previously sidewalk construction was only specified to the post office).

Next Steps

A Project Initiation Form (PIF) and a Project Need Form were completed and are attached to this report as Appendix A.

Greenfield: Deerfield Street (Route 5/10) and Cheapside Street



A view of Route 5/10 (Deerfield Street) from Cheapside Street.

Background

The intersection of Deerfield and Cheapside Streets in Greenfield is a triangular intersection with the southbound incoming and outgoing traffic coming to a t-intersection, and the northbound incoming and outgoing traffic using a slip lane. This intersection was the focus of a road safety audit that was completed by Stantec Consulting Services for MassDOT in November 2011. The recommendations of the road safety audit included the study of the reconfiguration /consolidation of the Cheapside Street intersection with Route 5/10 in order to eliminate the slip lane and create a T-intersection with a left turn lane on Route 5/10. This would eliminate the split and discontinue the “long” side of the triangle (Cheapside Street) as a through way.

The draft road safety audit report commented that a follow-up design study also consider a roundabout as a possible reconfiguration option for this intersection in order to reduce the overall number of conflicting movements. At this time, MassDOT is moving forward with a study to redesign this intersection. It is included in the Fiscal Year 2015 element of the Franklin Regional Transportation Improvement Program (TIP).

Complete Streets Recommendations for Colrain Town Center



-  Proposed sidewalk
-  Proposed roadway configuration

-  Proposed pedestrian warning signs
-  Proposed bikeway sign

-  Proposed on-street parking
-  Proposed crosswalk



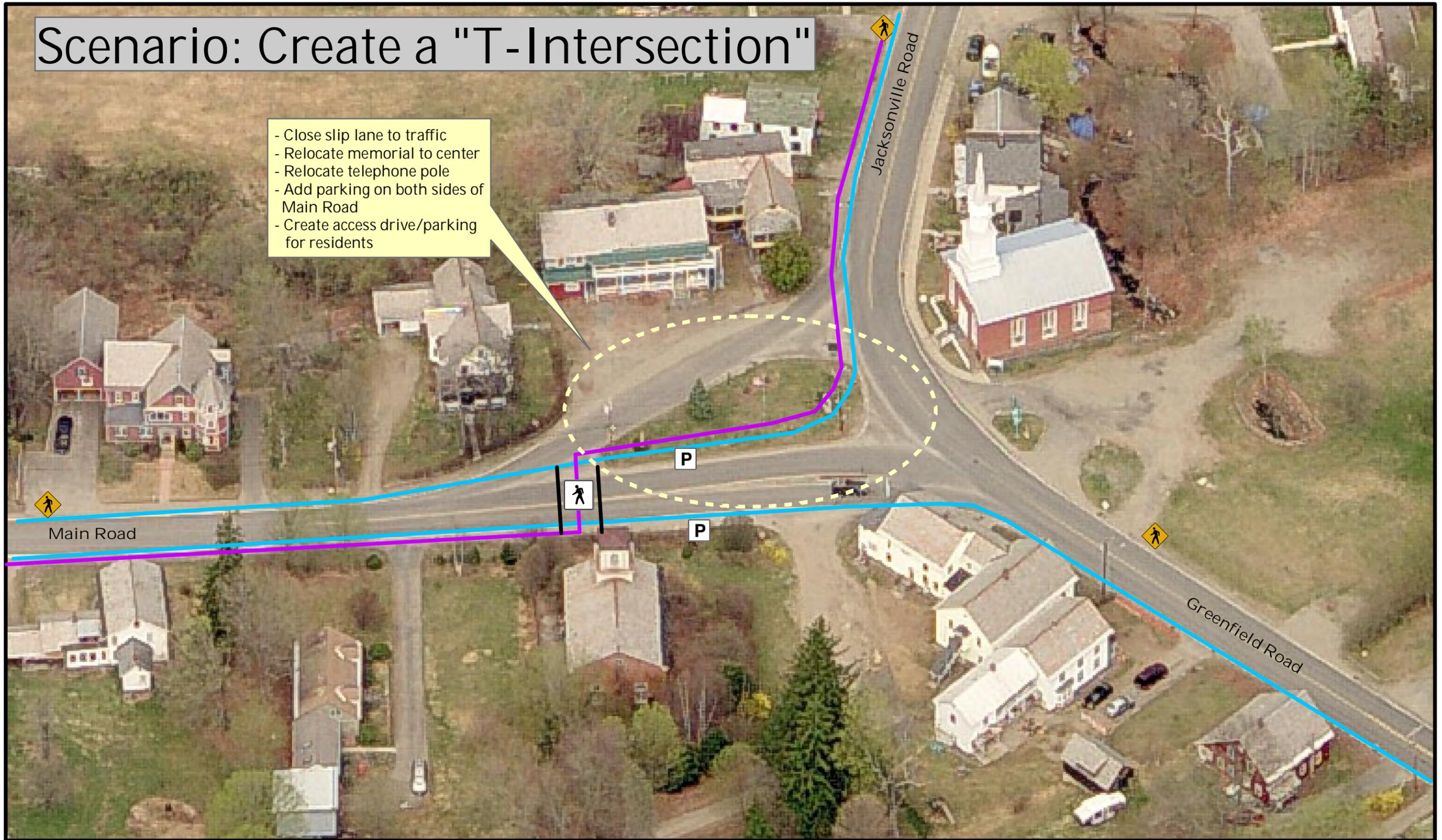
Source: Map produced by the Franklin Regional Council of Governments Planning Department. Image from Pictometry. Recommendations are intended for planning purposes only and locations are very general.



Complete Streets Recommendations for Colrain Town Center

Scenario: Create a "T-Intersection"

- Close slip lane to traffic
- Relocate memorial to center
- Relocate telephone pole
- Add parking on both sides of Main Road
- Create access drive/parking for residents



-  Proposed sidewalk
-  Proposed crosswalk

-  Proposed pedestrian advanced warning signs
-  Proposed roadway configuration

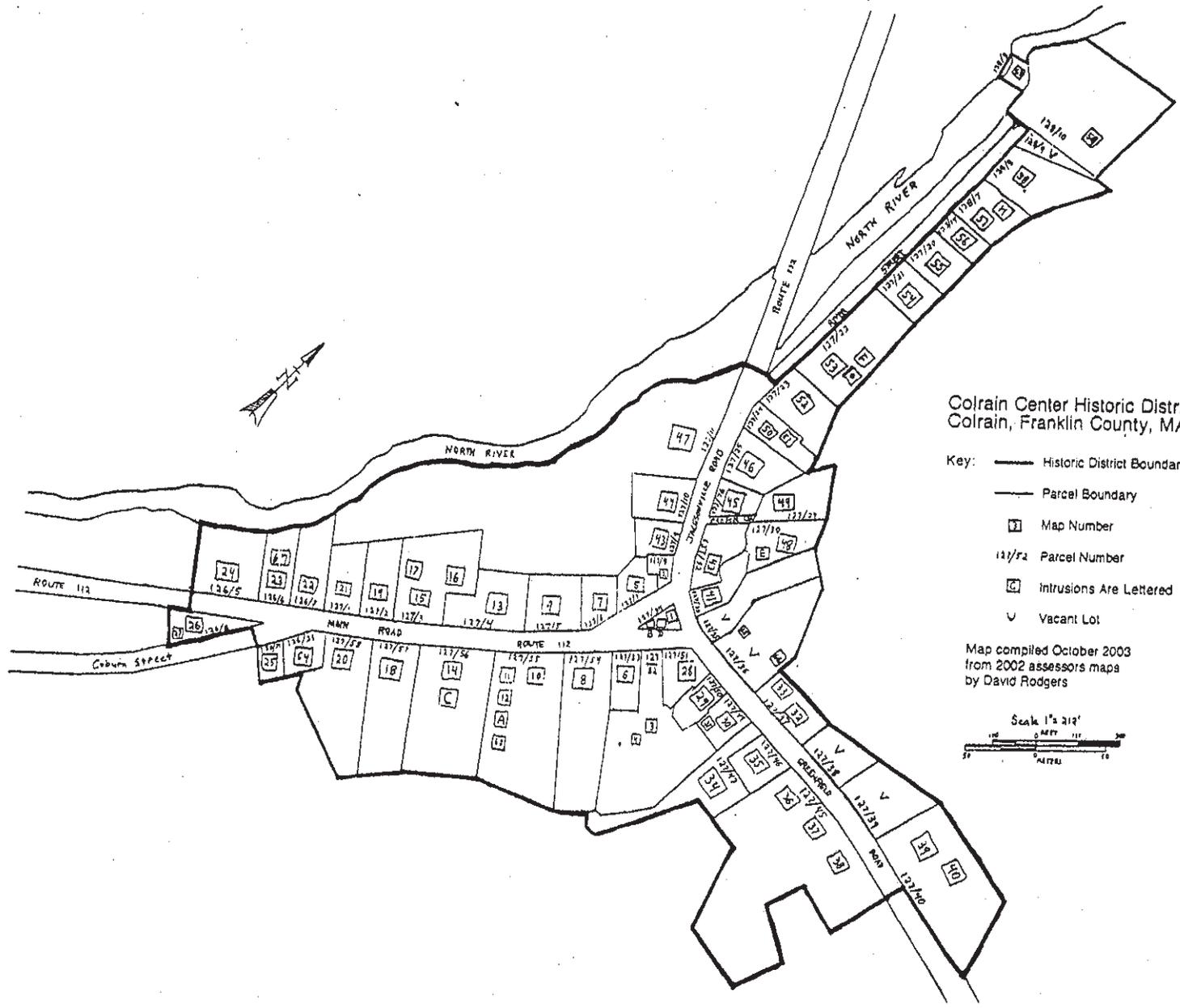
-  Proposed on-street parking



Source: Map produced by the Franklin Regional Council of Governments Planning Department. Image from Pictometry. Recommendations are conceptual and are intended for planning purposes only.



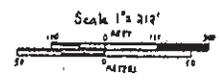
**APPENDIX C:
COLRAIN CENTER HISTORIC DISTRICT MAP AND LIST OF PROPERTIES**



Colrain Center Historic District Map
Colrain, Franklin County, MA

- Key:
- Historic District Boundary
 - Parcel Boundary
 - ☐ Map Number
 - 123/4 Parcel Number
 - ☐ Intrusions Are Lettered
 - ∩ Vacant Lot

Map compiled October 2003
from 2002 assessors maps
by David Rodgers



**COLRAIN CENTER HD DISTRICT DATA SHEET
OCTOBER 2006
COLRAIN (Franklin), MA**

| Map # | parcel # | MHC# | STREET ADDRESS | HISTORIC NAME | STYLE | DATE | TYPE/STATUS |
|-------|----------|------|---------------------|-----------------------------|---------------|---------------------------|-------------|
| | 127-34 | 912 | | Town Common | | ca. 1880 | SI/C |
| 1 | | 900 | | Civil War/WW I memorial | stone | ca. 1891 | O/C |
| B | | | | WW II/Korea/Vietnam mem. | Wood | 1976 | O/NC |
| D | | | | Flagpole | | late 20 th c. | O/NC |
| 25 | 126-20 | 156 | 2 Coburn Street | house | side gable | ca. 1925 | B/C |
| 26 | 126-8 | 157 | 7 Coburn Street | Bushey House | front gable | ca. 1900 | B/C |
| 27 | | | | garage | | early 20 th c. | B/C |
| v | 127-35 | | Greenfield Road | site of law office/car barn | vacant lot | | SI/C |
| v | 127-36 | | Greenfield Road | site of hotel | vacant lot | | SI/C |
| 65 | 127-36 | | Greenfield Road | foundation of Hose House | stone | ca. 1900 | ST/C |
| 66 | 127-36 | | Greenfield Road | foundation of hotel barn | concrete | early 20 th c. | ST/C |
| 28 | 127-51 | 151 | 1 Greenfield Road | Chandler, Clark Store | Federal | ca. 1813 | B/C |
| 29 | 127-50 | 8 | 3 Greenfield Road | Coolidge, Samuel House | Greek Revival | 1832 | B/C |
| 30 | 127-49 | 149 | 5 Greenfield Road | house | no style | ca. 1880 | B/C |
| 31 | | | | garage | no style | early 20 th c. | B/C |
| 32 | 127-37 | 144 | 6 Greenfield Road | McGee, Joseph House | Federal | ca. 1830 | B/C |
| 33 | | | | barn | no style | late 19 th c. | B/C |
| 34 | 127-47 | 168 | 7 Greenfield Road | Fox-Thompson-Hollis H. | Federal | ca. 1830 | B/C |
| 35 | 127-46 | 148 | 11 Greenfield Road | Fox, David Hat Shop | side gable | ca. 1825 | B/C |
| 36 | 127-45 | 147 | 13 Greenfield Road | Dewey, Robert House | no style | ca. 1830 | B/C |
| 37 | | | | shed | no style | late 19 th c. | B/C |
| 38 | | 146 | | shoe shop | no style | late 19 th c. | B/C |
| v | 127-38 | | Greenfield Road | | vacant lot | | SI/C |
| v | 127-39 | | Greenfield Road | | vacant lot | | SI/C |
| 39 | 127-40 | 145 | 16 Greenfield Road | house | no style | ca. 1910 | B/C |
| 40 | | | | shed | no style | early 20 th c. | B/C |
| 41 | 127-33 | 5 | 1 Jacksonville Road | Cong. Church/Town Hall | Greek Reviv. | 1834 | B/C |
| 42 | 127-32 | 4 | 3 Jacksonville Road | Smith, Ansel C., House | front gable | ca. 1860 | B/C |
| 43 | 127-9 | 166 | 4 Jacksonville Road | Winchester, Horace, House | Greek Reviv. | ca. 1840 | B/C |
| | | | | attached barn | | ca. 1870 | B/C |
| 44 | 127-10 | 167 | 6 Jacksonville Road | house | front gable | ca. 1880 | B/C |

**COLRAIN CENTER HD DISTRICT DATA SHEET
OCTOBER 2006
COLRAIN (Franklin), MA**

| Map # | parcel # | MHC# | STREET ADDRESS | HISTORIC NAME | STYLE | DATE | TYPE/STATUS |
|-------|----------|------|----------------------|--------------------------------------|----------------|---------------------------|-------------|
| | | | | attached barn | | early 20 th c. | B/C |
| 45 | 127-26 | 140 | 7 Jacksonville Road | ✓Call's Garage | front gable | ca. 1890 | B/C |
| 46 | 127-25 | 139 | 9 Jacksonville Road | ✓Center Sch./Old Town Office | Col. Rev. | ca. 1910 | B/C |
| | | | | attached garage | | 1950 | B/C |
| 47 | 127-11 | 15 | 10 Jacksonville Road | ✓Deane, Dr. House | Federal | ca. 1827 | B/C |
| | | | | attached shed | | late 19 th c. | B/C |
| 2 | 127-8 | 165 | 1 Main Road | ✓Tin Shop | front gable | ca. 1850 | B/C |
| 3 | 127-52 | 150 | 2 Main Road | ✓Marcy, Charles D. House | Queen Anne | ca. 1890 | B/C |
| 4 | | | | outbuilding | no style | early 20 th c. | B/C |
| 5 | 127-7 | 14 | 3 Main Road | ✓Brick Store | Federal, brick | ca. 1814 | B/C |
| | | | | | commercial | | |
| 6 | 127-53 | 9 | 4 Main Road | ✓Methodist Episc. Church | Gothic Revival | 1836 | B/C |
| 7 | 127-6 | 164 | 5 Main Road | ✓Spurr, Antis House | Queen Anne | ca. 1895 | B/C |
| | | | | attached barn | | ca. 1895 | B/C |
| 8 | 127-54 | 152 | 6 Main Road | ✓Smith, Dr. Nathaniel H. | Federal | ca. 1830 | B/C |
| | | | | attached garage | | late 20 th c. | B/C |
| 9 | 127-5 | 13 | 7 Main Road | ✓Cram, Dr. House | Queen Anne | 1895 | B/C |
| | | | | attached barn | | ca. 1895 | B/C |
| 10 | 127-55 | 10 | 8 Main Road | ✓Pitt, William House | Italianate | ca. 1850 | B/C |
| 11 | | | | barn | no style | mid 19 th c. | B/C |
| 12 | | | | barn | no style | late 19 th c. | B/C |
| A | | | | barn | no style | ca. 1995 | B/NC |
| 63 | | 169 | | ✓Fire Hose House | moved ca. 1995 | ca. 1900 | B/C |
| 13 | 127-4 | 163 | 9 Main Road | ✓Thompson, Charles House | Federal | ca. 1819 | B/C |
| | | | | attached barn | | late 19 th c. | B/C |
| 14 | 127-56 | 153 | 10 Main Road | ✓1 st Methodist Parsonage | Italianate | ca. 1840 | B/C |
| C | | | | barn | no style | 1990s | B/NC |
| 15 | 127-3 | 162 | 11 Main Road | ✓Walkup, George House | Federal | ca. 1820 | B/C |
| 16 | | | | barn | no style | late 19 th c. | B/C |
| 17 | | | | barn | no style | late 19 th c. | B/C |
| 18 | 127-57 | 11 | 12 Main Road | ✓Griswold Mem. Library | Neoclas. Rev. | 1908 | B/C |

**COLRAIN CENTER HD DISTRICT DATA SHEET
OCTOBER 2006
COLRAIN (Franklin), MA**

| Map # | parcel # | MHC# | STREET ADDRESS | HISTORIC NAME | STYLE | DATE | TYPE/STATUS |
|-------|---------------|------|-------------------|--|-----------------------------------|--|-------------------|
| 19 | 127-2 | 161 | 13 Main Road | ✓ Congregational Parsonage attached barn | front gable | 1891 early 20 th c. | B/C B/C |
| 20 | 127-58 | 154 | 14 Main Road | ✓ house attached barn | Queen Anne | ca. 1910 early 20 th c. | B/C B/C |
| 21 | 127-1 | 160 | 15 Main Road | ✓ Flagg House attached barn | front gable | ca. 1885 late 19 th c. | B/C B/C |
| 64 | 126-21 | 155 | 16 Main Road | ✓ Post Office | front gable | ca. 1970 | B/C |
| 22 | 126-7 | 12 | 17 Main Road | ✓ Memorial Hall | Queen Anne | 1895 | B/C |
| 23 | 126-6 | 159 | 19 Main Road | ✓ Stone, Moses House barn | side gable | ca. 1900 early 20 th c. | B/C B/C |
| 24 | 126-5 | 158 | 21 Main Road | ✓ Dunton, Louis House attached barn | front gable | ca. 1910 early 20 th c. | B/C B/C |
| 50 | 127-24 | 138 | 1 River Street | ✓ Russell, George House attached barn barn | front gable no style | ca. 1850 late 19 th c. late 19 th c. | B/C B/C B/C |
| 51 | | | | ✓ 2 nd Methodist Parsonage | Queen Anne | 1895 | B/C |
| 52 | 127-23 | 3 | 3 River Street | | | | |
| 53 | 127-22 | 137 | 5 River Street | ✓ Drury, John House garage shed | no style Col. Rev. no style | ca. 1810/1880 1963 mid 20 th c. | B/C B/C B/C |
| F | | | | | | | |
| G | | | | | | | |
| 54 | 127-21 | 2 | 9 River Street | ✓ Gaines, O.M. House | Greek Revival | ca. 1847 | B/C |
| 55 | 127-20 | 1 | 11 River Street | ✓ Buck, Roswell House attached barn | side gable | ca. 1844 late 19 th c. | B/C B/C |
| 56 | 127-19 | 136 | 13 River Street | ✓ Russell, Charles House | side gable | ca. 1843 | B/C |
| 57 | 128-7 | 135 | 15 River Street | ✓ house garage | front gable w./ell no style | ca. 1842 late 20 th c. | B/C B/C |
| H | | | | | | | |
| 58 | 128-8 | 134 | 21 River Street | ✓ Smith, Royal House | side gable | ca. 1842 | B/C |
| V | 128-9 | | River Street | | vacant lot | | SI/C |
| 59 | 128-10 | 170 | 25 River Street | ✓ Cole-Hicks House | no style | ca. 1945 | B/C |
| 60 | 128-10, 128-3 | 911 | off River Street | ✓ Center Bridge abutments | stone | ca. 1870 (1794) | ST/C |
| 48 | 127-30 | 142 | ✓ 1 Streeter Lane | ✓ house garage | side gable no style | ca. 1850 late 20 th c. | B/C B/C |
| E | | | | | | | |

COLRAIN CENTER HD DISTRICT DATA SHEET
OCTOBER 2006
COLRAIN (Franklin), MA

| Map # | parcel # | MHC# | STREET ADDRESS | HISTORIC NAME | STYLE | DATE | TYPE/STATUS |
|-------|----------|------|----------------------------|----------------------|----------|---------------------|-------------|
| 49 | 127-27 | 141 | ↘ Streeter Lane various | house stone walls | no style | ca. 1880 various | B/C ST/C |

Contributing Resources: 75 buildings, 6 sites, 3 structures, 1 object = 85 total
 Noncontributing Resources: 6 buildings, 1 structure, 2 objects = 9 total

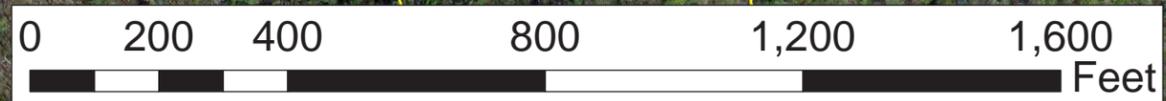
**APPENDIX D:
CENTER VILLAGE PARCEL MAP AND DATA TABLE**

Town of Colrain Center Village District

DRAFT

DRAFT

-  Natural Heritage & Endangered Species Program Priority Habitat of Rare Species
-  Prime Farmland Soil
-  Wetland
-  Parcel Boundary
-  Central Village District
-  100 Year Flood Plain



August 4, 2014



COLRAIN CENTER VILLAGE DISTRICT PROPERTIES

| MAP_PAR_ID | SITE_ADDRESS | OWNER | OWNER_ADDRESS | OWNER_CITY | OWNER STATE | OWNER ZIP | LOT_SIZE | USE_CODE | USE_DESCRIPTION | STYLE | NOTES |
|------------|--------------------|---|---------------------|------------|-------------|-----------|----------|----------|---------------------------------|-------------|---|
| 125-08.0 | 46 COBURN ST | HERZIG INVESTMENT TRUST | 46 COBURN ST | COLRAIN | MA | 01340 | 0.46 | 101 | Single family | COLONIAL | |
| 125-09.0 | 0 COBURN ST | HERZIG INVESTMENT TRUST | 46 COBURN ST | COLRAIN | MA | 01340 | 0.35 | 106 | Accessory land with improvement | | |
| 125-09.1 | 48 COBURN ST | HERZIG ROBERT & CHARLES R | 48 COBURN ST | COLRAIN | MA | 01340 | 1.60 | 101 | Single family | RANCH | |
| 125-10.2 | 0 COBURN ST | HERZIG INVESTMENT TRUST | 46 COBURN ST | COLRAIN | MA | 01340 | 0.06 | 132 | Undevelopable land | | |
| 126-01.0 | 55 MAIN RD | COLRAIN TOWN OF | 55 MAIN RD | COLRAIN | MA | 01340 | 2.80 | 931 | Improved, Selectmen | GOVT BLDG | |
| 126-02.0 | 51 MAIN RD | COLRAIN TOWN OF | 55 MAIN RD | COLRAIN | MA | 01340 | 4.40 | 931 | Improved, Selectmen | FIRE STAT | |
| 126-03.0 | 0 MAIN RD | THIBODEAU MARK A | PO BOX 163 | COLRAIN | MA | 01340 | 0.34 | 132 | Undevelopable land | | |
| 126-04.0 | MAIN RD | KENNEDY MAUREEN / | 21 MAIN RD | COLRAIN | MA | 01340 | 1.90 | 132 | Undevelopable land | | |
| 126F-05.0 | 21 MAIN RD | KENNEDY MAUREEN / | 21 MAIN RD | COLRAIN | MA | 01340 | 0.56 | 101 | Single family | OLD STYLE | |
| 126F-06.0 | 19 MAIN RD | HERRETT CARL P / | 19 MAIN RD | COLRAIN | MA | 01340 | 0.31 | 101 | Single family | OLD STYLE | |
| 126F-07.0 | 17 MAIN RD | COLRAIN TOWN OF / | 55 MAIN RD | COLRAIN | MA | 01340 | 0.39 | 931 | Improved, Selectmen | LODGE | Memorial Hall--demolished |
| 126F-08.0 | 7 COBURN ST | THAYER STEPHEN WALTER & SHERI L / | 7 COBURN ST | COLRAIN | MA | 01340 | 0.22 | 101 | Single family | OLD STYLE | |
| 126F-09.0 | 26 MAIN RD | BELL ATLANTIC CORPORATION / PROPERTY TAX DEPARTMENT | PO BOX 152206 | IRVING | TX | 75015-220 | 0.22 | 430 | Telephone exchange station | RELAY BLDG | |
| 126-11.0 | 25 COBURN ST | THIBODEAU MARK A | PO BOX 163 | COLRAIN | MA | 01340 | 2.16 | 101 | Single family | OLD STYLE | No 126-10.0 |
| 126-12.0 | 0 COBURN ST | HERZIG INVESTMENT TRUST | 46 COBURN ST | COLRAIN | MA | 01340 | 1.80 | 132 | Undevelopable land | | |
| 126-13.0 | 42 COBURN ST | NOYES KENNETH E JR & DON P | 166 JACKSONVILLE RD | COLRAIN | MA | 01340 | 74.00 | 101 | Single family | RANCH | |
| 126-14.0 | 0 HERZIG LN | JACOBS WILLIAM F & ELIZABETH A | 2 HERZIG LN | COLRAIN | MA | 01340 | 27.00 | 130 | Developable land | | 126-15.0 not in district |
| 126-16.0 | 12 HERZIG LN | CHANDLER STEPHEN | 12 MAYNARD HILL RD | BUCKLAND | MA | 01338 | 0.63 | 101 | Single family | SPLIT ENT | |
| 126-17.0 | 0 COBURN ST | CHANDLER STEPHEN | 12 MAYNARD HILL RD | BUCKLAND | MA | 01338 | 4.00 | 130 | Developable land | | |
| 126-18.0 | 2 HERZIG LN | JACOBS WILLIAM F & ELIZABETH A | 2 HERZIG LN | COLRAIN | MA | 01340 | 1.30 | 101 | Single family | OLD STYLE | |
| 126-19.0 | 14 COBURN ST | CONNOR KAREN M | 14 COBURN ST | COLRAIN | MA | 01340 | 0.82 | 101 | Single family | RANCH | |
| 126F-20.0 | 2 COBURN ST | THIBODEAU RITA M & MARK A/THIBODEAU MARGARET R | PO BOX 163 | COLRAIN | MA | 01340 | 0.12 | 101 | Single family | | |
| 126F-21.0 | 16 MAIN RD | SHEARER LAWRENCE E JR / | 201 THOMPSON RD | COLRAIN | MA | 01340 | 0.19 | 350 | Postal Services property | POST OFFICE | |
| 127F-01.0* | 15 MAIN RD | DONOVAN DAVID W/ CHANDLER III LEONARD B | | | | | 0.33 | 101 | Single family | | |
| 127F-02.0 | 13 MAIN RD | FRASER LESLIE A / CAVOLICK JACK | PO BOX 142 | COLRAIN | MA | 01340 | 0.33 | 101 | Single family | OLD STYLE | |
| 127F-03.0 | 11 MAIN RD | DYER MELINDA A / | 11 MAIN RD | COLRAIN | MA | 01340 | 0.78 | 101 | Single family | OLD STYLE | |
| 127F-04.0 | 9 MAIN RD | GATKER PAUL & CHARLENE | | | | | 0.50 | 111 | Apartment (4-8 units) | 4 FAM | |
| 127F-05.0 | 7 MAIN RD | MCQUADE JOAN C / | PO BOX 25 | COLRAIN | MA | 01340 | 0.39 | 104 | Two-family | MULTI-CONV | |
| 127F-06.0 | 5 MAIN RD | ROWLAND LINWOOD E JR & SANDRA S / | PO BOX 74 | COLRAIN | MA | 01340 | 0.23 | 101 | Single family | OLD STYLE | |
| 127F-07.0 | 3 MAIN RD | BANK OF NY MELLON TRUST CO. / C/O GMAC MORTGAGE LLC | 3451 HAMMOND AVE | WATERLOO | IA | 50702 | 0.18 | 111 | Apartment (4-8 units) | 4 FAM | "Blue Block" |
| 127F-08.0 | 1 MAIN RD | GIARD PAUL A / | PO BOX 236 | COLRAIN | MA | 01340 | 0.08 | 130 | Developable land | vacant | Former "Tin Shop"; demolished |
| 127F-09.0 | 4 JACKSONVILLE RD | GIARD PAUL A / | PO BOX 236 | COLRAIN | MA | 01340 | 0.20 | 130 | Developable land | vacant | Former Horace Winchester House"; demolished |
| 127F-10.0 | 6 JACKSONVILLE RD | SLOWINSKI TIMOTHY P / | 6 JACKSONVILLE RD | COLRAIN | MA | 01340 | 0.34 | 101 | Single family | OLD STYLE | |
| 127F-11.0 | 10 JACKSONVILLE RD | SLOWINSKI TIMOTHY P / | 7A ADAMSVILLE RD | COLRAIN | MA | 01340 | 4.60 | 101 | Single family | COLONIAL | |
| 127-12.0 | 0 JACKSONVILLE RD | SLOWINSKI TIMOTHY P / | PO BOX 34 | COLRAIN | MA | 01340-003 | 0.32 | 132 | Undevelopable land | | |
| 127-13.0 | 0 JACKSONVILLE RD | SLOWINSKI TIMOTHY P / | PO BOX 34 | COLRAIN | MA | 01340-003 | 0.30 | 132 | Undevelopable land | | |
| 127-14.0 | 22 JACKSONVILLE RD | COLRAIN TOWN OF | JACKSONVILLE RD | COLRAIN | MA | 01340 | 7.50 | 934 | Improved, Education | SCHOOL | |
| 127F-15.0 | RIVER ST | SLOWINSKI TIMOTHY P / | PO BOX 34 | COLRAIN | MA | 01340-003 | 0.28 | 132 | Undevelopable land | | |
| 127F-16.0 | RIVER ST | CONWAY DOROTHY A / | 9 RIVER ST | COLRAIN | MA | 01340 | 0.06 | 132 | Undevelopable land | vacant | |

*Properties with an "F" after the map number in the parcel ID are so designated by the Colrain Assessor's because they are located in the Fire District. The properties can still be found on the general Assessor's Map with that number.

COLRAIN CENTER VILLAGE DISTRICT PROPERTIES

| MAP_PAR_ID | SITE_ADDRESS | OWNER | OWNER_ADDRESS | OWNER_CITY | OWNER STATE | OWNER ZIP | LOT_SIZE | USE_CODE | USE_DESCRIPTION | STYLE | NOTES |
|------------|-------------------|--|------------------------|-----------------|-------------|-----------|----------|----------|-----------------------------|-----------------|-------------------------------|
| 127F-17.0 | RIVER ST | CHASE BARBARA M / | 11 RIVER ST | COLRAIN | MA | 01340 | 0.10 | 132 | Undevelopable land | vacant | |
| 127F-18.0 | RIVER ST | LONGE GARRY M / | 13 RIVER ST | COLRAIN | MA | 01340 | 0.05 | 132 | Undevelopable land | vacant | |
| 127F-19.0 | 13 RIVER ST | LONGE GARRY M / | 13 RIVER ST | COLRAIN | MA | 01340 | 0.15 | 101 | Single family | OLD STYLE | |
| 127F-20.0 | 11 RIVER ST | CHASE BARBARA M / | 11 RIVER ST | COLRAIN | MA | 01340 | 0.27 | 101 | Single family | OLD STYLE | |
| 127F-21.0 | 9 RIVER ST | CONWAY DOROTHY A / | 9 RIVER ST | COLRAIN | MA | 01340 | 0.26 | 101 | Single family | OLD STYLE | |
| 127F-22.1 | 5 RIVER ST | HALL JAMIE A & JULIE A / | 5 RIVER ST | COLRAIN | MA | 01340 | 3.80 | 104 | Two-family | MULTI-CONV | |
| 127F-23.0 | 3 RIVER ST | COBURN STEVEN P & LEAH C / | PO BOX 305 | COLRAIN | MA | 01340 | 0.41 | 101 | Single family | OLD STYLE | |
| 127F-24.0 | 1 RIVER ST | JUBINVILLE AVA / | 1365 MOHAWK TRAIL | CHARLEMONT | MA | 01339 | 0.26 | 105 | Three-family | MULTI-CONV | |
| 127F-25.0 | 9 JACKSONVILLE RD | COLRAIN TOWN OF / | 55 MAIN RD | COLRAIN | MA | 01340 | 0.37 | 931 | Improved, Selectmen | GOVT BLDG | Town Garage |
| 127F-26.0 | 7 JACKSONVILLE RD | NIMS DAVID / | 125 GREENFIELD RD | COLRAIN | MA | 01340 | 0.15 | 316 | warehouse, and distribution | OLD STYLE MU | Former Chandler's |
| 127F-27.0 | 2 STREETER LN | WILLIAMS PAUL M / | PO BOX 43 | COLRAIN | MA | 01340 | 0.25 | 101 | Single family | OLD STYLE | |
| 127F-28.0 | RIVER ST | HANSEN MARTHA / | 1 STREETER LN | COLRAIN | MA | 01340 | 1.00 | 132 | Undevelopable land | vacant | |
| 127F-29.0 | STREETER LN | HANSEN MARTHA / | 1 STREETER LN | COLRAIN | MA | 01340 | 0.43 | 132 | Undevelopable land | vacant | |
| 127F-30.0 | 1 STREETER LN | HANSEN MARTHA / | 1 STREETER LN | COLRAIN | MA | 01340 | 0.34 | 101 | Single family | OLD STYLE | |
| 127F-31.0 | STREETER LN | WILLIAMS PAUL M / | PO BOX 43 | COLRAIN | MA | 01340 | 0.02 | 132 | Undevelopable land | vacant | |
| 127F-32.0 | 3 JACKSONVILLE RD | NORWOOD PAUL W / | 3 JACKSONVILLE RD | COLRAIN | MA | 01340 | 0.28 | 104 | Two-family | MULTI-CONV | |
| 127F-33.0 | 1 JACKSONVILLE RD | COLERAINE LAND/HIST BLDG PRES TRUST / C/O PHILLIPS SHERBURNE | 162 GREENFIELD RD | COLRAIN | MA | 01340 | 0.23 | 353 | Fraternal organizations | CHURCH/SYN | Brick Meeting House |
| 127F-34.0 | MAIN RD | COLRAIN TOWN OF / | 55 MAIN RD | COLRAIN | MA | 01340 | 0.07 | 930 | Vacant, selectmen | vacant | War Memorials |
| 127F-35.0 | GREENFIELD RD | COLERAINE LAND/HIST BLDG PRES TRUST / C/O PHILLIPS SHERBURNE | 162 GREENFIELD RD | COLRAIN | MA | 01340 | 0.48 | 392 | Undevelopable land | TOWN OF COLRAIN | Parking lot |
| 127F-36.0 | 0 GREENFIELD RD | COLERAINE LAND/HIST BLDG PRES TRUST / C/O PHILLIPS SHERBURNE | 162 GREENFIELD RD | COLRAIN | MA | 01340 | 0.78 | 390 | Developable land | vacant | |
| 127F-37.0 | 6 GREENFIELD RD | FISKE ROBYN M / | 49 FARGO DR | GREENFIELD | MA | 01301 | 0.32 | 104 | Two-family | MULTI-CONV | Burned-out |
| 127F-38.0 | GREENFIELD RD | COLE WILLIAM R / GREENE CHRISTINE M | PO BOX 38 | HARDWICK | MA | 01037 | 8.77 | 130 | Developable land | vacant | |
| 127F-39.0 | GREENFIELD RD | GAMMELL KEITH JR / VONHAUGG LYNETTE | 124 WEST OXBOW RD | SHELBURNE FALLS | MA | 01370 | 5.30 | 131 | Potentially developable | vacant | |
| 127F-40.0 | 16 GREENFIELD RD | GAMMELL KEITH JR / VONHAUGG LYNETTE | 124 WEST OXBOW RD | SHELBURNE FALLS | MA | 01370 | 1.12 | 101 | Single family | COLONIAL | |
| 127-41.0 | 22 GREENFIELD RD | MOZELESKI REE S | 22 GREENFIELD RD | COLRAIN | MA | 01340 | 0.76 | 101 | Single family | CAPE | |
| 127-43.0 | 0 GREENFIELD RD | COLRAIN TOWN OF | 55 MAIN RD | COLRAIN | MA | 01340 | 0.17 | 936 | Vacant, tax title/treasurer | | 127-42.0 not in district |
| 127F-44.0 | GREENFIELD RD | COLRAIN FIRE DISTRICT/ C/O DOROTHY CONWAY | | | | | 0.33 | 988 | Vacant, other district | | |
| 127F-45.0 | 13 GREENFIELD RD | TETREAUULT DEBRA J / | 13 GREENFIELD RD | COLRAIN | MA | 01340 | 2.32 | 101 | Single family | COLONIAL | |
| 127F-45.2 | GREENFIELD RD | EVAN JERRY / BROWNING BETSY LOU | PO BOX 16 | COLRAIN | MA | 01340 | 0.51 | 132 | Undevelopable land | vacant | |
| 127F-46.0 | 11 GREENFIELD RD | EVAN JERRY | 636 GRAND REGENCY BLVD | BRANDON | FL | 33510 | 0.24 | 101 | Single family | COLONIAL | |
| 127F-47.0 | 7 GREENFIELD RD | EVAN JERRY / BROWNING BETSY LOU | PO BOX 16 | COLRAIN | MA | 01340 | 0.55 | 101 | Single family | COLONIAL | |
| 127F-48.0 | 9 GREENFIELD RD | EVAN JERRY / BROWNING BETSY LOU | PO BOX 16 | COLRAIN | MA | 01340 | 1.17 | 101 | Single family | COLONIAL | |
| 127F-49.0 | 5 GREENFIELD RD | CALL SHARON G / | PO BOX 81 | COLRAIN | MA | 01340 | 0.25 | 101 | Single family | OLD STYLE | |
| 127F-50.0 | 3 GREENFIELD RD | PEARCE ROSE M. & ROBIN M. / | 3 GREENFIELD RD | COLRAIN | MA | 01340 | 0.22 | 101 | Single family | OLD STYLE | |
| 127F-51.0 | 1 GREENFIELD RD | MATTSON CHRISTOPHER & JESSICA / | 236 SILVER LANE | SUNDERLAND | MA | 01373 | 0.25 | 111 | Four-family | 4 FAM | "Yellow Block" |
| 127F-52.0 | 2 MAIN RD | RILEY LAWRENCE G & ANNMARIE / | PO BOX 20 | COLRAIN | MA | 01340 | 1.30 | 101 | Single family | COLONIAL | |
| 127F-53.0 | 4 MAIN RD | COLLINS CHARLES / | 20 COUNTRY ESTATES | SOUTH CAIRO | NY | 12482 | 0.21 | 326 | Eating & drinking | CHURCH/SYN | former Green Emporium |
| 127F-54.0 | 6 MAIN RD | VIENS THOMAS J & HEATHER S / | 6 MAIN RD | COLRAIN | MA | 01340 | 0.97 | 101 | Single family | OLD STYLE | |
| 127F-55.0 | 8 MAIN RD | COLRAIN TOWN OF / | 55 MAIN RD | COLRAIN | MA | 01340 | 42.00 | 931 | Improved, Selectmen | COLONIAL | Pitt House Historical Society |
| 127F-56.0 | 10 MAIN RD | DONELSON WALTER A & SHIRLEY S | PO BOX 309 | COLRAIN | MA | 01340 | 1.20 | 101 | Single family | OLD STYLE | |
| 127F-57.0 | 12 MAIN RD | COLRAIN TOWN OF / | 55 MAIN RD | COLRAIN | MA | 01340 | 0.73 | 956 | Libraries, museums | LIBRARY | Griswold Library |

*Properties with an "F" after the map number in the parcel ID are so designated by the Colrain Assessor's because they are located in the Fire District. The properties can still be found on the general Assessor's Map with that number.

COLRAIN CENTER VILLAGE DISTRICT PROPERTIES

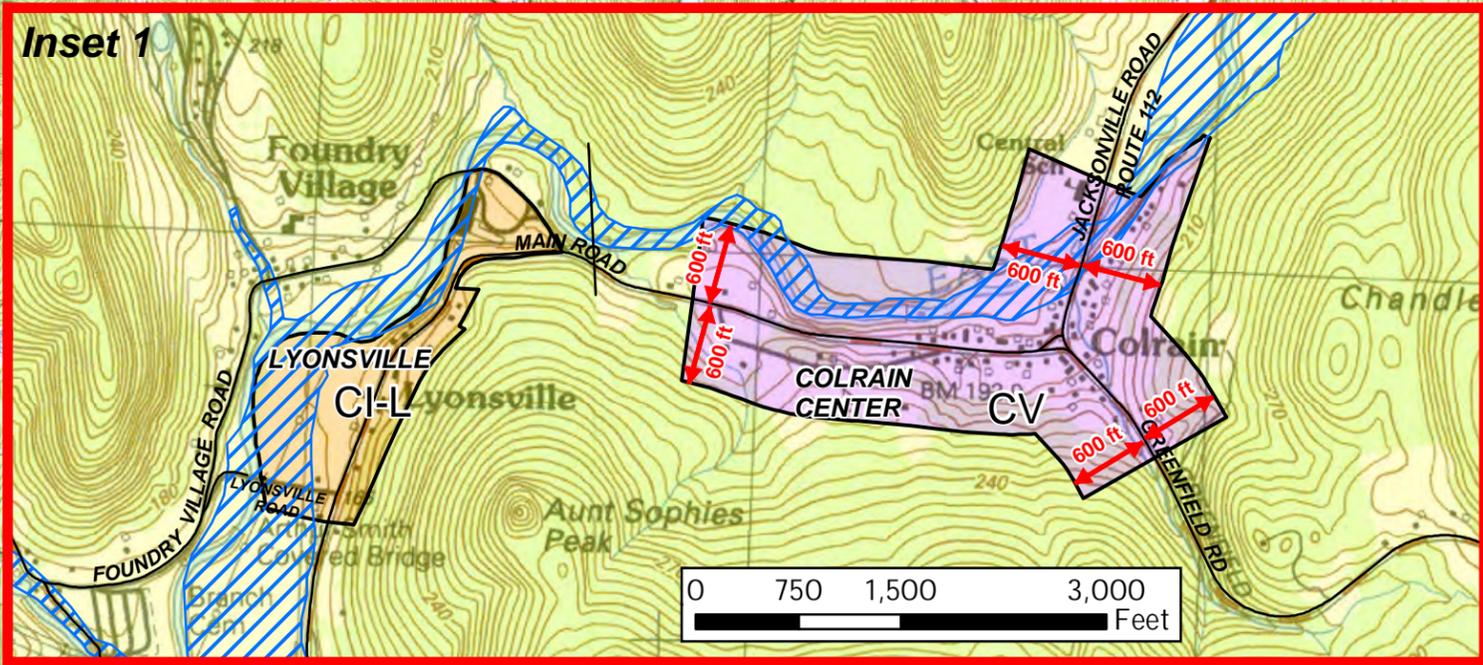
| MAP_PAR_ID | SITE_ADDRESS | OWNER | OWNER_ADDRESS | OWNER_CITY | OWNER STATE | OWNER ZIP | LOT_SIZE | USE_CODE | USE_DESCRIPTION | STYLE | NOTES |
|------------|--------------------|---|--------------------|-----------------|-------------|-----------|----------|----------|-----------------------------------|------------|-------|
| 127F-58.0 | 14 MAIN RD | ROOT GARY L & JOYCE E / | PO BOX 17 | COLRAIN | MA | 01340 | 0.89 | 101 | Single family | COLONIAL | |
| 128-04.0 | 31 JACKSONVILLE RD | BRIGHAM BRADLEY B | 58 JACKSONVILLE RD | COLRAIN | MA | 01340 | 2.00 | 101 | Single family | CAPE | |
| 128F-05.0 | RIVER ST | OBERSKI STEVE P / | 15C RIVER ST | COLRAIN | MA | 01340 | 0.07 | 132 | Undevelopable land | | |
| 128F-06.0 | RIVER ST | CARPENTER BETTY / | 77 ELM ST. | SHELBURNE FALLS | MA | 01370 | 0.08 | 132 | Undevelopable land | vacant | |
| 128F-07.0 | 15 RIVER ST | OBERSKI STEVE P / | 15C RIVER ST | COLRAIN | MA | 01340 | 0.30 | 105 | Three-family | MULTI-CONV | |
| 128F-08.0 | 21 RIVER ST | CARPENTER BETTY / | 77 ELM ST. | SHELBURNE FALLS | MA | 01370 | 0.52 | 101 | Single family | OLD STYLE | |
| 128F-09.0 | RIVER ST | CARPENTER BETTY / | 77 ELM ST. | SHELBURNE FALLS | MA | 01370 | 0.15 | 132 | Undevelopable land | vacant | |
| 128-10.0 | 25 RIVER ST | SHAW LINDA F & BERNARD J / | 216 CHAPMAN ST | GREENFIELD | MA | 01301 | 1.50 | 101 | Single family | BUNGALOW | |
| 128-11.0 | RIVER ST | HILLMAN PETER W | 331 MAIN RD | COLRAIN | MA | 01340 | 40.00 | 018 | Multiple use, residential/Ch. 61B | | |
| 128-12.0 | 0 END OF RIVER ST | HILLMAN PETER W | 331 MAIN RD | COLRAIN | MA | 01340 | 6.50 | 808 | Ch. 61B, fishing areas | | |
| 415-04.0 | 0 GREENFIELD RD | MUNSON CLAUDE & EVELYN C | 31 MARSHALL ST | LEOMINSTER | MA | 01453 | 39.91 | 132 | Undevelopable land | | |
| 415-05.0 | 0 GREENFIELD RD | CHANDLER STEPHEN | 12 MAYNARD HILL RD | BUCKLAND | MA | 01338 | 11.40 | 132 | Undevelopable land | | |
| 415-9.21 | 0 GREENFIELD RD | JOHNSON, P.G. & J.E. IRREVOCABLE RE TRUST | PO BOX 93 | COLRAIN | MA | 01340 | 31.41 | 601 | Ch. 61 Forest | | |

*Properties with an "F" after the map number in the parcel ID are so designated by the Colrain Assessor's because they are located in the Fire District. The properties can still be found on the general Assessor's Map with that number.

**APPENDIX E:
COLRAIN ZONING MAP**

Official Zoning Map Town of Colrain May 8, 2012

Inset 1

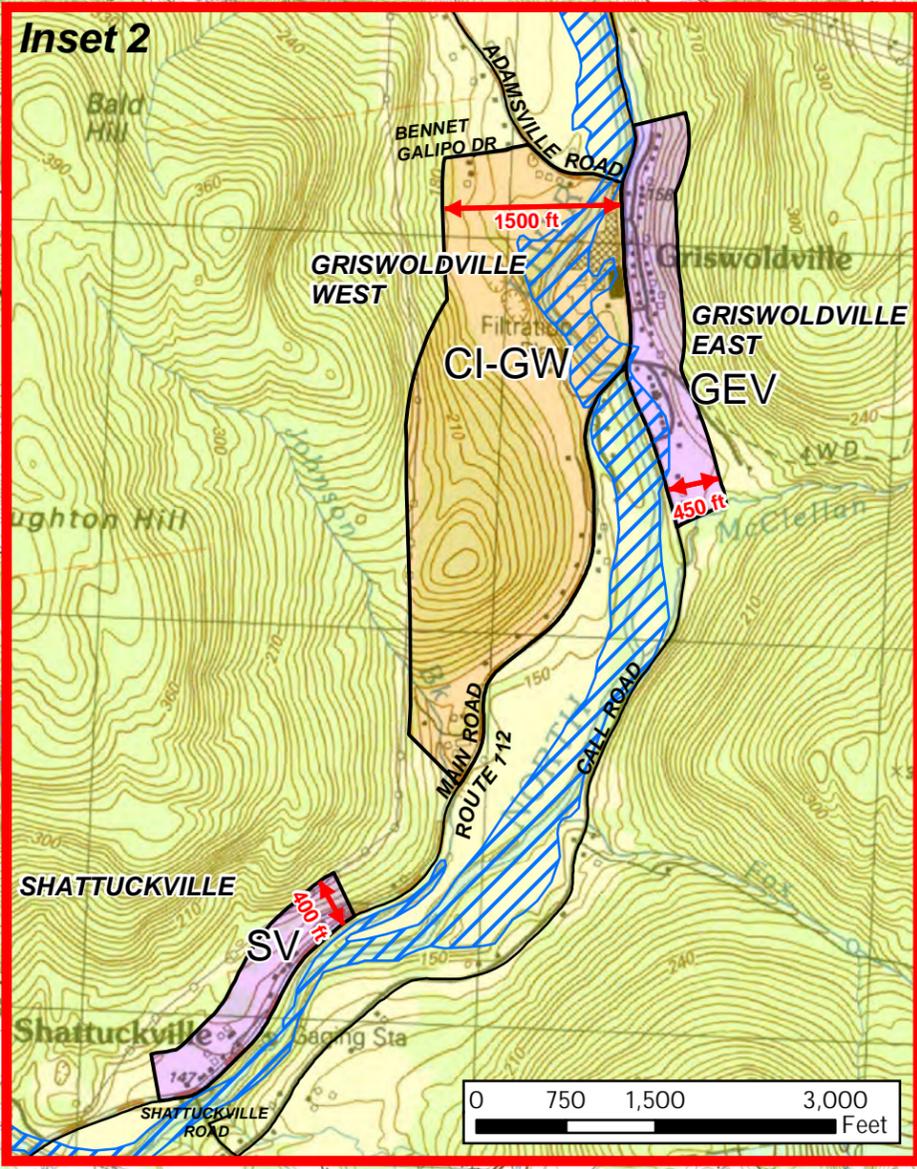


Legend

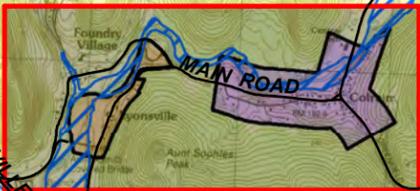
Zoning District

- Commercial - Industrial Districts
Griswoldville West (CI-GW)
Lyonsville (CI-L),
Stewartville (CI-S)
- Village Districts:
Center Village (CV)
Griswoldville East (GEV)
Shattuckville (SV)
- Rural (R)
- Flood Plain

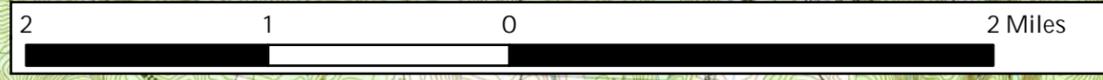
Inset 2



Inset 1



Inset 2



May 8, 2012



Sources: Map produced by the Franklin Regional Council of Governments Planning Department. GIS data sources include MassDOT, MassGIS and FRCOG. Zoning data provided by the Town of Colrain. Depicted boundaries are approximate and are intended for planning purposes only, not to be used for survey.



**APPENDIX F:
COLRAIN ZONING BYLAWS—SECTION III, USE REGULATIONS**

TOWN OF COLRAIN PROTECTIVE ZONING BYLAW

SECTION III: USE REGULATIONS

No building or structure shall be constructed, and no building, structure, or land, or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter set forth as permissible.

III-1 Prohibited Uses – All Districts

Open air storage of junk, including inoperable motor vehicles, trash, debris, scrap materials, and all other uses which are injurious to their neighborhood or to property in the vicinity are expressly prohibited. Inoperable farm machinery used for spare parts in support of active agricultural operations must be screened from public ways and abutters.

III-2 Use Regulations Schedule

No building, structure or land shall be erected or used except as permitted in this section and all other sections of these Zoning Bylaws. No more than one principal structure or dwelling may be erected on a lot.

Symbols employed in the following use regulations schedule shall have the following meaning:

- Y – Yes, the use is permitted by right in that Zoning District
- N – No, the use is not permitted in that Zoning District
- SP – The use may be permitted if a Special Permit is granted by the Zoning Board of Appeals
- SPP – The use may be permitted if a Special Permit is granted by the Planning Board
- SPR – The use is permitted subject to Site Plan Review by the Planning Board

| Use | Village Districts | Rural District | Commercial - Industrial Districts |
|---|--------------------------|-----------------------|--|
| Residential Uses | | | |
| Single-Family Dwelling | Y | Y | Y |
| Two-Family Dwelling | Y | SPR | Y |
| Accessory Apartment | SP | SP | N |
| Mobile Home Parks | N | N | N |
| Multi-family Dwelling (3-6 dwellings) | SPR | N | SPR |
| Multi-family Dwelling (more than 6 dwellings) | SP | N | SP |
| Agricultural & Recreational Uses | | | |
| Farming or Forestry | Y | Y | Y |
| Commercial Greenhouses on lots equal to or greater than 5 acres | Y | Y | Y |
| Commercial Greenhouses on lots less than 5 acres | SP | SP | SP |
| Commercial Recreation | N | SP | N |
| Wildlife Preserve or Other Conservation Uses | Y | Y | Y |

| Use | Village Districts | Rural District | Commercial - Industrial Districts |
|---|-------------------|----------------|-----------------------------------|
| Community Services | | | |
| Public Utility Facility | SP | SP | SP |
| Wireless Communication Facilities | SPP | SPP | SPP |
| Educational Uses exempted from zoning regulation by M.G.L. Ch.40A, Section 3 | Y | Y | Y |
| Other Educational Uses not exempted from zoning regulation by M.G.L. Ch.40A, Section 3 | SP | SP | N |
| Church, other Religious Use | Y | Y | Y |
| Municipal Uses not covered elsewhere | SP | SP | SP |
| Family Day Care Home for 6 or less children or adults | Y | Y | Y |
| Family Day Care Home for more than six children or adults | SP | SP | SP |
| Day Care Center for children exempted from zoning regulations by M.G.L. Ch. 40A, Section 3 | Y | Y | Y |
| Nursing Home, Assisted Living Facility | SP | SP | N |
| Business Uses | | | |
| Business, Professional Offices with less than 6 employees | SPR | SPR | SPR |
| Business, Professional Offices with 6 or more employees | SP | SP | SP |
| Banks | SPR | N | SPR |
| Standalone Automated Teller Machines (ATM) | N | N | SP |
| Conversion of Historic Industrial or Commercial Structure to Mixed Uses | SPR | SP | SPR |
| Restaurant, drive through | N | N | N |
| Restaurant, other | SPR | SP | SP |
| Seasonal food service | SPR | SP | SP |
| Retail Store(s) – Building 3,000 sq. ft. or less of enclosed floor space ¹ | SPR | N | SP |
| Retail Store(s) – Building greater than 3,000 sq. ft. up to 12,000 sq. ft. of enclosed floor space ¹ | SP | N | SP |
| Flea Markets | SP | N | SP |
| Artisan Studios | Y | Y | Y |
| Motor Vehicle Sales | N | N | SP |
| Laundry, Laundromat | SP | N | SP |
| Theaters | SP | SP | SP |
| Hotels | SPR | N | SPR |
| Motels | SP | N | N |
| Inns | SPR | SP | SP |
| Bed and Breakfast, up to 6 bedrooms ² | SPR | Y | N |
| Building Materials, Sales & Storage | SP | SP | SPR |
| Home Based Business | Y | Y | Y |
| Funeral Home | SP | SP | SP |

| Use | Village Districts | Rural District | Commercial - Industrial Districts |
|---|--------------------------|-----------------------|--|
| Equipment Rentals | SP | SP | SPR |
| Kennels | N | SP | SP |
| Farm Stand | Y | Y | Y |
| Business Uses not listed above, other than retail uses, where the physical appearance, operation, parking requirements and traffic impacts resemble a use permitted (Y, SPR, or SP) above and which will not have a detrimental impact on adjacent or nearby uses | SP | SP | SP |
| Industrial Uses | | | |
| Junk yards, dumps, and landfills | N | N | N |
| Light Industrial Uses | N | N | SP |
| Freight or Transportation Facilities | N | N | SP |
| Gasoline Station, Automotive Repair Garages | SP | SP | SP |
| Quarrying, Gravel Mining & Earth Removal | N | SP | SP |
| Collection, treatment, storage, burial, incineration or disposal of radioactive waste, including but not limited to low level radioactive waste | N | N | N |
| Sawmill | N | SP | SP |
| Bulk Storage, Warehousing | N | SP | SP |

1 - Outdoor storage, sales or display associated with any retail use requires Site Plan Review (see Section XIII). (Added May 9, 2012)

2 - Prior to opening a Bed & Breakfast establishment the building must be inspected by the Building Inspector to ensure compliance with the State Building Code including requirements related to fire safety. Please contact the Building Inspector if you are considering opening this type of business to learn about these Building Code requirements. (Added June 23, 2008)

**APPENDIX G:
GRANT AND FUNDING PROGRAMS**

Business, Community and Economic Development Resources

The following list contains brief descriptions and links to organizations and programs that can offer support to individual businesses or can provide community or economic development opportunities for municipalities. For a complete description of the services and programs offered, go to the websites identified or contact these organizations directly.

FEDERAL:

- Through grant and technical assistance programs, U.S. Department of Agriculture (**USDA**) **Rural Development** forges partnerships with rural communities, funding projects that bring housing, community facilities, business guarantees, utilities and other services to rural America. The USDA Rural Development state office is located in Amherst and has staff available to work with communities to understand the programs and resources available. Website: http://www.rurdev.usda.gov/LP_EconDevHome.html
- The U.S. Department of the Treasury operates a variety of programs to support access to capital for economic growth in targeted low-income areas. One such program is the **New Market Tax Credit Program**. Through this program, federal tax credits are awarded to certified organizations, which can issue tax credits to developers for specific projects. To use these tax credits certain criteria must be met and the project must be located in an eligible, economically distressed Census Tract. The tax credit provided to the investor can total 39% of the cost of the investment and is to be claimed over a 7-year credit allowance period. Certified organizations that have allocated tax credits and have participated in projects in the region are the Massachusetts Housing Investment Corporation (MHIC), MassDevelopment, and Common Capital, Inc. Website: www.cdfifund.gov/what_we_do/programs_id.asp?programID=5
- Both federal and state governments maintain historic rehabilitation tax credit programs. The **Federal Historic Preservation Tax Incentives Program** is administered by the U.S. Department of the Interior's National Park Service and the U.S. Department of the Treasury. The tax incentives may be applied to costs incurred for renovation, restoration, and reconstruction of eligible buildings. Generally, the percentage of these costs that can be taken as a credit is 10% for buildings placed in service before 1936, and 20% for certified historic structures. Website: www.nps.gov/tps/tax-incentives.htm

STATE:

- Programs within the **Massachusetts Department of Housing and Community Development (DHCD)**:
 - The **Community Development Block Grant (CDBG) Program** provides assistance for housing, community, and economic development projects that assist low and moderate-income residents in eligible communities. Municipalities with populations under 50,000 must apply to the competitive state program. Within the CDBG Program is the **Economic Development Fund**. The purpose of this Fund is to provide financing for projects that create and/or retain jobs, improve the tax

base, or otherwise enhance the quality of life in the community. An example project would fund either public infrastructure or rehabilitation costs to support the re-use of a downtown commercial or mixed commercial/residential building. The Franklin County Regional Housing & Redevelopment Authority has a community development program that works with municipalities interested in pursuing CDBG program grants. Website:

www.mass.gov/hed/community/funding/community-development-block-grant-cdbg.html

- The **Community Development Block Grant – Disaster Recovery (CDBG-DR)** provides funds from the U.S. Department of Housing and Urban Development (HUD), which has allocated to Massachusetts, \$7.21 million from the Disaster Relief Appropriations Act of 2013 (P.L. 113-2) for distribution through the Massachusetts Community Development Block Grant (CDBG) Program. Website: <http://www.mass.gov/hed/community/funding/community-development-block-grant-disaster-recovery-.html>
- The **Economic Development Fund (EDF)**, a component of the Massachusetts Community Development Block Grant Program, provides funding for projects that create and/or retain jobs, improve the local and/or regional tax base, or otherwise enhance the quality of life in the community. EDF gives priority to assistance for physical improvements and mixed-use projects supporting downtown and commercial center development. Website: <http://www.mass.gov/hed/community/funding/economic-development-fund-edf.html>
- The **Massachusetts Downtown Initiative** offers the Technical Assistance Site Visit Program to municipalities. Professional consultant services valued up to \$10,000 are provided at no cost to the community for specific issues related to a downtown revitalization effort. Recent awards have included a market study to support the Shelburne Falls Composting Collaborative project, a market analysis to explore the development of artist live/work space in Turners Falls, and design guidelines for the Orange town center that included recommendations for a future sign and façade program. Other types of services that have been provided include: downtown master plan, zoning bylaw update, parking management study, way-finding signage system, and exploring Business Improvement District implementation. Website: www.mass.gov/hed/community/planning/massachusetts-downtown-initiative-mdi.html
- The **Peer to Peer Technical Assistance Program** provides small grants to municipalities for short-term problem solving or technical assistance projects. Website: <http://www.mass.gov/hed/community/funding/peer-to-peer.html>
- Private businesses can partner with local municipalities and state government for a tax incentive through the state's **Economic Development Incentive Program (EDIP)**. The project must be located within an economically distressed area, such as a state certified Economic Target Area. All Franklin County towns, with the exception of Shutesbury, are located within the Greater Franklin County Economic Target Area. The EDIP allows

communities to negotiate a **Tax Incrementing Financing** (TIF) and other tax incentive agreement with a private business that is expanding, renovating, relocating, or building new facilities and creating jobs with an Economic Opportunity Area (a targeted area designated for economic development within an established ETA). For a business seeking a break from their State tax obligation using this program, they must be able to demonstrate that the project will generate substantial sales outside of Massachusetts, and the project must be approved by Town Meeting and the state. Municipalities may choose to offer a tax incentive applicable to the business' local property tax obligation, which does not require the same thresholds to be met as required by the State. The regional office of the **Massachusetts Office of Business Development** is a key partner in guiding businesses and communities through this process. Website:

www.mass.gov/portal/business/taxes/credits-incentives

- Programs administered by the **Massachusetts Historical Commission** (MHC):
 - The **Massachusetts Historic Rehabilitation Tax Credit Program** is managed by the Massachusetts Historic Commission under the Secretary of the Commonwealth. Under this program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual limit on the amount of tax credits available through the Commonwealth's program, so selection criteria is employed to ensure that funds are distributed to the projects that provide the most public benefit. Website: www.sec.state.ma.us/mhc/mhctax/taxidx.htm
 - The **Massachusetts Preservation Projects Fund** is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Eligible activities include pre-development, development, and acquisition projects. Website: <http://www.sec.state.ma.us/MHC/mhcmppf/mppfidx.htm>
 - The **MHC Survey and Planning Grant Program** is a federally funded, reimbursable, 50/50 matching grant program to support historic preservation planning activities in communities throughout the state. Annual grants are contingent on Massachusetts' federal budget allocation. MHC is required to pass through grant awards representing 10% of its total annual federal funding allocation to Certified Local Governments. Eligible activities include completion of cultural resource inventories, nomination of significant properties to the National Register of Historic Places, completion of community-wide preservation plans, and other types of studies, reports, publications and projects that relate to the identification and protection of significant historic properties and sites. Website: <http://www.sec.state.ma.us/MHC/mhchpp/Surveyandplanning.htm>
- Programs administered by the **Massachusetts Department of Environmental Protection** (MassDEP):
 - The Massachusetts Department of Environmental Protection administers the state's **Brownfields Tax Credit Program**. This program allows a tax credit for eligible clean-up costs. Specifically, the program allows a state tax credit of up to

50% after clean-up is completed, and 25% for a clean-up that uses an Activity and Use Limitation (AUL) on the property. The program also allows for the tax credit to be transferred, sold or assigned to another eligible person or to a non-profit organization. It is important to note that the developer cannot be responsible for the contamination on site. The project must also be located within an economically distressed area, such as a state certified Economic Target Area. The deadline for eligible clean-up costs has been extended to January 1, 2019.

Website:

<http://www.mass.gov/eea/agencies/massdep/cleanup/programs/brownfields-tax-incentives.html>

- Programs administered by the **Massachusetts Division of Conservation Services (DCS)**:
 - The **Landscape Partnership Program** seeks to preserve large, unfragmented, high-value conservation landscapes including working forests and farms, expand state-municipal-private partnerships, increase leveraging of state dollars, enhance stewardship of conservation land, and provide public recreation opportunities. The program offers competitive grants to municipalities, non-profit organizations, and EEA agencies acting cooperatively to permanently protect a minimum of 500 acres of land. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/landscape-partnership-program.html>
 - The **Conservation Assistance for Small Communities Program** offers reimbursement funding for Open Space & Recreation Plans (OSRPs), other plans to facilitate land conservation, and/or appraisals contracted in order to apply to the LAND or PARC grant program. Available to all communities with a population of 6,000 or fewer people. Funding is non-competitive; all eligible applicants will receive contracts on a rolling basis until all available funding is allocated. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/conservation-appraisals.html>
 - The **Massachusetts Land and Water Conservation Fund** provides up to 50% of the total project cost for the acquisition, development and renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply. Nearly 4000 acres have been acquired and hundreds of parks renovated using the \$95.6 million that Massachusetts has received from the state side portion of the federal program since 1965. DCS administers the state side Land & Water Conservation Fund program in Massachusetts. Access by the general public is required. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/massachusetts-land-and-water-conservation-fund.html>
 - The Massachusetts **Local Acquisitions for Natural Diversity (LAND) Program** (formerly the Self-Help Program) was established in 1961 to assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic or cultural resources, water resources, forest, and farm land.

Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation and the like are encouraged. Access by the general public is required. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/massachusetts-local-acquisitions-for-natural.html>

- The **Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program** (formerly the Urban Self-Help Program) was established in 1977 to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. Any town with a population of 35,000 or more year-round residents, or any city regardless of size, that has an authorized park/recreation commission is eligible to participate in the program. Communities that do not meet the population criteria listed above may still qualify under the "small town," "regional," or "statewide" project provisions of the program. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/massachusetts-parkland-acquisitions-and.html>
- The **Conservation Partnership Grants** provide funding to assist non-public, not-for-profit corporations in acquiring interests in lands suitable for conservation or recreation purposes. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/conservation-partnership-grant.html>
- The **Drinking Water Supply Protection Grant Program** provides funds to assist public water systems and municipal water departments in protecting and conserving the quality and quantity of public drinking water supply sources in the Commonwealth. It is a reimbursement program. Website: <http://www.mass.gov/eea/grants-and-tech-assistance/grants-and-loans/dcs/grant-programs/drinking-water-supply-protection-grant-program.html>
- Programs administered by the **Massachusetts Department of Agricultural Resources (MDAR)**:
 - The **Agricultural Energy Grant Program (Ag-Energy)** is a competitive grant program that funds agricultural energy projects in an effort to improve energy efficiency and to facilitate the adoption of alternative clean energy technologies by Massachusetts farms in order that farms can become more sustainable and the Commonwealth can maximize the environmental and economic benefits from these technologies. Website: <http://www.mass.gov/eea/agencies/agr/about/divisions/ag-energy.html>
 - The **Farm Viability Program** seeks to improve the economic viability and environmental integrity of participating farms through the development and implementation of farm viability plans. The Program offers farmers environmental, technical and business planning assistance to expand, upgrade and modernize their existing operations. Capital for the implementation of the improvements recommended in the viability plan is available in exchange for an agricultural covenant on the farm property for a fixed term of five or ten years. Website: <http://www.mass.gov/eea/agencies/agr/about/divisions/fvcp.html>

- The **Matching Enterprise Grants for Agriculture Program (MEGA)** seeks to assist new farmers and their commercial farm enterprises. The Program offers individual business planning and technical assistance to support the special needs of beginning farmers. It also makes available financial assistance for equipment, infrastructure or other capital improvements needed to implement strategies recommended through the planning process. Funding provided from this Program will be made available on a one to one matching grant basis. Consultants and planners provided by the Department are an additional program benefit and the value of their services is in addition to the grant award. Website: <http://www.mass.gov/eea/agencies/agr/about/divisions/mega.html>
- The **MA Farm Energy Program (MFEP)** is a joint project of the Center for EcoTechnology (CET) and the Massachusetts Department of Agricultural Resources (MDAR) and offer a range of services to the farming community to reduce energy use and produce renewable energy that focus on bringing projects from concept to completion. These include: technical resources and referrals; audits and consultations; financial incentives, and funding facilitation. Website: <http://massfarmenergy.com/about/>
- The **MassWorks Infrastructure Program** coordinates the administration of six infrastructure programs: Public Works Economic Development (PWED), Community Development Action Grant (CDAG), Growth District Initiative (GDI) Grants, Massachusetts Opportunity Relocation and Expansion (MORE) Grants, Small Town Rural Assistance Program (STRAP), and Transit Oriented Development (TOD) Grants. These programs fund a range of publicly owned infrastructure projects. The CDAG Program provides funding to local governments for projects that “build local economies, eliminate blight, create jobs and produce workforce and affordable housing that would not occur by private enterprise alone.” The Program requires that projects do not benefit any single individual or business, and that the project must be publicly owned/managed for a minimum of 30 years. Website: www.mass.gov/hed/economic/eohed/pro/infrastructure/massworks
- The **Massachusetts Small Business Development Center (MSBDC) Network** provides one-to-one free comprehensive and confidential services focusing on, business growth and strategies, financing and loan assistance as well as strategic, marketing and operational analysis. In addition, low cost educational training programs are offered across the state targeted to the needs of small business. Website: www.msfdc.org

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- **Community Involved in Sustaining Agriculture (CISA)** is a Pioneer Valley-based organization dedicated to making connections between farms and the community. CISA conducts marketing programs and offers business technical assistance workshop to farmers and agri-businesses. Website: www.buylocalfood.org
- The **Economic Development Council of Western Massachusetts** markets development opportunities in the region, and provides data and information to help business locating to or expanding in the region. Website: www.westernmassedc.com

- The **Franklin Regional Council of Governments (FRCOG)** is a regional and municipal services organization and regional planning agency serving Franklin County.
 - As part of this work, the FRCOG administers the **Greater Franklin County Comprehensive Economic Development Strategy (CEDS) Program**, which provides regional economic development planning services and maintains the region’s eligibility for select federal Economic Development Administration (EDA) grant programs. The FRCOG also administers a **Regional Brownfields Program**, which provides access to a revolving loan fund program to clean-up brownfields sites and funds (as resources allow) environmental site assessments on eligible properties to determine if they are contaminated and if so to what extent, and at no cost to the property owner. Website: <http://frcog.org/program-services/economic-development-planning/>
 - The **National Scenic Byway Program** is a federal transportation program that provides funding for eligible scenic byway projects. The FRCOG has completed corridor management plans for four designated scenic byways in the region, (the Mohawk Trail, Route 116, Route 112 and the Connecticut River Scenic Byway) and led the Western Massachusetts Scenic Byway Promotional Campaign, which created marketing materials, logos, way-finding signs, and a website for the seven designated byways of western Massachusetts. Website: <http://frcog.org/program-services/transportation-planning/>
- **Franklin County Chamber of Commerce** provides services to large and small businesses throughout Franklin County, including health insurance, networking opportunities, lobbying representation, and assistance with town events. Website: www.franklinccc.org
- The **Franklin County Community Development Corporation** provides direct technical assistance and business planning workshops, administers a small business lending program and operates the Western Mass. Food Processing Center (a commercial kitchen for food-based enterprises) and the Venture Center (a business incubator) at their facility in Greenfield. Website: www.fccdc.org
- The **Franklin/Hampshire Career Center** work with individuals seeking employment and employers seeking to find workers. Access to workshops, career counseling and job search assistance is offered. For employers, they post positions, provide labor market data, help plan job fairs, and provide pre-screening and recruitment assistance. Website: <http://www.fhcc-onestop.com/>
- The **Franklin/Hampshire Regional Employment Board** is the workforce investment board for the region. The Board develops training programs on behalf of businesses and industry seeking a workforce with skills or knowledge. Website: www.franklinhampshirereb.org
- The **Franklin County Regional Housing & Redevelopment Authority (FCRHRA)** helps Franklin County towns finance and implement affordable housing and community development program, including applying for CDBG funds. Their services includes owning and/or managing affordable rental housing, administering federal and state leased

housing services programs, and managing housing rehabilitation programs, infrastructure projects, and other services. Website: www.fchra.org

- The **Franklin Land Trust** is a private, non-profit organization that works with landowners and communities to protect farms, forests and other natural resources significant to the environmental quality, economy and rural character of the region. Website: www.franklinlandtrust.org
- **Fostering Art and Culture in Franklin County Project and Partnership** is an initiative to grow the creative economy in Franklin County. The project manages an online database of artists and creative businesses, and has initiated various events and projects such as the annual Creative Economy Summit, drawing artists and business people from the greater western Massachusetts region, and monthly networking opportunities for artists in the community. Website: www.fosteringartandculture.org
- The **Greater Shelburne Falls Area Business Association** (serves a ten-town area and has over 250 members. The GSFABA coordinates cooperative marketing efforts, organizes events, promotes networking opportunities, offers access to discounted group rates for health care plans, and pursues economic development initiatives. Website: www.gsfaba.org
- **Hidden Tech** is a community of mostly home-based businesses in western Massachusetts that connect to each other online and at events for networking and business development programs. Website: www.hidden-tech.net
- The **Mohawk Trail Association** is a regional tourism council that markets the northern tier region from central Massachusetts to the Berkshires. The Association produces an annual visitors' guide and maintains a comprehensive website that identifies attractions and tourism services. Website: www.mohawktrail.com
- Based in Springfield, **Valley Venture Mentors** (VVM) is an accelerator program to provide business support to selected start-up businesses seeking to grow quickly. Website: www.valleyventurementors.org/