

Town of Colrain
MASTER PLAN

January 1992

Prepared by the
Colrain Long-Range
Planning Committee, and the
Franklin County Planning Department

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* To be added when approved; page numbers will change.

I. INTRODUCTION

The Colrain Town Plan identifies the means by which the Town proposes to guide its growth and development. The official adoption of the Town Plan represents a conscious community decision about the Town's future character, its priorities for land use, and conservation of natural resources.

The goals, policies and recommendations in this Town Plan reflect the wishes of Colrain's residents and should be used along with the Town Plan Maps to provide guidelines to the Planning Board and Board of Selectmen in developing local regulations and ordinances. The Town Plan should also serve to guide the regional planning commission and state agencies in their planning efforts; and to guide those persons interested in subdividing and developing land in the Town of Colrain. This Town Plan becomes effective upon adoption by the Planning Board after required public hearings.

A. SUMMARY

The Town Plan is divided into six major sections - the Community Profile, a description of Community Development, Natural Resources, Community Facilities and Services, Implementation Strategies and the Town Maps. Each of these sections has a set of recommendations that correspond with the goals and the specific needs of the particular section.

The Community Profile section includes a brief history of the Town, a description of Community Facilities and Services, a description of the local topography, political boundaries and population trends. This section is designed to give a brief overview of the physical, historical and human characteristics of the Town.

The section describing Community Development describes how the community has grown over the years. This includes a description of the housing stock and trends and a description of the employment opportunities available to residents and the local economy. An important element of the local economy has traditionally been the Agricultural sector - part of the Community Development section is specifically devoted to an analysis of the farms in Town and their contribution to the economy.

Much of the history of Colrain has been shaped by the natural resources available in Town. Section V describes the Town's Natural Resources, including air and water, recreation areas, fish and wildlife, and the geological resources available for future development or preservation.

Growth in Colrain has recently strained the Community Facilities and Services available to residents. Shortfalls in these areas are attributable to a number of factors, not the least of which is the constraints posed by Proposition 2 1/2. Section VI describes the community facilities and services that the town currently offers.

At the end of each section, Goals and Policies are described that can help address problems and insure the orderly and sustainable growth in Town. Section VII summarizes the policies of each section and outlines implementation strategies that each board in Town will have to take to insure that the policies are carried out and the goals are met.

Section VII includes Maps of the Town. These maps should be referred to as a guide for areas in Town that need to be protected and areas which can absorb more development.

B. STATEMENT OF GOALS

The statements listed below represent the overall goals of the Town of Colrain and further establish a foundation upon which specific Town Plan policies and recommendations will be based. Policies are statements which define a settled course to be followed to achieve the Town's goals. Recommendations are suggestions for further work to be conducted by the Town; regional, state and federal entities; and the general public.

In the wave of dramatic growth and development which has swept through the Pioneer Valley and Southern Vermont, Colrain has remained a small and fiscally challenged agricultural community, but with greater numbers of people being forced to leave town to find work - making it more of a bedroom community year by year. With this development trend expected to continue, Colrain is ill equipped to have control over how, when and where development occurs. Presently our only tools in managing Colrain's growth lie with the Zoning Bylaws which do not reflect the patterns of development people in Colrain would like to see. In addition, some Colrain citizens have expressed a strong interest in bringing industry and commerce to the currently impoverished Town to add to the tax base. Though large parcels of land have been zoned for industrial development, specific guidelines relating to what types of industry would be allowed, and restrictions therein, have largely been overlooked. Managing growth is a conscious process of directing development to

appropriate locations and on a manageable timeline. The process requires a commitment on the part of a community to set a course for its future and to employ all of the tools available to stay that course. This Town Plan should provide the framework for managing Colrain's future growth.

It is the GOAL of the Town of Colrain . . .

1. To protect the rural/agricultural character and existing open space, by;
 - a) continued availability and good management of lands for agriculture, forestry, and earth/mineral extraction;
 - b) assuring adequate income for existing and new farmers;
 - c) conserving and protecting valuable natural resources.
2. To preserve and enhance the community's cultural, historical, architectural, recreational and scenic resources, by;
 - a) revitalizing and creating a true "downtown" in the Town center of Colrain;
 - b) providing Town residents with opportunities for passive and active recreational and cultural opportunities consistent with the character and public capacity in Town;
 - c) protecting historic landmarks and buildings.
3. To ensure that any land development proceeds in an orderly fashion consistent with the best interests of the community as a whole, and to discourage uncoordinated and incompatible development that may jeopardize or overburden public and private investment, or damage the Town's resources and rural character.
4. To plan for minimal population growth through guided residential development which will not overburden Town resources.

5. To ensure that the basic needs of health, safety, education, and welfare of the Town's residents will be met and maintained at optimum levels.
6. To provide the highest quality education for the children in Town.
7. To promote affordable housing for residents of different ages and income levels.
8. To promote and support appropriate local economic development, increase the tax base and the development of adequate infrastructure for industry in order to provide good jobs at good wages.
9. To provide a safe, convenient and scenic road network capable of accommodating traffic for the benefit of the residents of Colrain.
10. To foster the recycling of waste materials as far as possible.
11. To ensure that decisions and policies made at the local, regional, and state levels are implemented in harmony with the needs and concerns of the Town; and ensure the existence of a continuous planning process in order to accommodate the changing needs of the Town.

C. IMPLEMENTING THE TOWN PLAN

Effective implementation of the Town Plan requires careful consideration and action by the townspeople, Board of Selectmen, Planning Board, and other organizations. Among the many available methods which should be considered are the following:

1. **Land Use Regulation:** Land use regulation at the local level is most effective when it is specifically directed to public health and safety, the prohibition of unsuitable uses, and the protection of water and air quality and highly valuable natural resources. The Massachusetts General Laws specify three mechanisms for implementing the goals and policies of the Town Plan:

- * zoning bylaws
- * subdivision regulations
- * an official map

2. **Capital Budgeting:** Budgeting provides for control of development pressure by providing public services and facilities according to projected need and the Town's ability to fund improvements. Capital budgeting also increases the efficiency and economy of town government by foreseeing and planning needed capital expenditures well in advance. A capital budget and program lists and describes capital projects to be undertaken during the next five fiscal years, their estimated costs, and proposed methods of financing.

3. **Land Acquisition:** The most certain methods for protecting and assuring controlled public use of valuable recreational resource and scenic lands are via gifts, purchased in fee simple, lease, or by acquisition of easements or development rights. Land being taken out of Chapter 61A should be closely reviewed for preservation as agricultural land.

4. **Taxation:** Massachusetts G.L. Chapters 61, 61A and 61B enable landowners who choose agriculture or forestry as long term uses of their property to have that land taxed accordingly. The Program encourages the maintenance of undeveloped land for farming, forestry and public recreation. Towns may also provide property tax relief for qualifying farm, forest, and open space landowners by adopting tax stabilization programs to reduce local property tax burden.

5. **Voluntary Action** - The following methods would help to ensure Town Plan implementation:

- * Privately-agreed upon covenants binding on purchasers of land;

- * Special attention and consideration given by private landowners to the objectives of the Town Plan and its policies when they decide to build or subdivide;

- * Formation of non-profit conservation land trusts to acquire resource lands;

- * Participation in the Town planning process by organizations and citizens concerned with the future of Colrain.

6. **Economic Development Initiatives:**

- * Infrastructure Planning

- * Coordinating all Boards

- * Marketing Plan

- * Public/private partnership building

- * Exploring regional options for economic development

7. **Public Consensus Building**

- * Holding public meetings and hearings

- * Coordinating various public and private interests

- * Creating community events

- * Publishing a local and regular newsletter

II. COMMUNITY PROFILE

A. HISTORICAL OVERVIEW

Colrain is a rural and industrial hill town located on the southern flank of the Green Mountains and in the eastern Berkshire Mountains' foothills of Western Massachusetts. Colrain was settled by Scotch-Irish emigrants and named for the Northern Ireland village of Coleraine. In time, the two "e's" were dropped. Originally designated Boston Township 2, the land was surveyed and filed in court on April 10, 1736.

Early colonizing was disrupted by the French and Indian War, 1690 to 1763, resulting in the construction of forts. The sites of South Fort (Fort Morris), Fort Lucas, Fort Morrison and Fort McDowell are marked by memorial stones, with several fort sites remaining intact around the original Town center on Chandler Hill.

The first settlements were on the hills: Chandler Hill, where the first meetinghouse was built in 1742, Wilson Hill, Christian Hill and Catamount Hill. Farming was the main means of earning a livelihood until shortly after the Revolutionary War. At that point, when mill industries took shape and flourished on the rivers, housing development was concentrated in the adjacent valleys. The improved technology of dam construction and water-powered mills accounted for Colrain becoming the most populated town in the region by 1820. There was significant development of waterpower sites during the early Industrial Period of the 19th Century along the North River with cottage settlements expanding in Griswoldville, Lyonsville, and Shattuckville; and extending its growth influence to Adamsville, and also the origination of the brick mill at Foundry Village.

In 1795, Foundry Village had a sawmill, distillery, potash works and a fulling mill. The foundry made cast iron fireplace mantels. The first cotton mill was located in Shattuckville in 1814 along the North River, and later, cotton and cloth mills were built northward along the River. At Elm Grove there was a sash and blind works, plow works, and a wool carding mill. Other mills in Town made cowboy boots and shoes, oxbows and yokes, felt hats, barrels, carriages and sleighs, tin ware, furniture and coffins, as well as stoves and side hill plows.

The first schoolhouse was built on Chandler Hill, and by 1885 there were twelve schools in Town; one per district. Colrain is famous as the first public school to fly an American flag. Made by Catamount Hill residents it was raised in 1812. A monument marks the site of the school.

The brick school built in 1812 is believed to be the oldest brick schoolhouse in the United States. It is preserved in East Colrain. There were seven post offices in Town located, like the schools, in the thickly settled sections. Of the six original churches, three are still attended.

The Memorial Hall on Main Street was built by the Grand Army of the Republic Organization in 1886, and still serves as Town Hall and Community Center. Two War Memorials are on the common and one in Shattuckville to honor the men and women who served in all the wars. The Griswold Memorial Library has a list of Revolutionary War veterans on a bronze plaque, and at least one of those Revolutionary soldiers is buried in the old Farley Cemetery on Catamount Hill, along with several other early settlers. Most of Catamount Hill is now maintained as a state forest.

Colrain Center, with its diverse architectural flavor represented by Greek Revival churches, a Victorian town hall, and a Classical library, maintained a civic focus. Meanwhile, agriculture continued along the North River valley, with several well maintained dairy farms and upland orchards on Chandler and Christian Hill. Industrial villages remained active through the early 20th Century with expansion of development from Shelburne Falls, which included the surviving covered and truss bridges. The Arthur A. Smith covered bridge was placed on the National Register of Historic Places in 1983.

Historic sites and structures are an integral part of Colrain's scenic landscape, providing a visual chronicle of its social and economic history. Such important signposts of Town history include cemeteries, old buildings, farm complexes, schoolhouses, mill sites, and old road beds. Colrain also possesses areas of recognized archaeological sensitivity where prehistoric settlement sites had been located along the shores of waterways and ponds. All of the historic resources are of significant educational value and contribute to the Town's aesthetic and cultural identity.

B. COMMUNITY FACILITIES AND SERVICES

<u>1. Town Government Administration</u>		<u>Length of Term</u>
Selectmen -	3 Elected	3 years
Administrative Assistant -	1/2 time, Hired	-
Board of Health -	5 Appointed	3 years
Conservation Commission (5)	3 Selectmen, 2 Appointed	3 years
Planning Board -	7 Appointed by Town Moderator	3 years
Colrain School Committee -	3 Elected	3 years
Mohawk Trail Regional (3) (Grades 7-12)	Appointed from Colrain School Committee, and 2 Elected	3 years
Franklin County Regional Technical School	1 Appointed by Town Moderator	3 years
Personnel Committee -	5 Appointed by Selectmen	3 years
Finance Committee -	9 Appointed by Town Moderator	3 years
Zoning Board of Appeals -	5 Appointed by Selectmen (plus 2 alternates)	3 years
Town Clerk -	Elected	3 years
Town Treasurer -	Elected	3 years
Tax Collector -	Elected	3 years
Board of Assessors -	3 Elected	3 years
Town Moderator -	Elected	3 years
Building Inspector -	Appointed by Selectmen	1 year
Long-Range Planning Committee -	Appointed by Selectmen	Indefinite
Highway Department -	1 Road Superintendent Appointed by Selectmen, plus 4 Hired	1 year
Police Department -	1 (3/4 time) Chief, Appointed, 1 Police Lieutenant, plus 5 on-call Special Police Volunteers	1 year
Fire Department -	1 Chief, Appointed plus 15 on-call Volunteer Fire Fighters, and 7-9 EMT's.	1 year

2. Transportation

There is no public transportation linking Colrain to any major towns, cities, or commercial retail areas. There are, however, major highways that serve both commercial and non-commercial needs in Colrain, including state Route 2 (Mohawk Trail), state Route 112, and Interstate 91. The recent partial widening and upgrading of Greenfield Road provides increased access to the Town Center, connecting the Town strategically to Route 2 and points north, south, east, and west. Due to the rugged topography and heavy seasonal snow and rainfall, many Town and private roads are available for non-commercial use only. Transportation for elderly and handicapped residents to meal and shopping sites elsewhere in the Greenfield labor market area, is provided by the Regional Transportation Authority.

Major highway, Route 112, connects Shelburne Falls with Jacksonville, VT. It runs north and south along the North River Valley and is a major access road for Colrain residents. It also services the Town's largest employer and is a major thoroughfare for tourists, especially skiers in winter on their way to Vermont.

Greenfield Road is also a major tourist route for those going to Vermont. It connects Route 2 and Colrain Center. With 79.59 miles of local roads, Colrain ranks 4th in Franklin County for road miles. Additionally, there are 3.98 miles of state roads in Colrain, bringing the total miles to 83.57. Route 112 is designated a state road only south of Colrain Center. From the Center north, it is a local road. There are 32 bridges in Town and most were built between 1936-1940. Currently, conditions are fair to poor.

Maintaining roads and bridges is a major financial stress on the Town. In terms of the total Town budget, 24.9% is allocated for roads; more than 50% is for schools.

3. Educational Services

a. Colrain Preschool is a public program to all four-year-old children in Town. It is currently funded by the Department of Education under Massachusetts Chapter 188. The preschool serves about 30 children and is located in Elm Grove.

b. Colrain is a member of the Buckland-Colrain-Shelburne Regional School District. The Colrain Central School serves students grades K to 6 and had 210 students in the 1989-90 school year.

c. Colrain is a member of the Mohawk Trail Regional School District. Students from grades 7 to 12 attend the Mohawk Trail Regional High School. In 1990, Colrain had an overall representation of 131 students in the high school, and 20 in the graduating class.

d. Colrain students also attend the Franklin County Technical School.

Representing the highest budget item in the Town, public education faces serious challenges because of rising costs of transportation services, state aid cutbacks, greater-than-projected student population increases, and inadequate facilities.

4. Health Services

Since health care services are not provided locally, Colrain residents use the services that are available in the Pioneer Valley. An ambulance service is available in Colrain, and is staffed by volunteers and funded by private contributions and a variety of fundraising events. A new ambulance was purchased for the town in 1991.

5. Police and Fire Protection and Ambulance Service

There is one Police Chief and one part-time Police Lieutenant. There are also several "Specials" available as needed. The Police Department has two vehicles, one of which needs to be replaced.

The Fire Department consists of one part-time Fire Chief and a crew of volunteer fire fighters. Three fire vehicles are currently counted in the roster, although one is considered to be in dire need of repairs and is currently unusable.

Budget constraints have made it difficult to properly maintain and upgrade the facilities and equipment that is necessary for these departments to effectively and safely provide these emergency services.

6. Solid Waste Disposal

The landfill was established in 1976. It is estimated to be four years from capacity, at current use levels. It is not lined and will have to be capped when closed. Colrain is part of the Solid Waste District and will participate when the landfill closes.

The landfill consists of three acres rented by the Town from private landowners. Because of its close proximity to the North River, five wells have been established to monitor the landfill leachate through at least 1992. The landfill is inspected regularly by Town engineering consultants to insure compliance with DEP regulations.

Starting August 4, 1990, residents were required to purchase garbage bags for \$1 per bag instead of the previous user fee. These fees are used for operating costs, and, it is agreed that monies will be budgeted for future capping of the landfill when it has reached capacity. The landfill is open on Saturdays.

There are a few individuals who run private pick-up services. All others bring their trash to the landfill. The factory in town trucks its own trash out of town.

Mandatory recycling for newspapers, cans, and glass has reportedly cut the landfill waste stream by nearly forty percent; the materials are transported to the Materials Recycling Facility (MRF) located in Springfield. Recycling has also incurred a 25% reduction in the amount of time needed to manage the landfill. Plastic recycling is to be introduced soon. Another contributing factor in waste stream reduction comes with the growing number of individuals who are composting agricultural by-products, leaf, and kitchen wastes, at home.

7. Energy Conservation

State and Federal government have far more control of conventional energy supplies, sources and pricing than do regions or towns. Regional, local and individual efforts can play an important role, however, in energy conservation and development of renewable and sustainable energy resources.

Some individuals in Colrain have employed effective energy efficient designs in their businesses and homes with the uses of passive and active solar applications, and efficient use of appliances, among others.

C. PHYSICAL DESCRIPTION

Colrain, a northwestern Massachusetts town, is roughly rectangular in shape and comprises 23,040 acres of land. It is bounded on the north by Halifax and Guilford, Vermont, on the east by Leyden, on the south by Shelburne and Charlemont, by Greenfield on its southwestern corner, and by Heath to its west. It is a town characterized by gently rounded hills and steep-sided valleys carved by meandering streams and flowing rivers. Agricultural and forest lands predominate the landscape, stretching out from the central population centers built along the river basins.

The Green River flows southeast through town and the East Branch of the North River predominates most of the southern part of the town. Both of these rivers converge with the Deerfield River, which ultimately flows into the Connecticut River.

The walls of these river valleys are rather rugged, but they give way to a moderate, rolling landscape once settled by farm families. Many of these farms are now overgrown with second and third growth forests. Earlier in history they were connected by a network of roads many of which were abandoned when the horse was replaced by the automobile. Now most areas of Colrain are accessible with nearly 83.57 miles of well maintained roads consisting of approximately half blacktop and half gravel.

Colrain supports both high elevation and lower valley farming operations. Some open land at the lower elevations and particularly along the river corridors support these farming operations. The most dominant land type, however, given steep terrain, is forested land. Much of the town is developed in a rural pattern, with many dwellings widely scattered across the landscape. However, variably higher density development is found in the villages of Colrain, Stewartville, Adamsville, Shattuckville, Foundry Village, Lyonsville, Elm Grove, Colrain Center, and Griswoldville.

D. TOPOGRAPHY

Colrain is located on the northernmost border of the Connecticut River Valley and abuts the southern border of Vermont. The town is the second largest in Franklin County, with an area total of 43.2 square miles. Local terrain is characterized by rugged upland ranging primarily between 1200 feet and 1700 feet above sea level. The highest elevations occur in the western third of town. The town's highest point is an unnamed peak in northwestern Colrain west of Spruce Hill (1751 feet). Additional prominent points include Stone Mountain (1703 feet) northwest of Adamsville, an unnamed peak (1451 feet) west of McLeod Pond and Fairbanks Hill (1451 feet) in north central Colrain. Elevations are significantly lower east of the East Branch of the North River with some points under 1000 feet. The town's uplands are broken by the West and East Branches of the North River. They flow south from where Colrain borders with Halifax, Vermont, and Heath, respectively, and drain into the North River, which continues south, eventually flowing into the Deerfield River at Shelburne Falls, (Shelburne).

The Green River delineates the town's eastern border by separating Colrain from Leyden, and continues its flow to the southeast where it joins the Deerfield River in Deerfield.

The Town's other surface water bodies are limited to several small ponds in northern Colrain, the Colrain Center Reservoir, and McLeod Pond, a moderate sized pond situated in southwestern Colrain. Local soils range from the rich alluvium of the North River to a sandy loam in the uplands.

Colrain is hill country. From the Connecticut River to the east at about 200 feet above sea level, the land rises rapidly to 1,760 feet above mean sea level in Colrain. Generally, the highest elevations are located in the western portion of the town. However, the rugged terrain is characteristic of the entire area. A significant portion of the area has slopes with inclinations ranging from 25 to 75%. The town is dissected by a few narrow river valleys. Swift streams are located in these rocky steep-sided valleys. Gentler topography is found along the banks of the North River and its East and West branches. These areas contain the fertile floodplain soils characteristic of Franklin County. Typically, this land has been cleared for agriculture and provides the town with scenic vistas.

E. POLITICAL BOUNDARIES

Originally surveyed as Boston Township Number 2 in 1735, Colrain's southern boundary was defined by Deerfield's northwestern line (Shelburne) and Boston Township Number 1 (Charlemont), with a northern boundary at the Massachusetts province line (Vermont). Incorporated as the Town of Colrain in 1761, its western boundary was at Charlemont (Heath) and the eastern line at Bernardston (Leyden). The eastern district of The Gore was annexed from Bernardston in 1779 with a boundary along the Green River (Leyden). During 19th Century, its spelling was changed to "Colerane," and then reverted back to its original "Colrain" during the 20th century.

F. POPULATION

Historically, Colrain's population has remained constant, relative to other towns, with the largest population reported in 1816 at 2012. Since 1970, the population has increased by at least 4%.

TABLE 1: POPULATION TRENDS

TOWN OF COLRAIN

1950-1990

Year	Population	Absolute Change	% Change	Density p/sq.mi.
1950	1546			35.78
1960	1426	-120	-7.76	33.01
1970	1420	- 6	- .41	32.87
1980	1552	+132	+9.30	35.93
1987	1603	+ 51	+3.29	37.11
1990*	1757	+137	+8.55	40.28

Source: U. S. Bureau of the Census
count

* Preliminary

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This increased growth in Colrain during the 1970's and 1980's can be attributed to the overall growth and development that occurred in the region particularly as people have been willing to commute farther and farther from Springfield and Northampton as housing prices have increased in those areas. Easy access made available by Interstate 91 has played a major role in this regional growth. Table 2 compares Colrain to surrounding towns. Note that Colrain's growth is considered high in terms of growth statewide.

**TABLE 2: POPULATION TRENDS 1980 - 1990
TOWN OF COLRAIN, SURROUNDING TOWNS,
FRANKLIN COUNTY AND COMMONWEALTH OF MASSACHUSETTS**

	1980	1990	% Change	Level of Growth
Colrain	1,488	1,757	16.94	High
Leyden	498	662	32.93	High
Heath	482	710	45.78	High
Greenfield	18,436	18,503	.36	Low
Shelburne	2,002	2,001	-.05	Low
Charlemont	1,149	1,245	8.36	Moderate
Franklin Co.	64,317	69,145	7.51	Moderate
Massachusetts	5,737,093	5,921,603	3.22	Low

Source: U. S. Bureau of the Census.

Colrain's age distribution varies little from that found elsewhere in Franklin County and the Commonwealth of Massachusetts as evidenced in Table 3 below:

**TABLE 3: AGE DISTRIBUTION BY YEAR
TOWN OF COLRAIN**

Age	1970	1980	1990	1995
Under 5	118	118	151	143
5-13	269	235	282	308
14-18	149	150	124	106
19-24	105	122	86	111
25-34	139	241	257	230
35-44	157	181	303	343
45-64	301	305	321	350
65+	182	200	195	193
Total	1420	1552	1719	1784

Source: 1970 U.S. Census; 1980 U.S. Census, and 1990 Preliminary Census

G. LAND AND BUILDINGS

5% of the land in Colrain is used for residential purposes. Less than 1% are under commercial/industrial use. The bulk of the remaining land area, 91%, is under agricultural use, with 729.70 acres under Chapter 61 (Forest), 5,625.76 under Chapter 61A (Agricultural), and 4,379.52 acres under Chapter 61B (Recreational). Approximately 430 acres of land are designated "vacant," but no classification is available as to whether this is developable or undevelopable land.

Alternatives to residential/agricultural land use are approved through special permit only, making it difficult at this time for new industry to locate/relocate in the town, and for small/cottage industries currently within town boundaries to expand.

III. COMMUNITY DEVELOPMENT

A. HOUSING

According to a Community Profile Data Sheet, from a 1985 Small Cities project, Colrain had a population of 1,552, and a total of 534 households living in its 584 housing units. One hundred thirteen (113) of these units were rental units (19%), 471 were owner occupied (81%), and 17 units were vacant. One hundred twelve (112) housing units were considered sub-standard (19%) according to a needs evaluation done in 1985. This study continued to report that almost 50% were low to moderate income households. Housing units were predominantly built before 1939 (65%), and in need of significant improvements due to long-term deferred maintenance.

As of October, 1990, the Assessment/Classification Report shows Colrain to have 668 residential buildings; 597 single-family homes, no condominiums, 40 mobile homes, 14 two-family homes (or duplexes), no three-family homes, and 17 apartments, or groups of apartments. There are several buildings with greater than three units.

A review of permits issued for new housing starts, shows a trend towards a larger number of new housing starts through the 1980's with a leveling off and downtrend by the first half of 1990.

**TABLE 4: NEW HOUSING CONSTRUCTION
TOWN OF COLRAIN, 1980-1990**

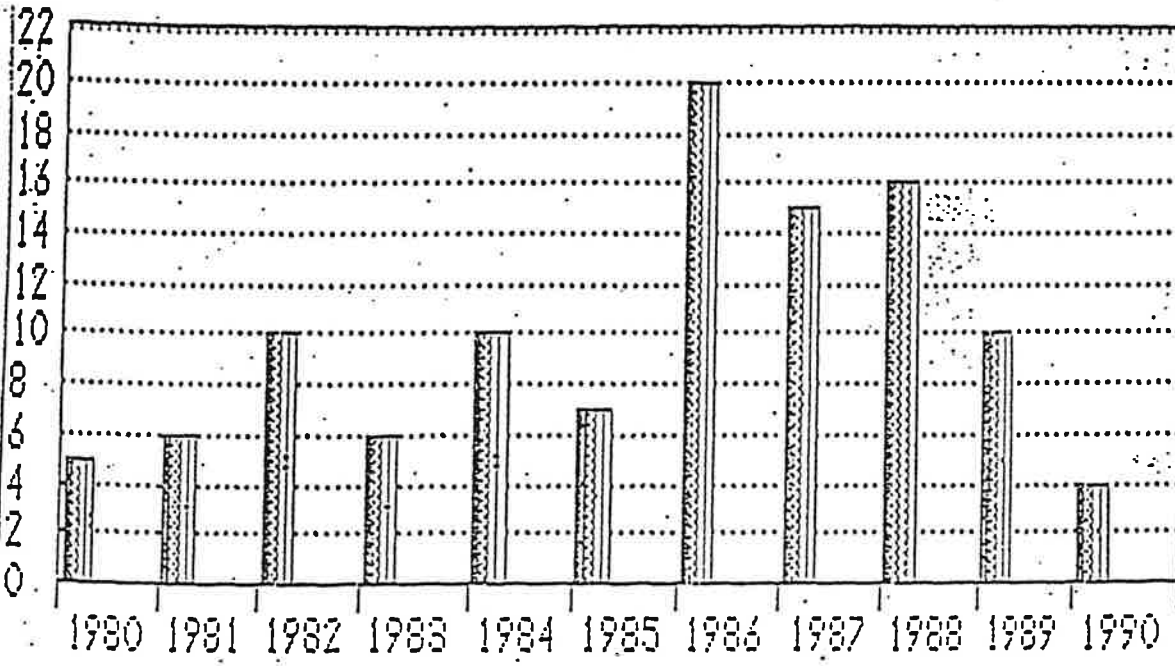


Table 5 presents historic data on housing stock in Colrain and Franklin County from 1980-1990.

Table 5 presents historic data on housing stock in Colrain and Franklin County from 1980-1990.

**TABLE 5: HOUSING STOCK
TOWN OF COLRAIN AND FRANKLIN COUNTY
1980-1990**

	Total Housing Units		% Change
	1980	1990	% Change 1980-90
Colrain	539	668	23.93%
Franklin Co.	23,671	30,102	27.18%
% of County	2.2%	2.4%	

Source: Department of Health

Between 1980 and 1986, the total number of housing units increased at a higher rate in Colrain than in Franklin County overall. It is important to note, however, that Franklin County had the highest statewide rate of housing unit growth (11.22%). Table 6 below shows that while the average price of housing in Colrain is below the county-wide average, the rate at which Colrain's average rose in nine years exceeded that of the county. During the first quarter of 1990, it is reported that, county-wide, average housing prices dropped to \$118,967.

**TABLE 6: HOUSING PRICES
TOWN OF COLRAIN AND FRANKLIN COUNTY
1980-1989**

	Average Sale Price 1980	Average Sale Price 1987	% Change
Colrain	\$34,750	\$109,615	215.44
Franklin County	\$41,684	\$123,384	196.00

During Fiscal Year 1988, Colrain's average property tax of \$904.35 exceeded that of Franklin County's of \$843.86.

B. EMPLOYMENT AND ECONOMY

1. Agricultural Resources

The most predominant features of Colrain are its rugged terrain and its densely forested landscape. In 1971, an analysis of the Town's land use cover types was conducted by Professor William MacConnell's resource mapping group from UMASS using his procedure for developing land use maps from aerial photographs. It was determined that 76% of the town is forested. The amount of forested land has increased by almost 10% since 1951. The forest is basically a mixture of hard and softwoods with a smaller percentage of conifers.

Other significant vegetative cover types in Colrain are found in its agricultural and open lands. Open lands are defined as abandoned fields or orchards, and the right-of-way associated with powerlines. Agricultural and open lands accounted for 21% of the landscape in 1971. A 10% decrease in open lands since 1951 can be attributed to the decline in active farming and the natural succession of field to forest growth.

Lands in Colrain were cleared for subsistence farming in the late 1700's and have passed through various stages of agricultural use. Subsistence farming gave way to sheep in the early and mid-1800's, and then to dairy in the early 1900's. During the first 150 years, most of Colrain was cleared of its forest. In fact today, the roughly 80:20 forest-to-clear ratio inversely mirrors the 20:80 clear-to-forest ratio of the mid-1800's.

Apples emerged as a major crop in the late 1800's, and were mainly used to produce cider and vinegar, although quite a bit of the crop was shipped to the fresh fruit market. By the early 1900's, a significant number were exported to the European market. At its peak in the 1930's, several thousand acres were devoted to apple growing; primarily to supply the Cary Vinegar Mill in Foundry Village. The decline was so dramatic that today the Town has only one major orchard left with under 100 acres of apples. In addition, there is one small orchard re-creating the cider apples of days gone by with the production of hard cider.

Egg and broiler production emerged in the 1920's and '30's. Colrain had three major egg producers as recently as the 1960's. Vegetables, particularly cucumbers and potatoes, were somewhat important agricultural crops in Colrain in the 1940's and '50's. Small scale, and particularly organic vegetable farming, has seen an upswing in Town over the last ten years.

By the late 1800's, dairying emerged as the most important component of Colrain's agricultural economy. From the early days of the family cow, dairying peaked in the 1950's with over 50 milk shippers in Colrain. Milk was shipped to the seven dairy plants operating in Franklin County, and then on to Boston. Today there are seven remaining dairy farmers. They utilize most of the tillable acreage of their predecessors, although they pasture their herds on a smaller percentage of land. In fact, thousands of acres have grown up from pasture to woods. These seven dairies farm over 3000 acres, including forest land.

Colrain's agricultural lands and its farmers are valuable, irreplaceable resources. In addition to the direct economic opportunities the lands present both for current and future production, the presence of working farms and open space enhances the aesthetics of the Town, contributes to the rural quality of life, and provides important wildlife habitats.

In light of a poor economic outlook for dairying and agriculture in general in Massachusetts, and because of escalating development pressure, particularly for new homes in Colrain, the town is in danger of permanently losing its remaining agricultural industry.

With 25+ active vegetable, dairy, and livestock farms, five apple and cider producers, six maple syrup producers, a custom slaughterhouse, and a major roadside market, Colrain can still claim to be primarily an agricultural community. The town is known for its specialty food crops, such as local fruit wines, hard cider, fancy apples, llama breeding stock, and angora goats. Costs of operation, transportation, taxes, and limited sources of labor, place increasing pressure on farmers to sell land, buildings, and farm assets, and ultimately to cease operating. Out of nine Franklin County hill towns, Colrain holds the second largest intensively and extensively farmed acreage.

2. Tourism

While tourism has been an important industry in Franklin County, it has not been significant in Colrain; but this could be different. Colrain is along the corridor traveled by many tourists: Leaf-peepers, skiers, summer vacationers, etc. The orchards and antique shops are a few of the local businesses to benefit from this tourism traffic. There is potential for the development of tourist related businesses.

3. Other Employment

A general occupational profile of Colrain residents from 1970 to 1980 shows that most employment is in the crafts and general labor areas, and the least is in sales and service (Table 7).

TABLE 7: OCCUPATIONAL PROFILES 1970 AND 1980

	Profess. Technical Mangerial	Clerical Support Administrv	Sales	Crafts Operatives Laborers	Service	Ag Forestry Fisheries	TOTAL
1970	88	81	20	275	22	43	529
% of the Total	17%	15%	4%	52%	4%	8%	100%
1980	105	105	52	324	51	57	694
% of the Total	15%	15%	7%	47%	7%	6%	100%

Source: Northern Tier Analysis, Mount Auburn Associates, 1986.

In 1980, of the average 694 Colrain residents employed, 477 (69%) worked locally in Colrain. By 1988, in-town employment had decreased to 422 out of the 860 residents employed. While that figure supports the "bedroom community" theory, it is interesting to note that the number of local business establishments increased nearly threefold in eight years. In 1988, 35 businesses were listed as operating in Colrain; a significant increase from 12 in 1980.

American Fiber & Finishing and Veratec are the two largest employers in Colrain. AF&F employs approximately 225 people in the manufacture of industrial cloth. The cloth is then sold in the United States and abroad. Veratec employs about 50 people in the bleaching of cotton fiber. The fiber is then sold to converting facilities.

The most recent 1991 statistics put Colrain's total labor force at 930, of which 827, or 89.1%, are employed. Information regarding work locale has not been fully assembled at this time.

IV. NATURAL RESOURCES

NATURAL RESOURCE BASE

Natural resources induce various physical and economic restraints on the type of recreation/open space activities which can occur in Colrain. Open space/recreation activities are further influenced by the availability of land and water and the access and locational characteristics of a particular site.

Open space land is readily available in Colrain. Activities which require a large amount of space such as fishing, hunting and hiking are common because of this. Colrain's recreation development potential would not be restricted by the lack of open space land. However, water bodies are less abundant, so that related activities would be less frequent. Consideration of the accessibility and location would also be necessary to determine the number of people it could service.

Activities which would support the Town's recreation/open space objective would include the acquisition or development of existing sites for parks, tennis courts, swimming or picnicking.

A. SOILS

A particular site's development potential is inherently affected by its soil characteristics. Therefore, soil qualities should be a major consideration in the wise planning for Colrain's land resources. The soils of Colrain were predominantly formed in materials deposited by glacial action. The Franklin County Soil Survey has identified and mapped the various soils found in Colrain. The soil survey has also determined each soil's potential to support homesite development, wildlife habitats, agricultural activity, and forest activity.

Several soil types occur extensively throughout the town with certain soil characteristics predominating. The soils in Colrain tend to be very stony and often have ledge or hardpan near the surface. The combination of these stony soils and Colrain's steep slopes makes homesite development difficult.

Rockiness and steep slopes leave some land most suitable for woodland and wildlife habitats. However, the gentler terrain associated with the North River and its, tributaries does contain soil suitable for agriculture and homesite development. The five villages of Colrain are located in this area.

B. AIR QUALITY

Colrain's air quality is generally good because of low population density. It is one of its most attractive and valuable assets. The potential for air pollution, however, is always a factor to contend with, particularly in the more densely settled lower valleys where airborne materials tend to remain trapped. Local threats to air quality include combustion by-products from wood, coal, and oil stoves, fireplaces, vehicular exhaust, and poor forest practices or waste management practices. Air quality is also affected by pollutants from distant sources, including acid precipitation originating in other states.

C. WATER RESOURCES and QUALITY

Colrain, as with other Franklin County towns, is "rich in rivers, but poor in ponds." Many small streams originating in springs or swampy hilltop areas flow down its slopes into the East and West branches of the North River. The North River in turn, flows into the Deerfield near the southern town line. The five villages of Colrain are located along the North River and its East and West branches. The major road systems are also located alongside the river. Additionally, the town is bounded on the east by the Green River. These rivers provide excellent recreational opportunities, primarily fishing and swimming. The annual drop in water levels during the heat of summer however, reduces the availability of good, easily accessible, and safe swimming holes.

Groundwater provides the primary supply of drinking water in Colrain. Bedrock fractures, saturated sand and gravel deposits, and springs are the most common sources of groundwater. Groundwater in rock fractures is highly susceptible to contamination because the organic pollution contained in water does not get a chance to be filtered. Once contamination occurs, therefore, control and abatement are extremely difficult.

The more densely clustered villages of Colrain Center and Griswoldville are served by three municipal reservoirs. Most homeowners, however, are served by private, on-site water sources.

Designation of aquifer protection areas through mapping is one method the State has employed to protect groundwater. An aquifer protection area is a land surface area that encompasses the recharge, collection, transmission, and storage zones for a particular community well or spring.

The predominant surface waters in Colrain include tributaries which feed into the Green River and the North River. The McLeod Pond, located in the Catamount State Forest, is the only pond of significant size in Colrain. The pond is most suitable for fishing, with swimming, but is somewhat restricted by the marshy pond perimeter and poor access which requires a 20 minute hike. In addition, there are numerous beaver ponds, wetlands, farm ponds and fish ponds. These waters serve as a valuable resource for fish and wildlife habitat, fire safety, recreation, and aesthetics. Flood hazard areas are limited, but are found along the North River. Development within flood hazard areas could affect the ability of watercourses to carry runoff, and the safety of buildings and their occupants.

Colrain will maintain good water quality by avoiding the problems often associated with growth and development; heavy erosion and sedimentation. Potential threats to water quality in Colrain include septic system failures, nutrient loading, use of pesticides and herbicides, and road salting.

D. NATURAL AND RECREATIONAL AREAS

A natural area can be described as an area of land or water that, in contrast to the normally encountered landscape, contains unique flora, geological, or similar features of scientific or educational interest. There are essentially three types of natural areas: Geological, hydrological and biological.

Although few threatened or endangered plants or animals have as yet been identified in Colrain, there is a rich diversity of habitats, including ponds, wetlands, rock outcrops, abandoned gravel pits, old fields and roadside.

Scenic Resources

Abundant views and vistas are important scenic features of Colrain. They offer aesthetic pleasure to residents and visitors alike and are part of the community's identity. Roads throughout the town provide enjoyment of the landscape, whether rolling farmland, historic village, or river ravines. The benefits of identifying and prioritizing sites for scenic preservation will be long-term and ensure Colrain's maintenance of its strong "sense of place."

Recreational Facilities

One attraction for living in Colrain is the easy access to recreational activities that are made available by Colrain's spacious natural environment, such as, hiking, fishing, snowmobiling, and hunting among others. Despite abundant opportunities for outdoor recreation on private land, there are few public recreational facilities in Town. Against the standard of five acres of land per 1,000 residents, Colrain obviously does not have a land deficiency. However, as discussed in Section V, additional conservation measures could be warranted. This may be achieved through stricter land use regulations or by utilizing critical resource areas such as floodplains for recreation. These areas may be obtained through acquisition or by easements. Such actions would meet the present deficiency of public recreation facilities in Colrain.

The provision of recreation facilities is necessary in order to satisfy recreation demands. The Open Space Plan for Franklin County (Herr, 1971), states that expected recreation demands should be satisfied by supplying facilities within easy reach of home. This type of recreation demand does not include overnight trips, and focuses on those facilities usually publicly provided. At the least, the following land-based recreation would include: Organized athletics, informal field games, hiking, biking, riding, snowmobiling, skiing, sledding, tobogganing, skating, picnicking, and hunting. Water-based recreation would include swimming, boating and fishing. Other recreation needs include elderly centers, teen centers, indoor organized recreation, and fairgrounds.

There are presently five recreation sites in Colrain. This includes Colrain Central School, H.O. Cook State Forest, Catamount State Forest, Catamount Sportsman Club, Inc., and Sunrise Farms. The latter organizations are private and require a membership fee. The other public lands do not provide facilities for swimming, picnicking or bicycling, the most popular activities in Franklin County.

Additionally, the State Forests are characterized by limited access ways. The Colrain Central School is ideally located, but only has a ball field and basketball court. While there is one private pond available to residents in Foundey Acres, most of the residents use informal swimming spots. This situation is particularly restrictive to special needs persons, including elderly, handicapped, and young people in the Town. Such informal facilities also present safety hazards, as access to these sites is often located off of busy roads. Townspeople are also concerned that their children have no swimming facility available where they can learn how to swim properly.

E. FISH AND WILDLIFE RESOURCES

Colrain has a good supply of forest game, consisting of white-tail deer, bear, white hare, bobcat, coyote, racoon, fox, fisher, squirrel, ruffed grouse, turkey, and other animals of the forest or forest edge. There is a lot of potential for these forests to support higher populations of these game animals.

Colrain is characterized by a mix of conifer-deciduous woodland and open agricultural land. Deer and turkey hunting are popular recreational activities. Mink, otter, raccoon, beaver and muskrats and other furbearers are also numerous along the many streams and brooks and their attendant forest environment.

The many brooks and streams in Colrain provide a significant fisheries resource. These streams contain some native brook trout. McLeod Pond in Catamount State Forest is particularly good for warm-water fishing. Streams in the immediate vicinity are stocked by the Division of Fisheries and Game and provide excellent trout fishing. All other stream fishing is done on private lands by permission of the landowner.

There is virtually no pond water in Colrain except for a few beaver ponds or flowage. Beaver flowage offer some trout fishing in the initial flowage years, but deteriorate with age and become unsuitable for trout as water areas expand and shade cover disappears.

The flourishing fish and wildlife of Colrain indicate a favorable natural environment. Each spring the Green River and the East Branch of the North River are stocked with brook and rainbow trout. This annual stocking is supplemented by natural reproduction in the fall when the trout move upstream to spawn. Brown trout has not been stocked since 1989, though they are encountered in the lower reaches of the Green and North Rivers.

The deer herd in Massachusetts is critically dependent upon the availability of sufficient winter browse in undisturbed areas which are commonly known as deer yards. Deer yards can be completely destroyed, or their carrying capacity greatly reduced by some of the activities of man. Activities of primary concern are housing, recreational and industrial development, highway construction, all-terrain vehicles and snowmobiles, and logging operations.

Colrain is part of a core area that contains a viable breeding population of black bear. Because this animal has a very wide home range, habitat protection efforts are often best addressed on a regional rather than a local level. Towns, however, can help to preserve bear habitat by discouraging the fragmentation of large tracts of land, protecting wetlands, and protecting critical fall feeding areas, such as beech stands.

F. FOREST RESOURCES

The forests of Colrain are similar to those in much of the Northern Berkshires of Massachusetts and the Green Mountains of Southern Vermont. The present forests of Colrain are of three types. The most common forest stands are those that have grown back on land that was severely logged during the 1950's. These woodlots have a large amount of very poor quality timber of low commercial value, with red maple, beech and hemlock comprising as much as 75% of the total time volume. This forest type represents about half of all the land in Town.

The second forest type in Colrain is the young "first generation" forest found scattered around town growing in pastures and farms that have been abandoned since the Depression. In some instances these have become valuable pure pine forests with much of the timber nearing commercial size. More common though, are the gray birch, red maple and aspen stands that can be found on or around every farm in Town. These woodlots often have an excellent potential if managed properly, but the period of waiting for a financial return is very long. This is often some of the first forest land to be subdivided or developed. The first generation forest represents less than 20% of the Town.

The third type of forest is the rarely found older mature forest, scattered throughout the Town, under individual private ownerships. These woodlots are often over 100-years-old and represent what nearly all of Colrain would have look like if timbering in the mid-nineteenth century, and the 1950's, had never occurred. The timber on these lands is generally very high in quality and extremely valuable.

G. EARTH AND MINERAL RESOURCES

A search for additional sources of glacial aggregate should start with a survey of other areas of Colton soil, since the most successful gravel pits in Colrain are found in this soil series.

V. MUNICIPAL NEEDS

A. PUBLIC SCHOOL SYSTEM

In a 1987 study performed by the Northeast School Development Council (NESDEC), Colrain Elementary School enrollment projections for year 1989-90 fell short of the actual enrollment by 19 students. The 9% difference reflects a population boom incurred by both a rise in the local birth rate, and the influx of new, young families to Colrain during the past five years. The disparity between the projections and actual enrollment, coupled with existing overcrowded conditions and tenuous state budget matters, makes for nothing less than a grim education picture for Colrain.

TABLE 8: SCHOOL CAPACITY AND ENROLLMENT

School	Enrollment Capacity	Actual	Projected	Full Capacity		
		1980	1985	1990	1995	1998
Colrain Central School	NA	176	191	210	NA	NA
NA						
Mohawk Trail Regional						
High School	725	807	770	718	870	970 99%(1990)
Colrain Students	133	126	131	157	165	('97)
Franklin County Technical						
School (Colrain Students)	24	33	22	14	18	20

Built in 1953, the Colrain Central School was designed to serve 240 students. However, state law mandating special needs classrooms and other changes reduced that capacity. "Inadequate in every category," is how the Central School facilities are described as a result of the 1987 NESDEC study. Despite the addition of two modular classrooms in 1989 which did relieve some of the pressure caused by overcrowding, the lack of a gymnasium has added to already weighty transportation costs as students are bussed to and from physical education classes and special events at the sorely-in-need-of-repair Memorial Hall. Cafeteria overcrowding has prompted safety concerns. And, birth rates in the 1980's alone suggest an imminent increase in the student population of another 5% to further exacerbate spacial constraints.

TABLE 9: COLRAIN BIRTH RATE, 1983-1990

1983	1984	1985	1986	1987	1988	1989	-August 1990
31	21	26	22	27	15	28	6

The Mohawk Trail Regional High School, serving the towns of Ashfield, Buckland, Charlemont, Colrain, Hawley, Heath, Plainfield, Rowe, and Shelburne, fares no better as overcrowding and funding cuts persist as the significant challenges for the future. From 1980 through 1990, Colrain students represented nearly 20% of the high school student population. Though already overcrowded, conservative estimates based on current elementary enrollments put the high school well over capacity by the mid to late 1990's. While no solution has been reached, options range from building an addition onto the existing school, to the creation of a separate middle school.

Per pupil expenditures in 1988-89 showed that Colrain ranks in the lower half relative to state averages. For all-day programs, Colrain's expenditures of \$3244 per pupil was well below the Massachusetts average of \$4526. Colrain's per pupil expenditure for integrated operating costs of \$4157, compared to the state average of \$4677, ranks it 238 out of 351.

TABLE 10: 1988-89 VERBAL AND MATHEMATICS S.A.T. SCORES

Area	Verbal	Mathematics
Colrain	449	468
Massachusetts	432	473

While the percentage of graduating seniors attending college has increased gradually in the last five years, the number attending four-year colleges has decreased. An increase is shown in the choice to attend two-year and community college programs.

TABLE 11: PERCENTAGE OF MOHAWK GRADUATES ATTENDING COLLEGE

Class	Four-Year	Two-Year
1986	39%	17%
1987	28%	25%
1988	34%	21%
1989	33%	28%

Of those who attend two-year programs, two-thirds will probably attend Greenfield Community College.

Teacher and administrative salaries are below or even with the state average. More lucrative salaries have recently drawn away a couple of key system employees. In 1989, salaries ranged from an entry-level \$19,442, to \$35,000 annually.

B. PUBLIC SAFETY

Police

Colrain is currently served by one three-quarter time Police Chief, and one Police Lieutenant. Four or five volunteers are considered "on-call" in situations requiring backup. Police service in neighboring towns of equivalent size and population, seems to mirror that of Colrain. Colrain is not a part of the County Police dispatch, though calls can be made to police in neighboring towns for assistance as a part of the Mutual Aid Pact. As the town grows, the police service will be stressed.

Fire and Emergency Services

The Fire and Ambulance services are a part of the county dispatch system. Colrain is served by one chief and fifteen volunteers who are paid on an "on-call" basis. There are four fire service vehicles, and an ambulance was purchased in 1991. Between seven and nine E.M.T.'s are available on an "on-call" basis. Because Colrain is a part of the Mutual Aid Pact, these E.M.T.'s are called upon if a new ambulance is needed in adjacent smaller towns such as Heath.

C. PUBLIC UTILITIES AND SERVICES

Colrain Center

Colrain Center's water supply, generally reliable and available in good quantity, recently suffered a setback which resulted in "boil-water" orders being issued by the District Engineer to the fifty households in the water district. It was surmised that construction along the Greenfield Road may have impeded the steady flow of spring water to the usually full reservoir, resulting in low water levels with unusually high bacterial counts. The likely solution to this dilemma will be the reopening of two wells located north of Route 112. This action will necessitate new and more expensive stainless steel filtering systems required by state health regulations.

The reservoir served nearly 50 households with three commercial users. The demand, though not individually metered, ran to approximately 17,000 gallons per day. It was reported that when the "boil-water" order was issued, use was reduced in one day, to 13,000 gallons. The water was treated by a proportionately driven injector with a 12.5% chlorine solution.

It is projected that district use will not increase by more than five households before the year 2,000. It is conceivable, however, that demand would change in the event of commercial development, and that planning for that event would be in the best interest of the water district.

Griswoldville

The 25-foot deep, 30-year old well, serving 45 households, is located approximately 75 feet from Call Road. The water is tested once a month by a certified engineer, and remains untreated. Its pump, which runs constantly, has a 65-gallon-per-minute capacity. During lengthy dry or hot spells, restrictions have been placed on water use when the well level drops 12 inches. No new use is projected for the near future.

At this time, 15.78 acres around the well is owned by the water district, with the nearest building located 700 feet away. The Department of Environmental Protection (DEP) has recommended the construction of a secondary well and holding tank.

Shattuckville

Thirty households and two commercial establishments in Shattuckville are served by the 42-foot deep, Shelburne Fire District, well, located in Colrain on Call Road. 5% of the total water pumped goes to Colrain residents, translating to a use of approximately 10,000 gallons per day. When originally dug, the well capacity was 250-gallons-per-minute (gpm). It is currently pumping in the vicinity of 150 gpm. Ideally, a new well will be dug within the next three years to increase that capacity to 350 gpm.

The water is currently treated with a 12% chlorine solution.

Since 1982, a moratorium has been placed on additional services hooking into the well. It is projected that the moratorium will be lifted if and when a new well is dug. Water costs will rise from the current \$.80 per 100 cubic feet to defray the costs of improvements.

Currently no protective zoning exists around this valuable aquifer. The tentative site of the future well, for instance, does not at this time meet DEP standards for a 400 foot radius of undeveloped land. The purchase of additional land for protection by the water district would also be reflected in an increase in water rates.

VI. COMMUNITY POLICIES, AND STRATEGIES FOR IMPLEMENTATION

A. HISTORICAL PRESERVATION POLICY

1. The remaining signs of Colrain's history should be preserved for future generations as a valuable record of its cultural identity.
2. The original historic and architectural character of the Colrain Town Center and small village centers and rural landscapes should be protected from the adverse effects of incompatible or insensitive development.

3. Historic sites and structures which are eligible for inclusion in the Massachusetts or National Registry of Historic Places should be protected whenever possible.
4. Destruction or alteration of historic resources or their surroundings is discouraged. Rehabilitation and adaptive reuse of historic resources is encouraged.
5. Citizen involvement in the identification of historic resources is encouraged. Private owners of old homes should be encouraged to document the history of their homes and preserve them as much as possible, particularly those structures or districts eligible for the Massachusetts or National Register of Historic Places.
6. The study of local history and architecture in the Colrain schools is encouraged.

HISTORICAL PRESERVATION IMPLEMENTATION STRATEGY

1. The Town shall make use of the Colrain Historical Society as a source of information and as a repository for old Town records and any other materials relating to the history of the Town.

Memorial Hall shall be renovated to insure its continued availability as a community building;

- The Colrain Center Townscape Plan shall be implemented;

- The Planning Board and Colrain Historical Commission shall investigate the establishment of a local Historical District to protect Colrain's historical resources.

2. The Town shall conduct a survey of historic resources including archaeological sites taking into account the following factors:
 - a. The compatibility of adjacent or nearby land uses with the appearance and use of the historic resource;
 - b. The threats to the integrity of the historic resources;
 - c. The potential for improvements, or use of the historic resources.

3. The Historical Society and Commission members shall publicize their activities as broadly as possible, using the local papers and other media.

B. GROWTH POLICY

1. The Town shall control future residential growth;
2. Growth in Town shall be planned so as to maintain fiscal stability, particularly with regard to schools and the Town's infrastructure;
3. The Town shall pursue public and private land acquisition strategies as a growth control measure;
4. The Town shall advocate that enabling legislation for impact fee assessments be passed by the state legislature.

GROWTH IMPLEMENTATION STRATEGY

1. The Planning Board shall explore Phased Growth Bylaws and other growth control measures;
2. The citizens of Colrain shall investigate the possibilities of forming a non-profit, Town-wide land trust for acquisition;
3. The Selectmen should appoint a committee to develop a Capital Facilities Plan;
4. The committee responsible for developing a Town Building Plan shall also consider developing a methodology for implementing an Impact Fee system for development in Colrain;
5. The Long-Range Planning Committee shall prepare a build-out analysis to detail the limits of growth.

C. ROAD POLICY

1. No development shall occur on roads without adequate access for vehicular traffic and emergency vehicles.
2. Existing roads should receive adequate funding to keep them in the best possible condition.
3. Subdivision standards should include provisions to insure that any new roads that are built will be adequate for vehicular and emergency vehicle access.
4. Driveways shall be constructed so that they provide adequate sight distance and intersect with the road in such a way as to maximize road safety.

ROAD IMPLEMENTATION STRATEGY

1. A committee should be appointed by the selectmen to identify all of the roads in town, and to work to discontinue those no longer in use.
2. The Highway Department and selectmen should implement a pavement management system to help the town prioritize road expenditures and maximize efficiency.
3. The Planning Board should update the town subdivision regulations.
4. The Planning Board should draft a driveway bylaw.

D. HOUSING POLICY

1. The Town encourages the provision of safe, sanitary, energy efficient, and attractive housing which meets the varied needs of Colrain's existing and future residents, and which respects the physical limitations of the land.
2. The development of housing shall be coordinated with the adequate provision of public utilities, facilities and services.
3. Wherever appropriate to the capability of the land, development in areas designed for residential housing may employ cluster planning.

4. New housing shall be situated to preserve the natural aspects and protect the natural resources of the site.

HOUSING IMPLEMENTATION STRATEGY

1. The Town shall investigate potential means of encouraging the development of additional low and moderate income housing in order to ensure that the residents of Colrain are guaranteed quality affordable housing.
2. The Planning Board shall investigate cluster housing bylaws;
3. The Board of Health shall explore alternatives for public sewer and water in the center of Town;
4. The Planning Board shall explore the possibility of a mandatory affordable housing bylaw.
5. The Town shall work with the Regional Housing Authority to develop elderly housing in the center of town.
6. The Board of Health should explore alternatives for public sewer and water in the center of Town.
7. The Planning Board should explore the possibility of a mandatory affordable housing bylaw.

E. COMMERCIAL/INDUSTRIAL DEVELOPMENT POLICY

1. Any commercial and industrial development shall adequately control its wastes, relate satisfactorily to existing land uses, and avoid traffic congestion.
2. Commercial and industrial development shall not jeopardize the community's cultural, natural or aesthetic resources and must account to the Town for direct municipal costs.
3. Adequate vegetative buffers shall be maintained between commercial/ industrial development, and non-commercial/industrial lots.
4. All commercial/industrial development shall provide adequate landscaping and safe pedestrian and vehicle access.

5. The Town may permit small, light industrial development which provides stable employment opportunities.
6. Industrial developments shall not produce excessive noise, noxious, or hazardous discharge into the air, water or soil; release radioactive materials or electromagnetic emissions of significance; or cause excessive burdens on Town facilities, especially facilities for the proper disposal of liquid or solid waste.

COMMERCIAL/INDUSTRIAL DEVELOPMENT IMPLEMENTATION STRATEGY

1. The Planning Board shall work on amending the existing zoning bylaws to accommodate commercial and industrial growth while protecting important Town resources.
2. The Selectmen should work to coordinate all the boards in town involved in permitting commercial and industrial development to streamline the process and provide developers with site and permit information designed to expedite the time necessary to locate a facility in town.
3. The Town should work with neighboring communities to explore ways in which the towns can share both the costs and benefits of economic development activities.
4. The EDIC shall interview non-governmental sources of expertise (UMASS, the agricultural community, local businesses, etc.) and public and private land development interests to determine what would make Colrain attractive to economic development interests, beyond the issue of re-zoning.

F. AGRICULTURAL POLICY

1. Development shall utilize non-agricultural or marginal agricultural land to the fullest extent possible before potentially permanently developing the best agricultural soils.
2. Development shall be limited in scale and location so as to minimize conflicts with activities normally associated with agriculture.

3. The Town shall Encourage a full range of agricultural activities.

AGRICULTURAL IMPLEMENTATION STRATEGY

1. The Town shall encourage the passage of measures such as the proposed Dairy Bill to raise farm incomes for Massachusetts farmers to levels similar to their commuter neighbors.
2. The Town shall consider passing a transfer tax on all real estate sales to be used exclusively for assistance in the purchase of development rights of prime agricultural lands which are proposed to be removed from Chapter 61.
3. Compatible zoning laws, such as Cluster housing by-laws, shall be enacted to encourage development off prime agricultural lands and help to maintain open space.
4. The Town shall establish agricultural incentive areas to protect farmland.

G. NATURAL RESOURCE POLICIES AND IMPLEMENTATION STRATEGIES

Air Quality Policy:

Any development or activity which degrades air quality in any part of the Town is discouraged.

Air Quality Strategy:

1. Encourage catalytic converter installation in woodstoves.
2. Enforce trash burning bylaws.

Water Supply Policy:

1. An available supply of potable water sufficient to meet anticipated needs is a prerequisite of any new development within the Town.

2. New wells shall not adversely affect or overburden any previously existing well or water system.

Water Supply Strategy:

1. Water conservation measures shall be applied in all new construction.
2. Any aquifer protection areas identified by state mapping shall be protected from contamination by surface activities to ensure an adequate clean drinking water supply.

Streams, Ponds and Wetlands Policy:

1. The natural course, condition, or function of water courses and stream banks shall not be changed permanently except for necessary crossings by adequate bridges or culverts designed to minimize impact on the streams.
2. Undisturbed vegetation buffers shall be maintained along the banks of surface waters.
3. Ponds or wetlands shall not be significantly modified.
4. Drainage, or raising of water levels by dam or berm shall be permitted only after the Town is satisfied that it is justified and not harmful.
5. Every effort shall be made to utilize natural drainage. Small upland streams and swales shall not be rerouted or enclosed in culverts.
6. Because of the scenic beauty of the Green River, hydroelectric power shall only be considered when water and geological conditions allow for its practical, economic implementation. Any hydroelectric facilities shall be limited in height, width and number so as to provide the least conflict with the scenic beauty of the river.
7. Wetlands shall not be dredged, filled, or otherwise altered without a determination from the Conservation Commission.

Streams, Ponds, and Wetlands Strategy:

1. The Town Conservation Commission shall explore a townwide wetlands protection bylaws.
2. The Planning Board shall explore river protection bylaws.

Flood Hazard Areas Policy:

1. Flood hazard areas shall be reserved for agriculture, recreation, or other purposes which do not significantly impair the land's ability to handle flood waters.
2. Any development within a flood hazard area shall not restrict or divert the flow of flood waters.
3. All construction within flood hazard areas shall be discouraged to insure the health, safety and welfare of the public during flooding.

Flood Hazard Areas Strategy:

1. The Conservation Commission and the Planning Board should work together to develop floodplain bylaws.
2. Incorporate a floodplain section with the Conservation Commission's Wetlands Protection Bylaws.

Natural Areas Policy:

1. Colrain shall strive to protect natural areas. Acquisition of significant areas by gift or purchase is encouraged.
2. Wetlands shall not be dredged, filled, drained, flooded or otherwise altered.
3. All natural areas identified above shall be maintained in their natural condition and adequately protected. Public access shall be provided, if appropriate.
4. When development is proposed to occur near a natural area, an adequate vegetated buffer strip shall be maintained between the development and the area.

5. Any identified threatened or endangered plant or animal species shall be protected.

Natural Areas Strategy:

1. The use of recreational vehicles (except snowmobiles) in Catamount shall be eliminated.
2. The public roads in the Catamount recreation area shall be discontinued and/or abandoned.
3. Barriers shall be installed at the entrances to roads to prevent use by ORVs.

Recreation Policy:

Several strategies shall be utilized to meet the open space and recreation needs of Colrain:

1. Emphasize public investment in development rather than acquisition. In case of "outside" agency (state) acquisition, quite possible acreage shall be released for private development and taxation to offset any additional acquisitions.
2. Rely upon private development as much as is feasible. Use regulations and easements, rather than ownership wherever possible.
3. Give highest functional priority to water-based recreation.

Recreation Strategy:

1. Encourage the state to upgrade the state-owned recreational facilities in Town including Catamount and Cook Forest by limiting the use of recreational off-road vehicles, maintaining trails for hiking, cross-country skiing, snowmobiles, and promoting other passive uses.
2. Maintain the existing Town-owned recreational facilities.
3. Explore the possibilities of developing a public swimming facility in Town.

Fish and Wildlife Resources Policy:

1. Habitat of threatened, endangered, and economically significant fish and wildlife species shall be protected.
2. Any disturbance that may impact on deer wintering areas and bear range shall receive state and local review.
3. The maintenance of contiguous tracts of woodland and/or open land unbroken by development shall be encouraged. Clustering development activity may be an important concept to land use planning efforts.
4. In considering proposals for development in the North River area, due consideration shall be given to its possible adverse impact upon the deer yards which surround or are close to Route 112 throughout its entire length in Colrain.

Fish and Wildlife Resources Strategy:

1. Identify environmentally sensitive areas via the Massachusetts Natural Heritage Program and the Deerfield River Watershed Association.
2. The Conservation Commission and Planning Board shall encourage and participate in designating areas of critical environmental concern.
3. Consideration shall be given to revising septic system standards when they apply to areas in close proximity to streams.
4. Bylaws shall be developed for local environmental site plan review to ensure proper protection of parcels considered optimum wildlife habitat.

Forest Resource Policy:

1. Development which substantially interferes with the forest potential and productivity of forest soils shall be discouraged.
2. Proper forest management practices shall be encouraged. Timber harvesting practices shall minimize all adverse environmental impacts, particularly unnecessary damage to young forests. Commercial harvesting shall follow a professionally prepared management plan.

3. Timber harvesting activity shall not have the effect of degrading any of Colrain's prominent views.
4. Private owners of smaller forest parcels shall join or create cooperative associations for efficient forest management.

Forest Resource Strategy:

1. Colrain has a very small percentage of the total forest in Chapter 61. It would benefit the Town to encourage landowners to enroll in the Program.
2. Private owners of smaller forest parcels shall join or create cooperative associations for efficient forest management.

Earth and Minerals Policy:

1. Earth and mineral resources shall be protected and their removal regulated so as to make maximum use of the Town's resources over time, and to minimize damage to Colrain's natural and scenic resources.
2. Extraction shall be planned to minimize noise and adverse impacts on public highways, aesthetics, surface waters, air quality, adjacent properties, and the character of the area.
3. All proposals for extraction shall include a site rehabilitation plan.

Earth and Minerals Strategy:

1. A search for additional sources of glacial aggregate shall start with a survey of other areas of Colton soil, since the most successful gravel pits in Colrain are found in this soil series. Should a source be found, the Town shall then consider public acquisition.
2. The Planning Board shall draft an Earth Removal bylaw.

Energy Conservation Policy:

1. The use of on-site or locally obtainable renewable energy sources (hydro, solar, wood, biomass, geothermal, wind) shall be encouraged as long as such use is consistent with policies of this Town Plan.
2. The Town shall encourage maximum conservation of electricity and promote its use in applications where it functions most efficiently, such as lighting, motor operation, and certain industrial processes.
3. All new construction shall be designed and built to be energy efficient. Development shall be sited in areas with characteristics most suitable for maximum energy conservation, including southern orientation and slope, and protective wind barriers.

Energy Conservation Strategy:

1. Encourage the Building Inspector to become more familiar with energy efficient design so that s/he can advise prospective builders.
2. Consider the construction of a bridge that will allow safe and efficient foot traffic between the Colrain School and Memorial Hall Gymnasium.
3. Use the construction or remodeling of any Town-owned structures as demonstrations of energy-efficient design for townwide educational value.

Scenic Resources Policy:

Colrain, whose rural character and vital sense of self, rely on some of the most striking natural vistas in the state, should ensure the protection of this resource.

Scenic Resources Strategy:

1. Route 112/Greenfield Road shall be maintained as an agricultural/scenic corridor.
2. Utility equipment, signs, etc., shall be sited as carefully as possible to minimize scenic view interruption. Scenic easements can limit disruption in order to preserve views deemed unique and valuable.

H. MUNICIPAL COORDINATION POLICY

Increased intra/inter-municipal coordination will result in efficient information and resource sharing.

MUNICIPAL COORDINATION STRATEGY

Quarterly or biannual all-board meetings in Colrain and regularly scheduled communication with neighboring Towns will facilitate improved local and regional coordination.

VII. ACTION PLAN

The following is a summary of the previous sections that identifies the principal actors and describes the actions needed to implement this plan.

A. SELECTMEN ACTIONS

1. The Selectmen should appoint a committee to develop a Capital Facilities plan.
2. The Selectmen should work to coordinate all boards in town involved in permitting commercial and industrial development to streamline the process and provide developers with site and permit information designed to expedite the time necessary to locate a facility in town.
3. The Selectmen shall work with the highway department to implement a pavement management system.
4. The Selectmen should appoint a committee to identify all the roads in town and to work to discontinue those no longer in use.
5. The Selectmen should develop a strategy to enforce trash burning bylaws.
6. The Selectmen should eliminate the use of recreational vehicles (except snowmobiles) in the Catamount area.
7. The Selectmen should discontinue and abandon the public roads in the Catamount recreation area.
8. The Selectmen should install barriers at the entrances of the roads to Catamount to prevent use by ORVs.

9. The Selectmen should encourage the state to upgrade the state-owned recreational facilities in Town.
10. The Selectmen should maintain the existing town-owned recreational facilities.
11. The Selectmen should explore the possibilities of developing a public swimming facility in town.
12. The Selectmen should encourage the building inspector to become more familiar with energy efficient design so that he or she can advise prospective builders.
13. The Selectmen should coordinate the scheduling of quarterly or biannual all-board meetings among the boards in town, and work to improve communication with nearby communities.

B. PLANNING BOARD ACTIONS

1. The Planning Board and the Historical Commission shall investigate the establishment of a local Historical District to protect Colrain's historical resources.
2. The Planning Board shall explore Phased Growth Bylaws and other growth control measures.
3. The Planning Board shall work on amending the existing zoning bylaws to accommodate commercial and industrial growth while protecting important Town resources.
4. The Planning Board shall explore river protection bylaws.
5. The Planning Board shall update the subdivision control regulations, including those promoting solar orientation.
6. The Planning Board shall draft a Driveway Bylaw, cluster housing bylaw, mandatory affordable housing bylaw, agricultural incentive areas, aquifer protection bylaws, river protection bylaws, (delete single listing), floodplain bylaws, environmental site plan review, and earth removal bylaws.

7. The Planning Board shall identify environmentally sensitive areas via the Massachusetts Natural Heritage Program and the Deerfield River Watershed Association, and participate in designating areas or critical environmental concern.

C. LONG-RANGE PLANNING COMMITTEE ACTIONS

1. The Long-Range Planning Committee shall prepare a build-out analysis to detail the limits of growth.
2. The Long-Range Planning Committee shall develop a Town building Plan that includes the implementation strategies included in the Town Center Plan, and develop a methodology for implementing an Impact Fee system for development in Colrain.

D. BOARD OF HEALTH ACTIONS

1. The Board of Health should investigate cluster housing bylaws.
2. The Board of Health should explore alternatives for public sewer and water in the center of Town.

E. HISTORICAL COMMISSION ACTIONS

1. The Historical Commission shall publicize their activities as broadly as possible, using the local papers and other media.

F. EDIC ACTIONS

1. The EDIC shall interview non-governmental sources of expertise (UMASS, the agricultural community, local businesses, etc.) and public and private land development interests to determine what would make Colrain attractive to economic development interests, beyond the issue of re-zoning.

G. CONSERVATION COMMISSION ACTIONS

1. The Town Conservation Commission shall explore a Town-wide wetlands protection bylaw.

2. The Town Conservation Commission shall investigate the possibilities of forming a non-profit, Town-wide land trust for acquisition.
3. The Town Conservation Commission shall apply water conservation measures in all new construction.
4. The Town Conservation Commission shall protect any aquifer protection areas identified by state mapping from contamination by surface activities to ensure an adequate clean drinking water supply.
5. The Town Conservation Commission shall develop floodplain bylaws.
6. The Town Conservation Commission shall incorporate a floodplain section in their Wetlands Protection Bylaws.
7. The Town Conservation Commission shall encourage the state to upgrade the state-owned recreational facilities in Town including Catamount and Cook Forest by limiting the use of recreational off-road vehicles, maintaining trails for hiking, cross-country skiing, snowmobiling, and promoting other passive uses.
8. The Town Conservation Commission shall maintain the existing Town-owned recreational facilities.
9. The Town Conservation Commission should explore the possibilities of developing a public swimming facility in Town.
10. The Town Conservation Commission should identify environmentally sensitive areas via the Massachusetts Natural Heritage Program and the Deerfield River Watershed Association.
11. The Town Conservation Commission shall encourage and participate in designating areas of critical environmental concern.
12. The Town Conservation Commission shall revise septic system standards when they apply to areas in close proximity to streams.
13. The Town Conservation Commission shall develop a local environmental site plan review to ensure proper protection of parcels considered optimum wildlife habitat.

14. The Town Conservation Commission shall encourage landowners to enroll in the Chapter 61 Program.
15. The Town Conservation Commission shall protect earth and mineral resources and regulate their removal so as to make maximum use of the Town's resources over time, and to minimize damage to Colrain's natural and scenic resources.

H. CITIZEN/PRIVATE ACTION

1. Citizen involvement in the identification of historic resources is encouraged. Private owners of old homes should be encouraged to document the history of their homes and preserve them as much as possible, particularly those structures or districts eligible for the Massachusetts or National Register of Historic Places.
2. The citizens of Colrain shall investigate the possibilities of forming a non-profit, Town-wide land trust for acquisition. Commercial/Industrial Development.
3. Private owners of small forest parcels shall join or create cooperative associations for efficient forest management.

PUBLIC BUILDINGS AND ROADS

An essential focus for the Town of Colrain relative to the preservation and management of our public buildings and roads, is to design a plan for ongoing maintenance and upkeep. If we are to preserve the character of this Town and encourage controlled commercial development, then Colrain should have a maintenance and management plan that schedules regular maintenance of our public buildings and roads, rather than waiting until repairs become a necessity. The Town needs to consider the costs for such a plan, and begin researching funding opportunities. A great many of these needs can be initially met by implementing the Study that was conducted by C.T. Male Associates, Inc.

In 1979, C.T. Male Associates was commissioned to conduct a study of Colrain. Contained here are the findings and recommendations that resulted from that Townscape Plan Study.

A Steering Committee was organized to participate in this study by helping to guide C.T. Male in responding to the community's needs and objectives. As a result, C.T. Male devised a plan that is intended to preserve the rural character of the village and guide the inevitable visual change in a positive way.

TOWN HALL/METHODIST CHURCH - It is recommended that the Town Hall be moved to the Methodist Church, and a second floor added. The Methodist Church is consistent in building materials to other institutional buildings, and its location in the center of Town is appropriate for a Town Hall. Ample parking could be provided if an agreement with two abutters was reached on using their land for parking during the day.

The existing Town Hall and garage building could be sold and adapted for commercial use. The Town garage might relocate into a new building adjacent to the firehouse.

This area of Colrain, along Route 112, just north of the center, is one of the few areas where commercial expansion could reasonably take place.

CHANDLER'S STORE - Chandler's Store services the community with a variety of necessary goods which could only improve by continuing to expand on this use. C.T. Male's recommendations for improving on the appearance of the store, are:

- A. Reduce the amount of asphalt in front of the building and replace a portion of it with grass and a bench, or with a flush bricked area with a bench;
- B. Move the gas pumps in from the road allowing the edge of the road to be defined by a sidewalk and some grass.

OLD COMMUNITY CHURCH - This Church must have a professional structural analysis and a cost estimate prepared for minimal rehabilitation. This building should be saved and every effort should be made to preserve it, as soon as possible. In order for this to be accomplished, the entire community needs to regard this structure as an integral part of their identity with the character of Colrain. Thus, it should be viewed as an architectural resource that is special to the Town.

Three alternatives have been considered for this building. The outcome and future of the building depends on the results of the structural analysis and the economic reality for rehabilitation. The alternatives are:

- A. The original Church structure would be rehabilitated and a new wing added. The Church would continue to function as the Colrain community Church. This is a difficult option because the addition would have to be handicap accessible to the second floor which would require an elevator. The new wing would also have to extend out into the open, Town-owned space, toward where the Inn used to be.
- B. Sell, swap or donate the Church to the Town or to a private developer, and build a new Church up and behind the present one. This option could involve a land swap or sale with the Town as the new Church would be sited on Town land. Parking for the new and existing Churches could be easily coordinated. More funding would be available to rehabilitate the building and parking area if the old Church was publicly owned. However, the new Church would need a variance from the Town with regard to frontage.
- C. Raze the Old Community Church and build a new Church up and behind the old Church. This option would open up the site now occupied by the old Church but would also require a sale or swap with the Town.

C.T. Male recommends "Alternative B," and additionally that the Town maintain ownership of the parking area. Ideally, a private developer could rehabilitate the old Church, public funds could improve the parking, and the sale of the existing Town Hall could help rehabilitate the Methodist Church into a Town Hall.

At present, the Town of Colrain has slated the Old Community Church for demolition. Perhaps C.T. Male's recommendations should be carefully reconsidered before demolition, in deference to the preservation of a historic building.

GRISWOLD MEMORIAL LIBRARY - This building has no evident structural problems, appears to be in very good condition, and only needs routine maintenance.

MEMORIAL HALL - Memorial Hall is structurally sound, but needs repairs. The Veterans of Foreign Wars would like to use the building, but their activities require a lot of support parking. If the library parking area was increased, it would help support group activities at Memorial Hall.

OLD GENERAL STORE - This building is currently in residential use, and is in need of considerable repair; structurally, its support systems, e.g. septic, and aesthetically, both directly to the building and its landscaping.

The owner would like to convert this building into a restaurant on the first floor, and provide living quarters for its manager on the second floor. This proposal is widely supported within the community in anticipation of increased economic revitalization to the village center.

TIN SHOP - Repairs are needed to the roof drainage system, and its external appearance needs improvement. It has been recommended that the porches be removed to make the building more attractive, but also to improve visibility through the intersection. It has been suggested that this building should be used for office or rental space.

ELDERLY HOUSING - There has been an expressed need to site four to eight elderly housing units near the center of Colrain. The project identified four potential sites:

1. Behind the Griswold Library;
2. In the lot east and adjacent to the library;
3. Behind the historic Pitt House;
4. Adaptive re-use of the parsonage and Methodist Church.

Building codes for elderly housing projects make new construction preferable to adaptive re-use. Nonetheless, the Methodist Church was considered because of its proximity to the village center.

The Pitt House site, owned by the Town and managed by the Colrain Historic Society, would have been a good choice for siting new elderly housing behind the existing house, but a deed restriction appeared to prohibit new construction.

The site adjacent to the library is privately owned. A single family home and a barn exist on the site. These buildings display some historic significance, but are presently in disrepair. The land behind the buildings appears to be low and wet, catching the drainage off Colrain Mountain that rises behind and above.

The site behind the library became the preferred location for future elderly housing by the Steering Committee. A small parking lot that supports the library is located in this area. The land stretches back for about one hundred forty feet allowing ample units. Further expansion of elderly housing might be possible towards the adjacent lot to the east if that lot becomes available. Elderly housing in this location makes sense, especially if the nearby Memorial Hall remains available for community use.

ROADS AND WALKWAYS

The Town Common is an open, grassy, triangular patch with one tree, a veterans marker and a few shrubs. The function as a central green has been lost. Automobiles have dictated the shape and use of this area, reducing it to more of an obstacle in the road than an area to pause where people can gather and vehicles can be slowed down and directed through the intersection with caution. This area has too much pavement and not enough green space. There is an opportunity for the Town to expand the Town Common, and accommodate vehicular traffic safely and efficiently.

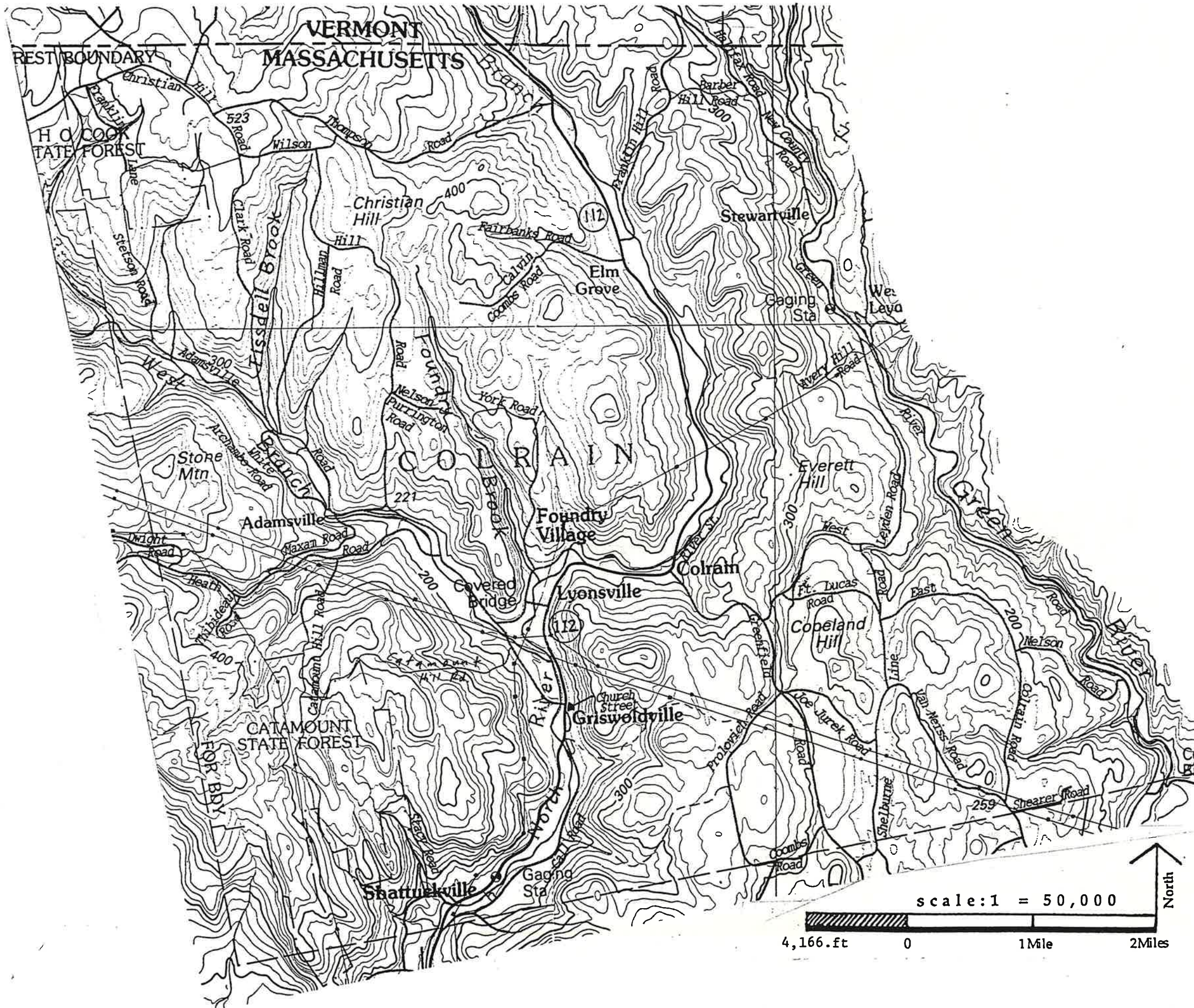
As the level of activity increases in the Village Center, the potential conflict between pedestrians and vehicles will also increase. Safety measures must be constantly considered when making physical changes to Colrain Center. Yellow blinking lights should be installed at appropriate places on Greenfield Road (the approach from the south) and on Route 112 (the approach from the north). In addition, a road material change should be installed in a band across the full road width at the Greenfield Road approach to further alert travelers to slow down upon approaching the Village Center. These requests should be

formally made the State form the Board of Selectmen, but they should be supported by petitions from the residents and input from local representatives.

C.T. Male recommends that the present intersection layout be modified (as shown on the five and ten year goal plans). The Route 112 shunt that passes in front of the Old General Store and the Tin Shop is dangerous and unnecessary for efficient circulation and should be removed. The Town needs to take the initiative to do this as soon as possible.

The granite curb recently installed in front of the Old Community Church as a part of the Greenfield Road improvements should be continued down to the corner of Chandler's Store and the small street that runs parallel and south of Chandler's. The new curb will help define the road edge preventing further erosion and improve the appearance of this area significantly.

New sidewalks should be put in place along the south side of Route 112 beginning at the Post Office and running through the Center, finally connecting to the Central School across the river just north of the Village Center. Besides providing for the basic safety and welfare of all the residents, the new sidewalk visually links all the Town elements together and encourages people to physically participate in the vitality of the Village area.



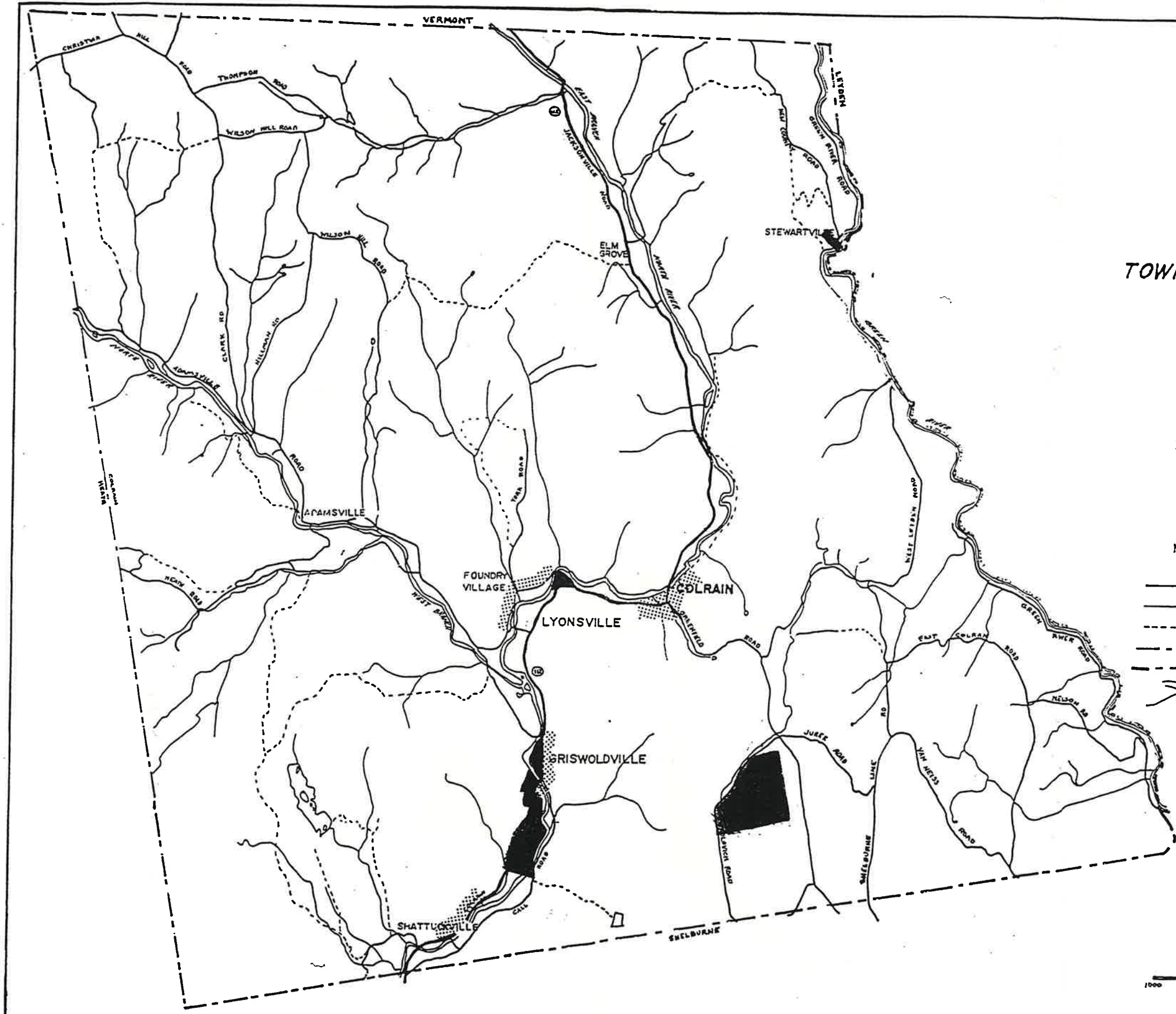
Topographic

Town of Colrain Master Plan



Prepared by the Franklin County Planning
Department and the Colrain Long-Range
Planning Committee

November, 1990







ZONING MAP OF THE TOWN OF COLRAIN

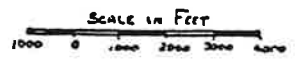


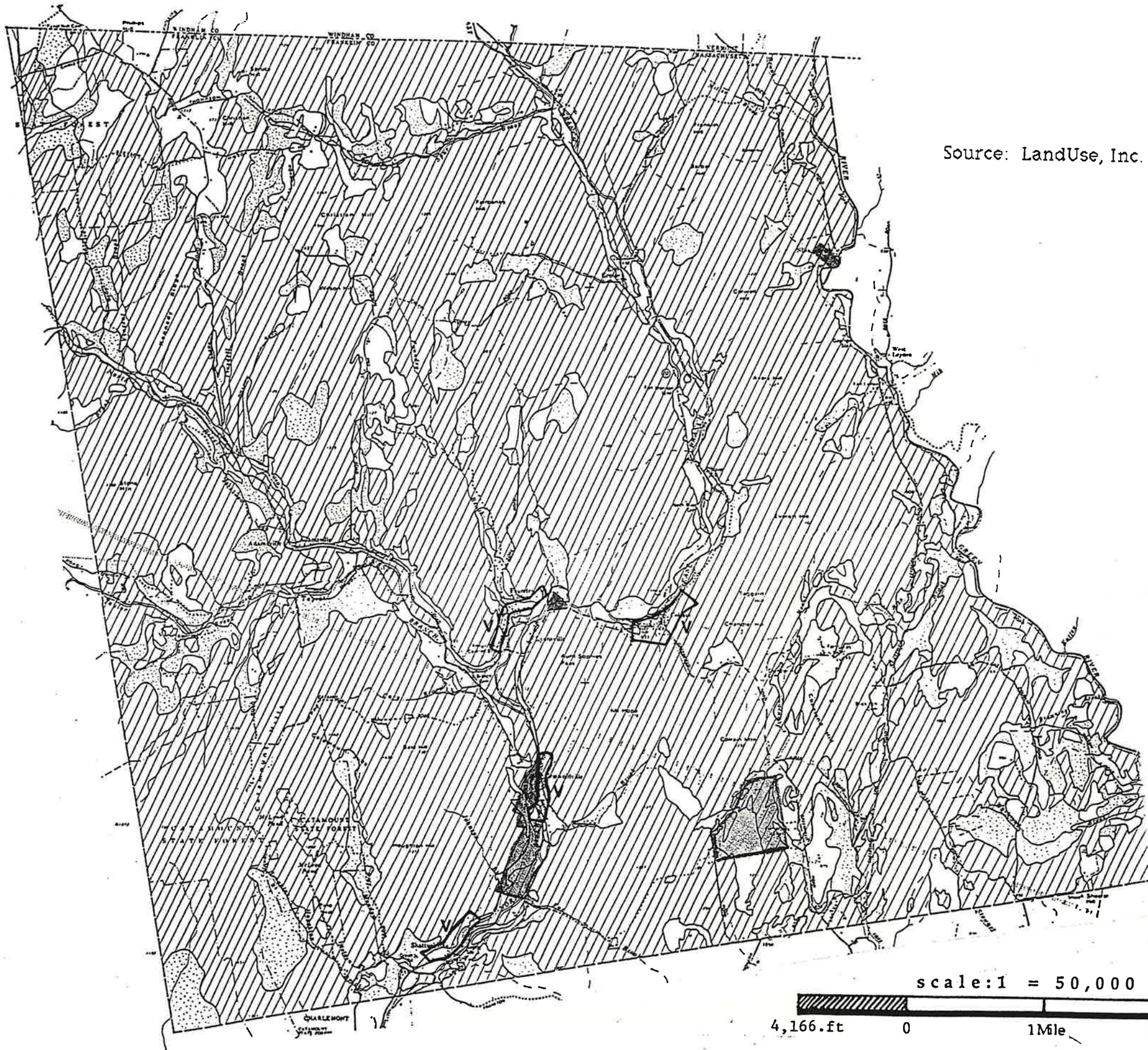
Zoning Legend

-  VILLAGE AREAS
-  INDUSTRIAL AREAS

Map Legend

-  STATE NUMBERED ROAD
-  MAJOR LOCAL ROAD
-  MINOR LOCAL ROAD
-  TOWN BOUNDARY
-  STATE LINE
-  STREAM






Source: LandUse, Inc. 1987

Development Suitability

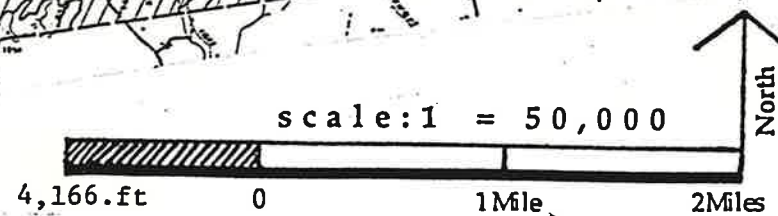
LEGEND

-  **Developable**
(<15% Slope)
-  **Developable**
(15% - 25% Slope)
-  **Undevelopable**
(>25% Slope, Wetlands,
Severe Soil Limitations)
-  **Village Zoning**
-  **Industrial Zoning**

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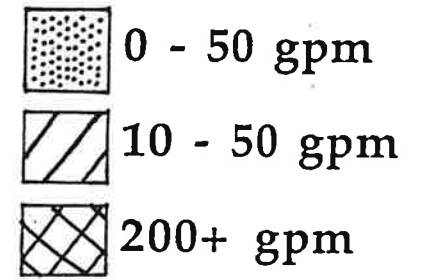
November, 1990



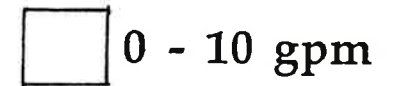
Potential Unconsolidated Aquifers

LEGEND

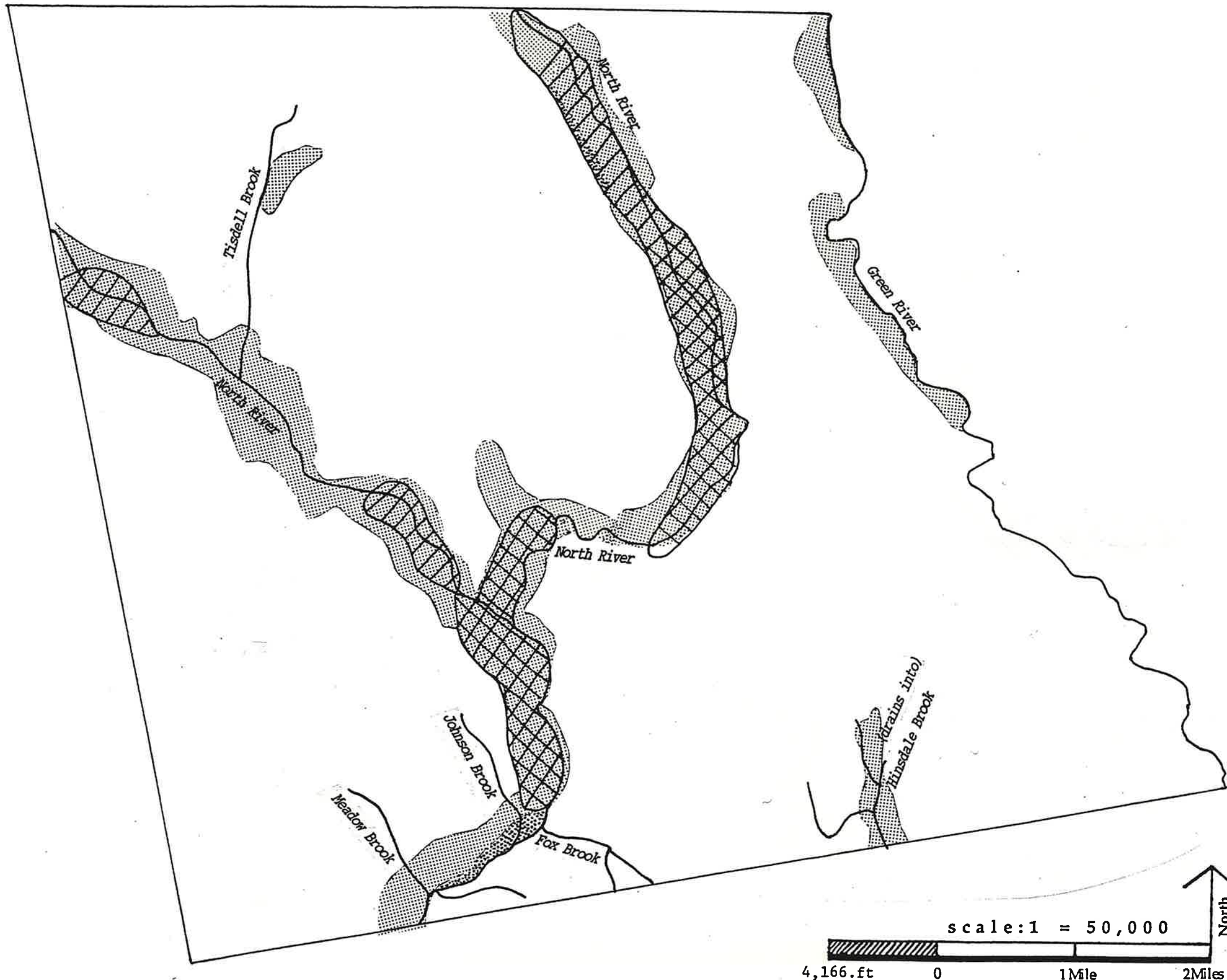
Sand and Gravel



Till



*gpm = gallons per minute



Town of Colrain Master Plan




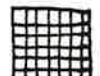
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Agricultural Lands

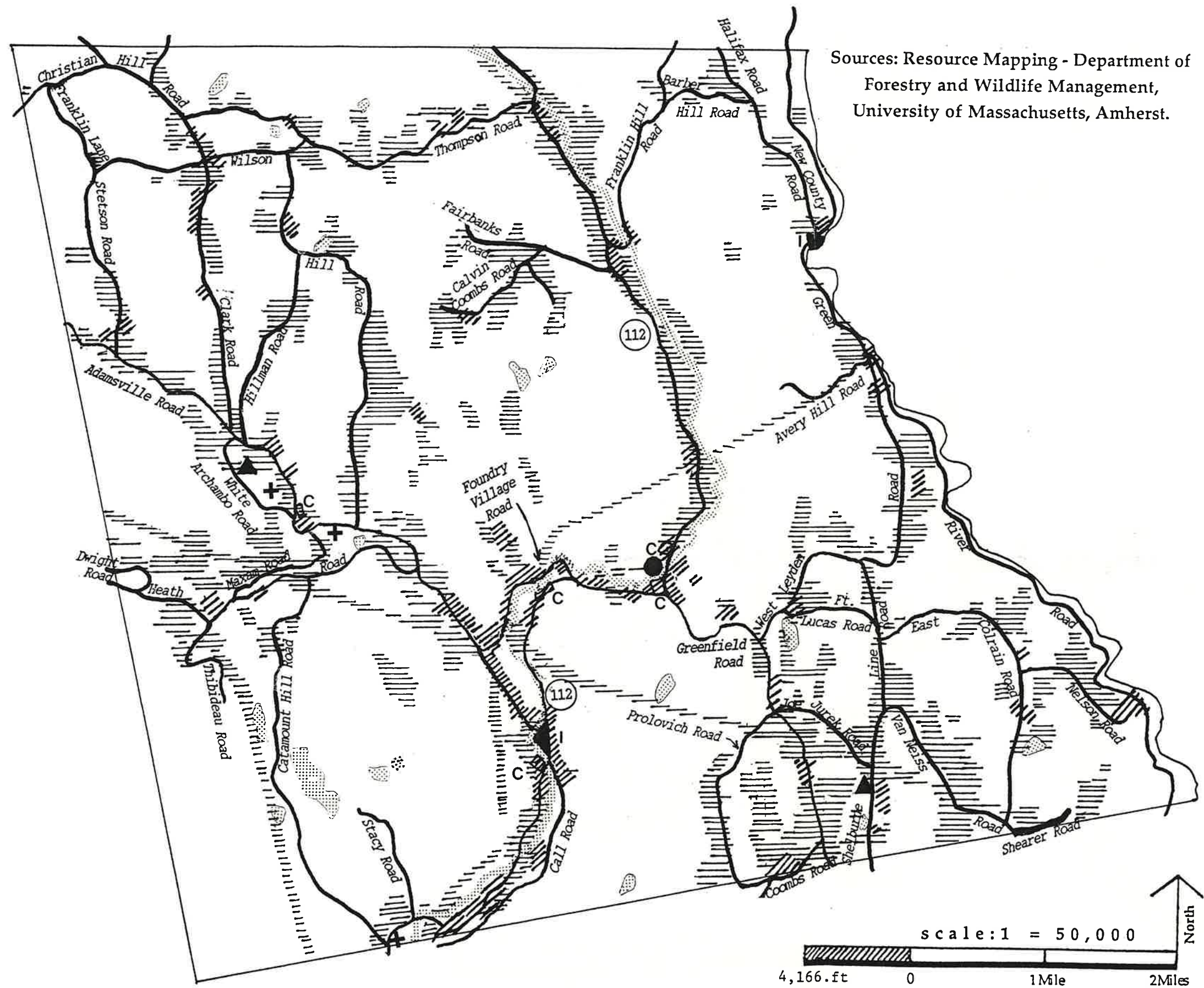
LEGEND

-  Cropland
-  Pastureland
-  Woody Perennials
-  Open Lands

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Sources: Resource Mapping - Department of Forestry and Wildlife Management, University of Massachusetts, Amherst.

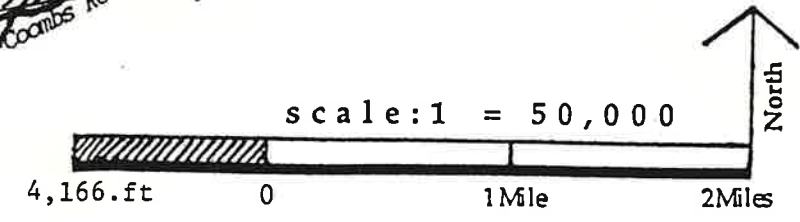
Land Use

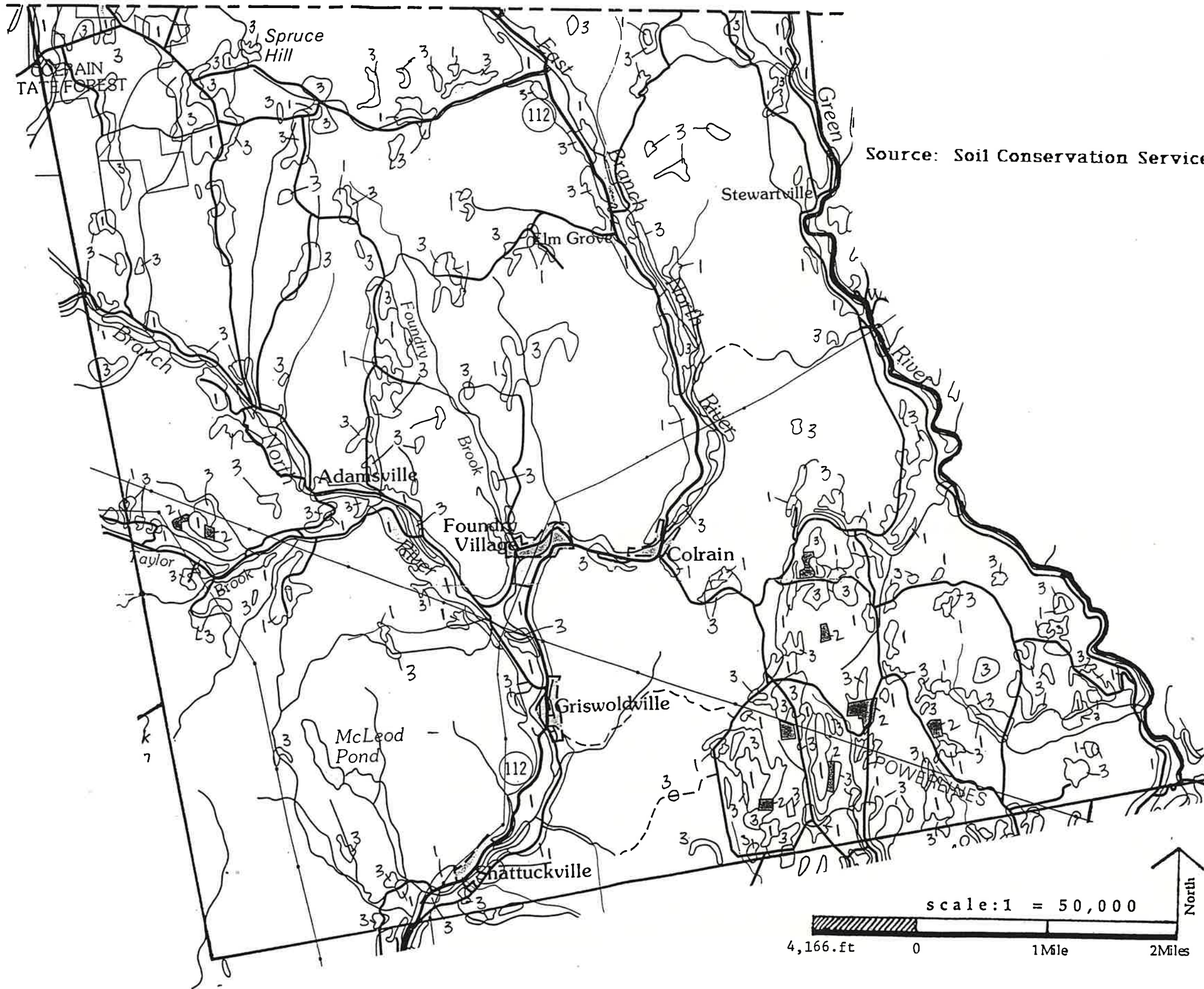
-  Industrial
-  Commercial
-  Residential
-  Agricultural
-  Forest
-  Wetlands
-  Mining
-  Waste Disposal
-  Outdoor Recreation

Town of Colrain Master Plan

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November, 1990





Source: Soil Conservation Service, 1979

Farmland Soils

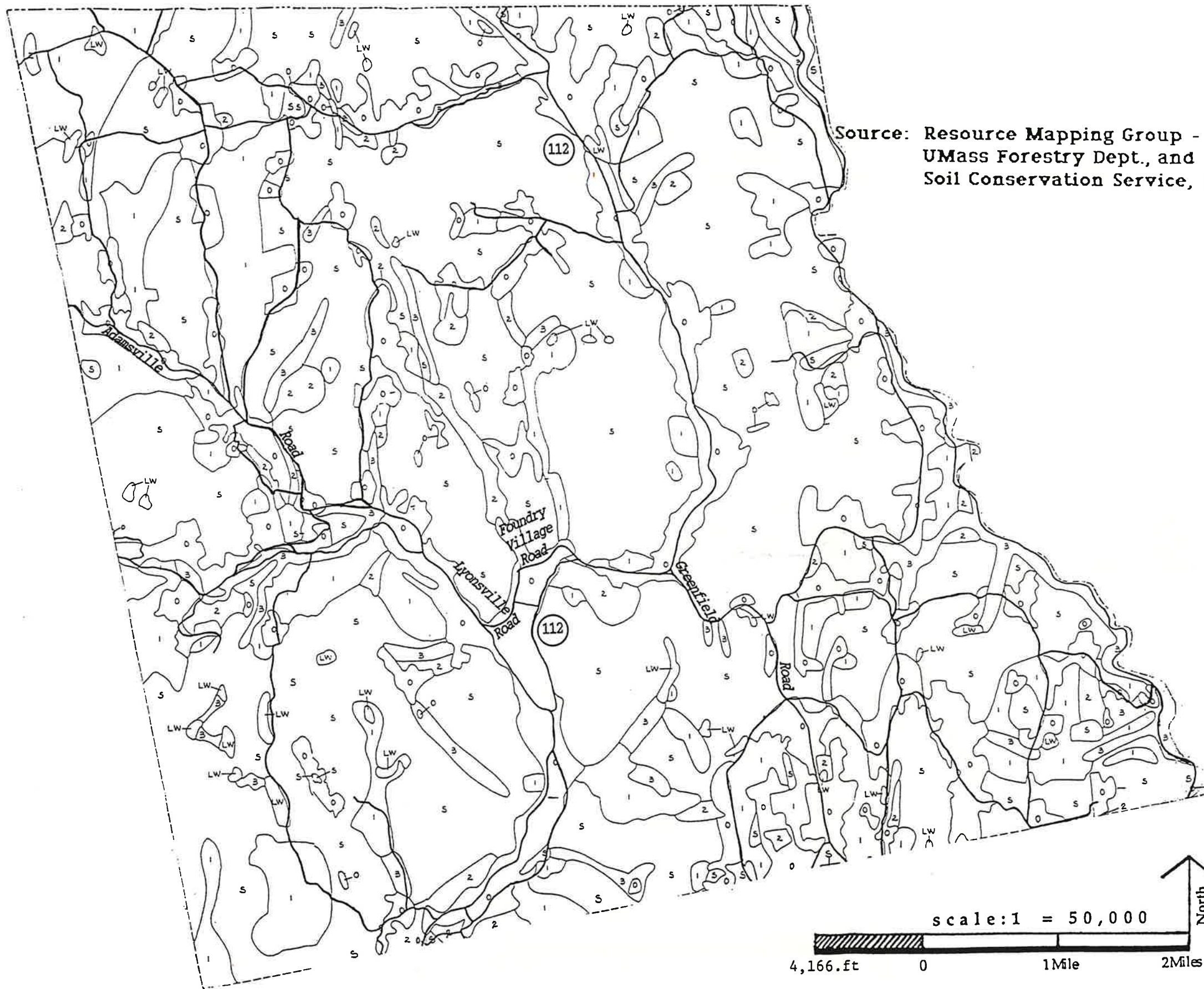
LEGEND

- 1 Prime Farmland
- 2 Unique Farmland
- 3 Farmland of Statewide Importance

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Source: Resource Mapping Group -
UMass Forestry Dept., and
Soil Conservation Service, 1985

Forestland Soils

LEGEND

- 1 Prime I
- 2 Prime II
- 3 Prime III
- S Statewide Importance
- L Local Importance
- U Unique Timberlands
- O Other: Non-Forestland
* A "W" suffix on any category indicates wooded wetlands

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