

Berkshire County Economic Development Sites Strategy

2014

Executive Summary

Berkshire County has struggled economically since the 1970's when a series of layoffs and closures began to impact the region. With a continued population decline, the retirement of baby boom generation and the lack of educated and skilled young adults in their 20's and 30's, the region looks to continue the economic struggles it has seen over the last 40 years. In order to reverse the trend, economic development is necessary. Numerous studies have been conducted over the last 40 years to attempt to attract new businesses to the area, with little success. This report reviews sites throughout the county for economic development and finds that there is a lack of large commercial and industrial sites in the region. Many of the sites that are zoned for commercial and industry have environmental or geologic limitations, making them unrealistic for development. There are a number of sites that are available for development and already have buildings on them, but the buildings tend to be old and run down and would require significant investment before they could be considered usable.

Methodology

Using the latest GIS data that had been unavailable for previous studies, sites were identified throughout the region based on a variety of factors. The initial selection removed floodplains, wetland resource areas, river protection areas and slope over 5% from the entire county. The remaining layer was intersected with parcels and any parcel that was already developed, was protected or had less than 3 acres of buildable land was removed. This resulted in 3,762 parcels in the county that meet the basic requirements. These resulting parcels were then compared to zoning and resulted in only 91 parcels that were zoned for commercial or industrial use.

A second analysis was done to existing developments by selecting any commercial or industrial building based on assessors use codes that was at least 10,000 square feet in size. Properties that ranged from 3,000 to 10,000 square feet were then manually reviewed to determine if any of these should be included based on inaccurate size information. The use codes were then used to further refine the list of potential properties by looking only at distribution, office, manufacturing or similar uses and excluding retail, automotive, utilities, mining or similar uses. This resulted in 266 additional parcels that were potentially available.

The results of these two analysis were then combined and manually reviewed. Existing buildings that were occupied as well as vacant parcels where the developable land would be a challenge to build on were removed. Additional items were examined as well, including proximity to water and sewer infrastructure and proximity to major roads. As part of the manual review, areas that were known to be targeted by the local municipality for commercial or industrial development but had been removed

during earlier analysis were added back in (ex. Sheffield Industrial Park does not have water or sewer, but is prioritized by the town for development). The list of potential parcels were then sent to the local communities for their review. At the conclusion of this process, 152 parcels totaling 1,373.1 acres, of which 710.97 acres are buildable, as well as 2,609,033 square feet of existing building space were considered as potential development sites.

A number of the sites do not meet the above criteria, but they are sites that are important for the community’s redevelopment and are therefore included. Many of the sites with existing buildings do not have enough buildable space for a new building, but are sufficient for renovation of the existing building.

The final parcels were then grouped into 68 sites, or adjacent areas that had common characteristics. These sites and member parcels are presented in Table 1 Berkshire County Industrial Sites Inventory and shown on Map Series 1 Sites. There are also known sites that are not included on this list that could be suitable for development provided the municipality or developer wanted to significantly expand and upgrade infrastructure to the site (ex. West Stockbridge Truck Plaza would need major expansion of the municipal water system to become a suitable site according to the above criteria).

Conclusion

The region overall has 66 sites covering 132 properties and 1,696.3 acres, however only 693 acres of that are buildable.

	Properties	Total Acres	Buildable Acres	Primary Target
Buildable Land > 3 acres	43	1023.6	395.9	New Industry
Buildable Land < 3 acres	41	141.4	62.1	Local Industry
Significantly Developed / Underutilized	48	531.3	235	Redevelopment / Infill
Total	132	1696.3	693	

There are 43 individual properties that exceed 3 acres of undeveloped buildable land, totaling 395.9 acres of buildable. These are the properties that are more likely to attract new industry to the region.

Only 10 properties have over 10 acres of developable land. The small number of these sites severely limits the regions ability to attract new businesses to the area.

Site	Address	Community	Buildable Acres
Pittsfield Airport	Tamarack Road	Pittsfield	34.7
River Road	River Road	Clarksburg	33.6
Pittsfield Road	36 Pittsfield Road	Lenox	31.8
Schnopp/Roberts	899 South Street	Dalton	23.5
Van Deusenville	Van Deusenville Road	Great Barrington	22.6
Housatonic Street	Stone Ledge Road	Lenox	17.9

GE/PEDA	Woodlawn Ave	Pittsfield	16.6
Airport	Tamarack Road	Pittsfield	16.1
Pittsfield Road	Pittsfield Road	Lenox	13.7
Pittsfield Road	Pittsfield Road	Lenox	10.3

The remaining 41 buildable properties are less than 3 acres, but are adjacent to other properties, making them over 3 acres in total. These total of 62.1 acres of buildable land. This second set of properties are more likely to attract smaller, locally grown businesses.

The last 48 properties all are developed properties that are currently unused or underutilized. While they have significant amounts of buildable land, the vast majority of these properties have older mills that need major renovation. This group of properties would most likely attract smaller industries and expansion of existing industries with significant financial resources to renovate the facilities. Within these properties there are 2,664,878 square feet of vacant industrial site in the region, however almost all of it needs significant investments for renovations to meet the requirements of industry today.

For all 132 properties, there are certain properties that are priorities over others. There are 18 vacant properties that are priorities for new development and 23 developed properties that are priorities for redevelopment.

Priority Sites for New Development

Site	Address	Community	Buildable Acres
Print Works Drive	Print Works Drive	Adams	2.8
Schnopp/Roberts	Off Elaine Ave	Dalton	5.1
Schnopp/Roberts	899 South Street	Dalton	23.5
Van Deusenville Road	Van Deusenville Road	Great Barrington	22.6
Quarry Hill	160 Quarry Hill Road	Lee	6.34
Pittsfield Road	36 Pittsfield Road	Lenox	31.8
Curran Highway	Curran Highway	North Adams	8.97
Brown Street	Brown Street	North Adams	4.42
Pittsfield Airport	Tamarack Road	Pittsfield	34.7
Pittsfield Airport	Tamarack Road	Pittsfield	16.1
GE/PEDA	111 Silver Lake Boulevard	Pittsfield	7.8
GE/PEDA	Woodlawn Ave	Pittsfield	7.0
GE/PEDA	Woodlawn Ave	Pittsfield	16.6
Stearnsville Park	15 Betnr Industrial Dr	Pittsfield	4.3
Stearnsville Park	15 Betnr Industrial Dr	Pittsfield	4.9
Technology Drive	Technology Drive West	Pittsfield	4.3
Technology Drive	Technology Drive West	Pittsfield	3.2
Sheffield Industrial Park	87 Sheffield Business Park – East Stahl Road	Sheffield	4.1

Priority Sites for Redevelopment

Site	Address	Community	Building Size (sq. ft.)
10 Harmony	10 Harmony Street	Adams	127,922
5-7 Hoosac	7 Hoosac Street	Adams	182,790
Howland Ave	115 Howland Avenue	Adams	179,082
Stationary Mill	63 Flansburg Avenue	Dalton	70,547
Searles Bryant	79 Bridge Street	Great Barrington	82,501
Columbia-Greylock Mills	715 Columbia Street	Lee	189,670
Columbia-Greylock Mills	157 Columbia Street	Lee	242,585
Eagle Mill	73 West Center Street	Lee	195,151
Niagra Mill	2 Mill Street	Lenox	26,965
121 Union St	121 Union Street	North Adams	157,807
1470 Massachusetts Ave	1470 Massachusetts Avenue	North Adams	66,730
234 Union Street	234 Union Street	North Adams	243,704
Cariddi Mill	506 State Road	North Adams	237,784
Curran Highway	1600 Curran Highway	North Adams	100,800
1685 West Housatonic	1685 West Housatonic Street	Pittsfield	29,784
Downing	40 Downing Parkway	Pittsfield	28,544
Downing	Downing III	Pittsfield	28,544
Downing	74 Downing Parkway	Pittsfield	36,850
East Street	1530 East Street	Pittsfield	0
East Street	1644 East Street	Pittsfield	17,250
Pittsfield Plaza	434 West Housatonic Street	Pittsfield	105,411
Technology Drive	10 Conte Drive	Pittsfield	138,744
Steinerfilm	983 Simonds Road	Williamstown	49,839

Overall, the region will have trouble attracting new companies or providing suitable land for expansion of existing companies. The lack of significantly sized vacant parcels zoned for commercial and industrial development is a major concern for attracting new development. There is a large amounts of land that is suitable for economic development, but the land is zoned residential and thus unavailable. The age, capacity and location of the current water, sewer and gas infrastructure is also a detriment to attracting or expanding businesses. For example, West Stockbridge has a number of large parcels that are zoned for economic development, however they are over a mile away from any existing infrastructure and thus are not suitable for many businesses. In addition, the significant amount of vacant buildings requiring significant investment for redevelopment is another hurdle the region faces. Without investment in the vacant properties, many will continue to deteriorate and be unsuitable for any sort of development within a decade.

Table 1. Berkshire County Industrial Sites Inventory

Municipality	Group	Priority	Site Address	Property ID	Developed	Vacant Land	Zone	Acres	Buildable Acreage	Building Size	Site Significantly Developed *	Constraints			
												Slope > 5%	River Protection Area	Wetland Resource Area	Floodplain
Adams	10 Harmony	X	10 HARMONY ST	0041150000000880	X		I	5.4	1.0	127,922	X	X	X	X	
	5-7 Hoosac	X	5 HOOSAC ST	0041120000000121	X		I	1.5	1.1	42,399	X		X		
			7 HOOSAC ST	0041120000000122	X		I	6.5	3.3	182,790	X		X	X	
	97 Commercial		97 COMMERCIAL ST	0041190000002710	X		C	0.9	0.9	15,930	X				
	Armory		89 PARK ST	0041130000000980	X		C	0.7	0.0	29,539	X				
	Back Row		11 GROVE ST	0041210000000350	X		I	0.8	0.3	30,350	X		X		
			13 GROVE ST	0041210000000340	X		I	0.6	0.0	12,400	X		X	X	
	Howland Ave	X	387 OLD COLUMBIA ST	0041020000000090		X	I	6.0	3.8	5,535		X			
			115 HOWLAND AVE	0041020000000260	X		I	11.8	5.6	179,082	X			X	
			160 HOWLAND AVE	0041020000000360	X		C	3.7	2.6	10,272				X	
			0 HOWLAND AVE	0041030000000030		X	C	1.2	0.5	0				X	
			0 HOWLAND AVE	0041030000000040		X	I	2.6	2.7	0					
	0 HOWLAND AVE		0 HOWLAND AVE	0041030000000050		X	I	3.0	3.0	0					
	Old Stone Mill		2 GROVE ST	0041220000000410	X		C	1.2	0.1	28,880	X		X	X	
	Print Works Drive	X	0 PRINT WORKS DR	004107000000089H		X	I	2.9	2.8	0				X	
	Specialty Minerals		0 HOWLAND AVE	0041040000000110		X	I	0.7	0.6	0					
		1 HOWLAND AVE	0041040000000120		X	I	0.6	0.6	0						
		267 COLUMBIA ST	0041040000000130		X	I	0.8	0.8	0						
		265 COLUMBIA ST	0041040000000140		X	I	0.1	0.1	0						
		0 COLUMBIA ST	0041040000000150		X	I	0.9	0.9	0						
0 COLUMBIA ST		0 COLUMBIA ST	0041040000000160		X	I	3.0	2.9	0		X				
Clarksburg	River Road		0 RIVER ROAD	0632060000000270		X		52.0	33.6	0			X		
	Middle Road		80-110 MIDDLE ROAD	06320900000002110		X		10.0	7.0	672		X	X		
Dalton	Crane		0 SOUTH ST	118-70		X	I2	9.8	3.8	0			X		
	Schnopp/Roberts	X	0 OFF ELAINE AV	124-9		X	I1	9.9	5.0	0			X		
		X	899 SOUTH ST	227-37		X	I-1	38.0	23.5	2,964		X	X		
	Stationary Mill	X	63 FLANSBURGH AV	108-152	X		B2	3.1	3.1	70,547	X				
Great Barrington	21 Van Deusenville Rd		21 VAN DEUSENVILLE RD	1130270000000140	X		R2	7.6	6.6	6,700		X			
	851 Main Street		851 MAIN ST	113038000000012E		X	B2	8.7	3.2	0		X	X		
	Neenah Paper		0 PARK ST NORTH	1130070000000300		X	I	72.0	7.4	0		X	X		
	Searles Bryant		79 BRIDGE ST	11301900000001390	X		B2	3.1	1.1	82,521	X	X	X		
	Stockbridge Road		0 STOCKBRIDGE RD	1130360000000301		X	B2	27.9	1.9	0		X	X		
	Van Deusenville	X	VAN DEUSENVILLE RD	1130260000000290		X	I	22.6	22.6	0					
Lanesborough	14-20 Williamstown Road		20 WILLIAMSTOWN RD	101 42	X		B	5.1	1.3	12,755	X	X	X		
			14 WILLIAMSTOWN RD	102 36	X		B	1.6	0.4	2,800		X	X		
	633 South Main		633 SOUTH MAIN ST	116 2		X	B	49.5	10.0	1,358		X	X		
Lee	Columbia - Greylock Mills	X	715 COLUMBIA ST	1500080000000550	X		I	37.8	29.5	189,670		X	X		
		X	157 COLUMBIA ST	1500130000000010	X		I	22.0	2.8	242,585	X	X	X		
	Eagle Mill	X	73 WEST CENTER ST	150012A000000640	X		I	8.4	1.1	195,151	X	X	X		
	Quarry Hill		567 FAIRVIEW ST	1500240000000420		X	OPLI	17.0	5.4	0		X	X		
			QUARRY HILL RD	150030000000067A		X	OPLI	6.5	1.8	0		X	X		

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Lee		X	160 QUARRY HILL RD	150030000000067C		X	OPLI	8.4	6.3	0				X		
			35 LIMESTONE RD	150030000000067F		X	OPLI	2.2	1.3	0				X		
			20 QUARRY HILL RD	150030000000067J		X	OPLI	3.0	2.3	0				X		
			645 PLEASANT ST	1500300000000780	X		I	6.5	2.3	14,112				X	X	
Lenox	Housatonic Street		0 STONE LEDGE RD	45/0/54/0		X	R-1A	17.7	17.9	0		X	X	X	X	
	Niagra Mill	X	2 MILL ST	2/0/31/0	X		I	5.2	0.0	26,965	X	X	X	X	X	
	Pittsfield Road		0 PITTSFIELD RD	22/0/37/0		X	C-3A	20.3	10.3	0		X				
		X	36 PITTSFIELD RD	17/0/41/0	X	X	C-3A	75.6	31.8	4,320		X		X		
		0 PITTSFIELD RD	22/0/27/0		X	C-3A	40.5	13.7	0		X		X			
North Adams	121 Union Street	X	121 UNION ST	107 0 63	X		I-2	4.9	4.7	157,807	X	X	X	X		
	1470 Massachusetts Ave	X	1470 MASSACHUSETTS AV	90 0 16&16A	X		I-2	1.6	0.0	66,730	X	X	X	X	X	
	234 Union Street	X	234 UNION ST	107 0 57	X		I-2	5.7	3.1	243,704	X	X	X			
	Cariddi Mill (Greylock)	X	506 STATE RD	133 0 3	X		I-2	6.3	6.3	237,784	X					
	Curran Highway			0 CURRAN HW	15 0 5		X	I-1	3.5	3.6	0					
				0 CURRAN HW	15 0 3-A		X	I-1	7.5	1.0	0		X		X	
				0 CURRAN HW	15 0 4		X	I-1	14.4	1.3	0		X			
		X		0 CURRAN HW	15 0 3		X	I-1	14.3	9.0	0		X		X	
		X	1600 CURRAN HW	15 0 16	X		I-P	11.2	3.4	100,800				X	X	
	Foundry		0 CURRAN HW	217 0 3-5	X		I-1	8.1	1.7	39,849	X		X	X		
	North Adams Airport		836 STATE RD	142 0 1A	X	X	AP-1	128.3	26.2	44,464		X	X	X		
	Recycling		REAR ASHLAND ST	198 0 47&48&	X		I-2	4.9	3.2	12,880			X	X		
			0 STATE ST	151 0 59		X	I-2	8.7	3.3	0		X	X	X		
Brown Street	X	0 BROWN ST	103& 0 12&		X	I-2	13.9	4.4	0			X	X	X		
Morrison		865 CHURCH ST	291& 0 56&	X		I-1	19.5	14.7	126,665			X	X	X		
Pittsfield	1685 West Housatonic	X	1685 W HOUSATONIC ST	B030001006	X		I-L	10.0	3.3	29,784	X		X	X	X	
	Hillcrest		SOUTH ST	H030001202		X	L-D-I	20.4	7.4	0			X			
	Pittsfield Airport		TAMARACK RD	E030002002		X	L-D-I	2.0	2.0	0						
			TAMARACK RD	E030002003		X	L-D-I	0.9	0.8	0						
			TAMARACK RD - OLD	E030002101		X	L-D-I	3.2	3.2	0						
		X	TAMARACK RD	E040001001		X	L-D-I	284.3	34.7	0				X		
		X	TAMARACK RD	F030001001		X	L-D-I	25.0	16.1	0				X	X	
	Crane		CRANE AVE EXT	M140001005		X	I-G	4.2	3.6	0				X		
			CRANE AVE EXT DALTON	M140001006		X	I-G	1.3	1.0	0						
			HUBBARD AVE REAR	M140001007		X	I-G	1.3	3.8	0				X		
	CVS		S CHURCH ST	H080022002		X	B-G	0.7	0.6	0						
			CENTER ST	H080022302		X	B-G	0.7	0.7	0						
	Dan Fox		DAN FOX DR	G020001102		X	L-D-I	10.1	3.7	0			X		X	
		DAN FOX DR	H010001101		X	B-G	12.8	2.4	0				X			
		DAN FOX DR REAR	G010002002		X	L-D-I	25.7	6.5	0							
Downing		25 DOWNING PKWY	M120001005	X		I-G	3.5	1.7	11,230		X		X			
	X	40 DOWNING PKWY	M120001012	X		I-G	2.3	2.1	28,544		X		X			

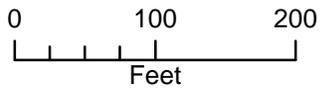
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												Slope > 5%	River Protection Area	Wetland Resource Area	Floodplain
Pittsfield			DOWNING PKWY	M120001013		X	I-G	2.5	2.5	0					
		X	DOWNING III	M120001016	X		I-G	2.4	2.3	28,544	X		X		
			DOWNING III	M120001119		X	I-G	2.5	1.8	0			X		
			DOWNING PKWY REAR	M120001213		X	I-G	2.2	2.3	0					
		X	74 DOWNING PKWY	M120001511	X		I-G	4.0	4.0	36,850	X				
	East Street	X	1530 EAST ST	L110001001	X		I-L	22.0	2.6	0	X	X	X	X	
		X	1644 EAST ST	L110001101	X		I-L	11.0	0.5	17,250	X	X	X	X	
	Elmvale Place		70 ELMVALE PL	G120002002	X		I-L	4.2	1.2	64,742	X	X	X	X	
	Federico		FEDERICO DR	M110007208		X	L-D-I	2.3	0.9	0			X		
			FEDERICO DR	M110007306		X	L-D-I	2.9	1.0	0			X		
			FEDERICO DR	M110007308		X	L-D-I	1.8	0.8	0			X		
	Fenn		151 FENN ST	H090015002		X	B-G	0.8	0.9	0					
			185 FENN ST	H090015003	X		B-G	1.1	1.1	1,377					
	GE/PEDA	X	111 SILVER LAKE BLVD	I100004101		X	I-G	13.9	7.8	0			X	X	
		X	WOODLAWN AVE - TYLER	I100004201		X	I-G	7.0	7.0	0					
			100 WOODLAWN AVE	I100005001		X	C-W-S	3.1	2.7	0					
		X	WOODLAWN AVE - TYLER	J100009002	X		I-G	36.5	21.4	0	X				
			WOODLAWN AVE - TYLER	J100009103		X	I-G	16.6	16.6	0					
			EAST ST	J100010101		X	I-G	9.3	9.3	0					
			TYLER ST	J110003013		X	C-W-S	0.8	0.7	0		X			
			TYLER&BENEDICT&DARTM	J110007001		X	C-W-S / R-12	1.5	1.4	0		X			
			TYLER ST	J110010001		X	I-G	1.7	1.7	0					
	Grossmans		1265 EAST ST	J100008006		X	I-G	0.8	0.7	0					
			1277 EAST ST	K100014001		X	I-G	1.6	1.7	0					
	877 South Street		877 SOUTH ST	H030002202	X		L-D-I	45.8	43.0	99,408		X	X		
	Housatonic/Lebanon		W HOUSATONIC ST	C040004002		X	B-C	2.0	2.0	0					
			W HOUSATONIC ST REAR	C040006201		X	I-L	4.4	4.1	0			X		
			W HOUSATONIC ST	C040006209		X	I-L	1.0	0.9	0					
			W HOUSATONIC ST	C040006210		X	I-L	1.6	1.7	0					
	Kelly		DOWNING PKWY	M130001210		X	I-G	37.6	4.8	0		X	X	X	
	Pittsfield Plaza	X	434 W HOUSATONIC ST	F070008028	X		B-C	13.8	0.8	105,411	X	X	X	X	
	Reed		18 REED ST	H080003103	X		B-G	0.5	0.5	11,863	X				
	Saint Mary's		75 PLUNKETT ST	I110008001	X		B-G/R-M	1.3	1.2	14,000	X				
			653 TYLER ST	I110008024	X		B-G/R-M	1.3	1.3	16,200	X				
			665 TYLER ST	I110008025	X		B-G/R-M	0.1	0.1	7,500	X				
			75 PLUNKETT ST	I110008026	X		B-G	0.0	0.1	8,700	X				
	Seymour		133 SEYMOUR ST	H110001009	X		B-G	1.3	0.5	12,357	X			X	
	Stearnsville Park	X	15 BETNR INDUSTRIAL DR	E050001603		X	L-D-I	8.9	4.3	0			X		
		X	14 BETNR INDUSTRIAL DR	E050001704		X	L-D-I	4.7	4.9	0			X		

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												Slope > 5%	River Protection Area	Wetland Resource Area	Floodplain	
Pittsfield			13 BETNR INDUSTRIAL DR	E060001602		X	L-D-I	5.3	0.8	0		X		X	X	
	Technology Drive	X	TECHNOLOGY DR WEST	G020002202		X	L-D-I	7.0	4.3	0		X		X	X	
		X	TECHNOLOGY DR WEST	G020002203			X	L-D-I	3.2	3.2	0			X	X	
		X	10 CONTE DR	H020001102		X		I-L	13.7	11.1	138,744	X	X		X	
			TECHNOLOGY DR EAST	H020001302			X	L-D-I	4.3	2.6	0				X	
			TECHNOLOGY DR EAST	H020001303			X	L-D-I	7.2	2.9	0				X	
		Williams Plaza		WILLIAMS ST	L070002101			X	B-C	3.2	3.2	0				
Sheffield	Ashley Falls		0 S MAIN ST	2670200000400200			X	GB	8.0	4.9	0				X	
	Sheffield Industrial Park	X	87 SHEFF BUSINESS PARK E STAHL RD	2670080000400204			X	GB	4.1	4.1	0					
West Stockbridge	West Stockbridge		50 ALBANY RD	3264010000000070			X	I	11.7	5.4	0		X	X	X	
Williamstown	Simonds Road		665 SIMONDS RD	3411270000200000	X	X		LI	11.5	7.6	7,874				X	
	Steinerfilm	X	983 SIMONDS RD	3411136001600000	X			LI	32.7	9.3	49,839	X	X	X	X	

* Site Significantly Developed signifies a site that the majority of the site is already developed and little to no expansion of the existing development is possible. Redevelopment of the site is possible.



Buildable Area



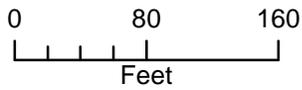
Sites



Parcels



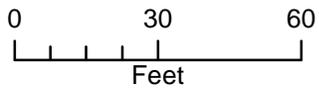
Berkshire
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- Buildable Area
- Sites
- Parcels



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Buildable Area



Sites



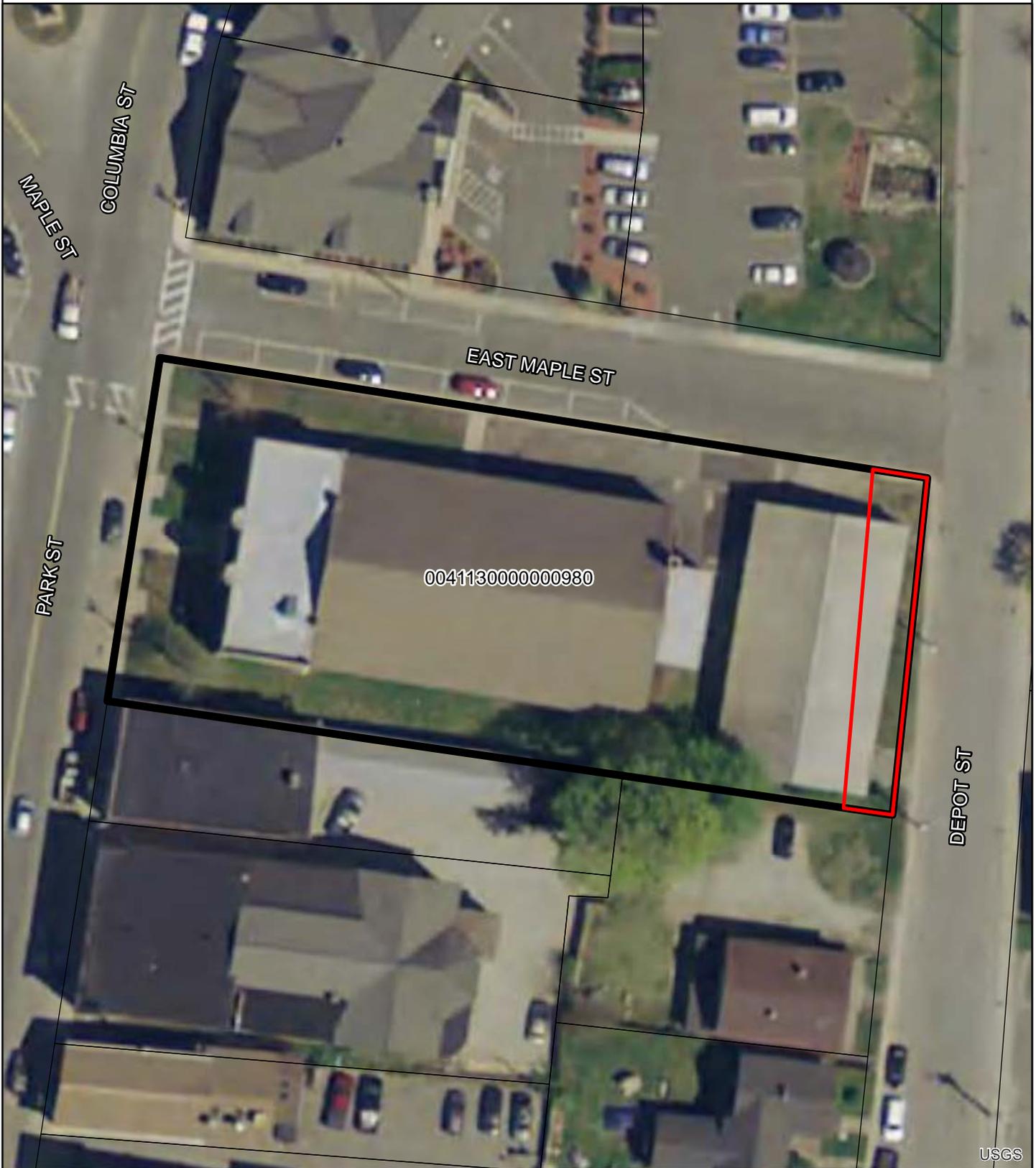
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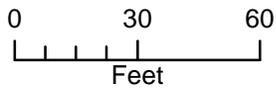
Berkshire
Regional
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Commission

Armory

Adams



USGS



Buildable Area



Sites



Parcels

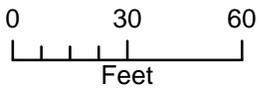


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Buildable Area



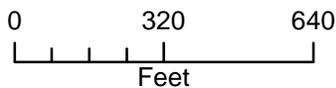
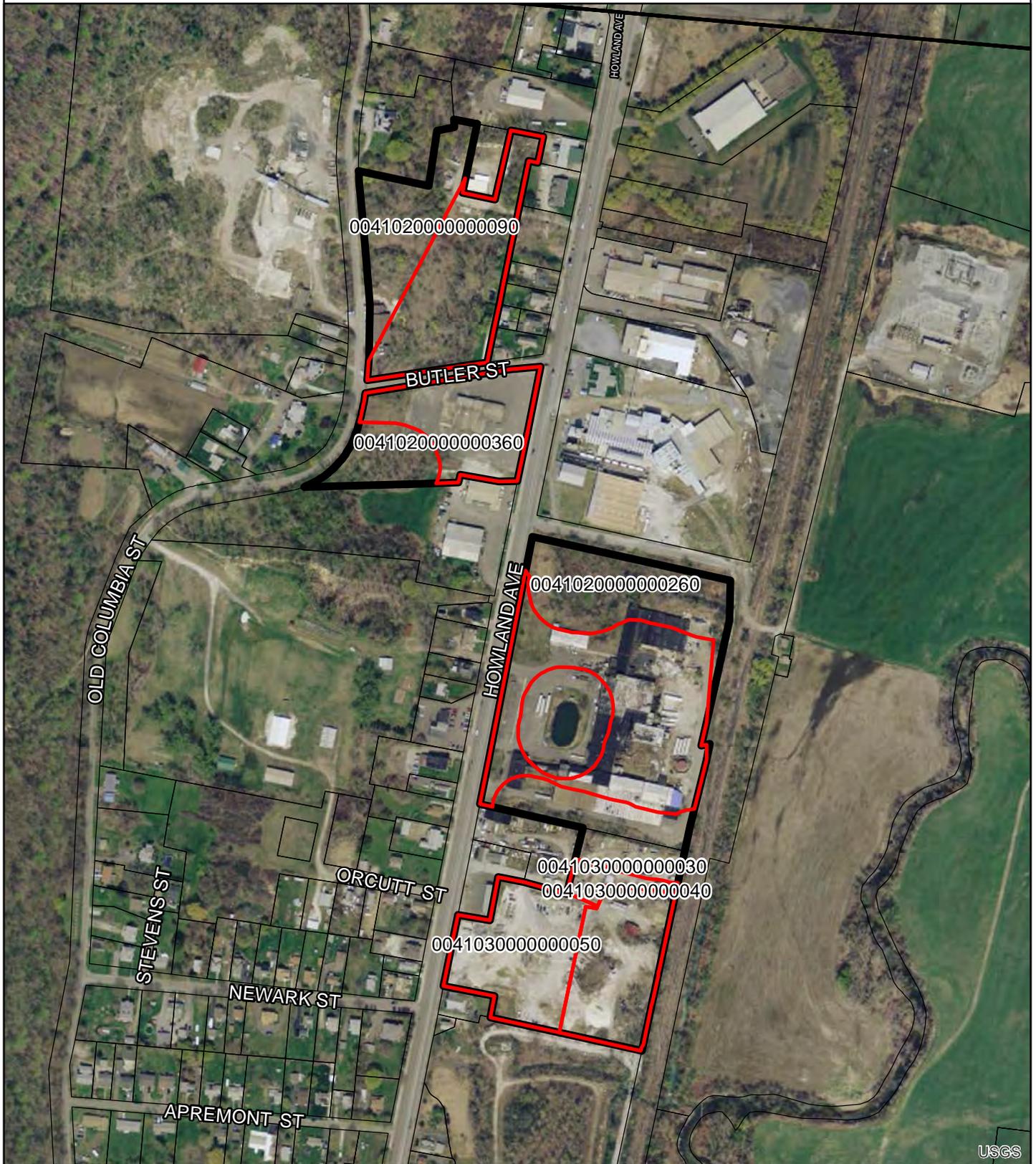
Sites



Parcels



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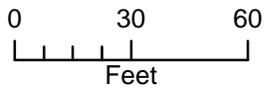
- Buildable Area
- Sites
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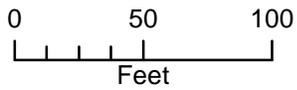
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- Buildable Area
- Sites
- Parcels



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Buildable Area



Sites



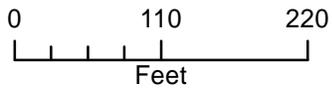
Parcels



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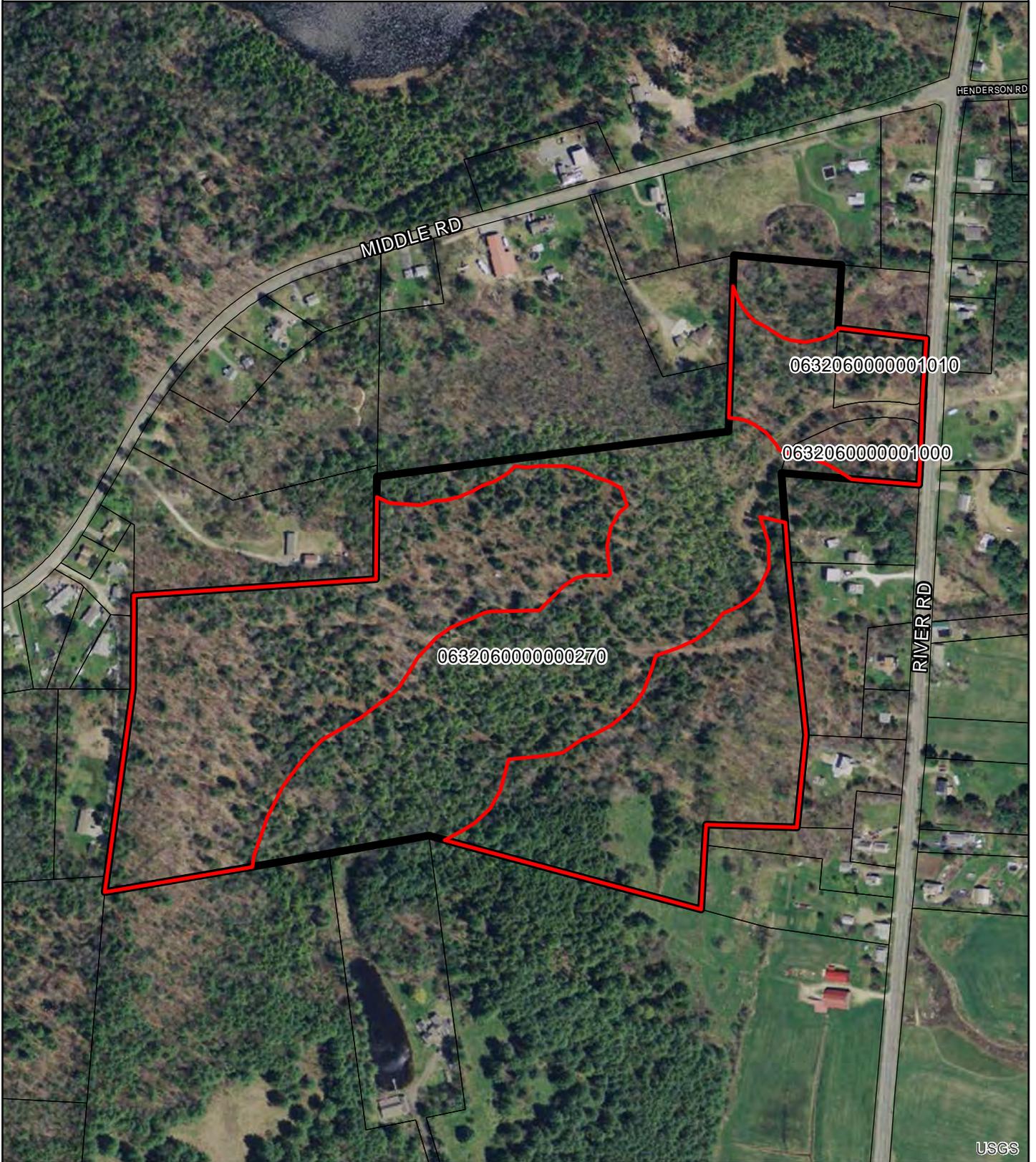
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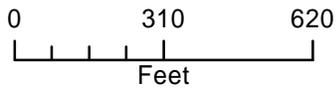
- Buildable Area
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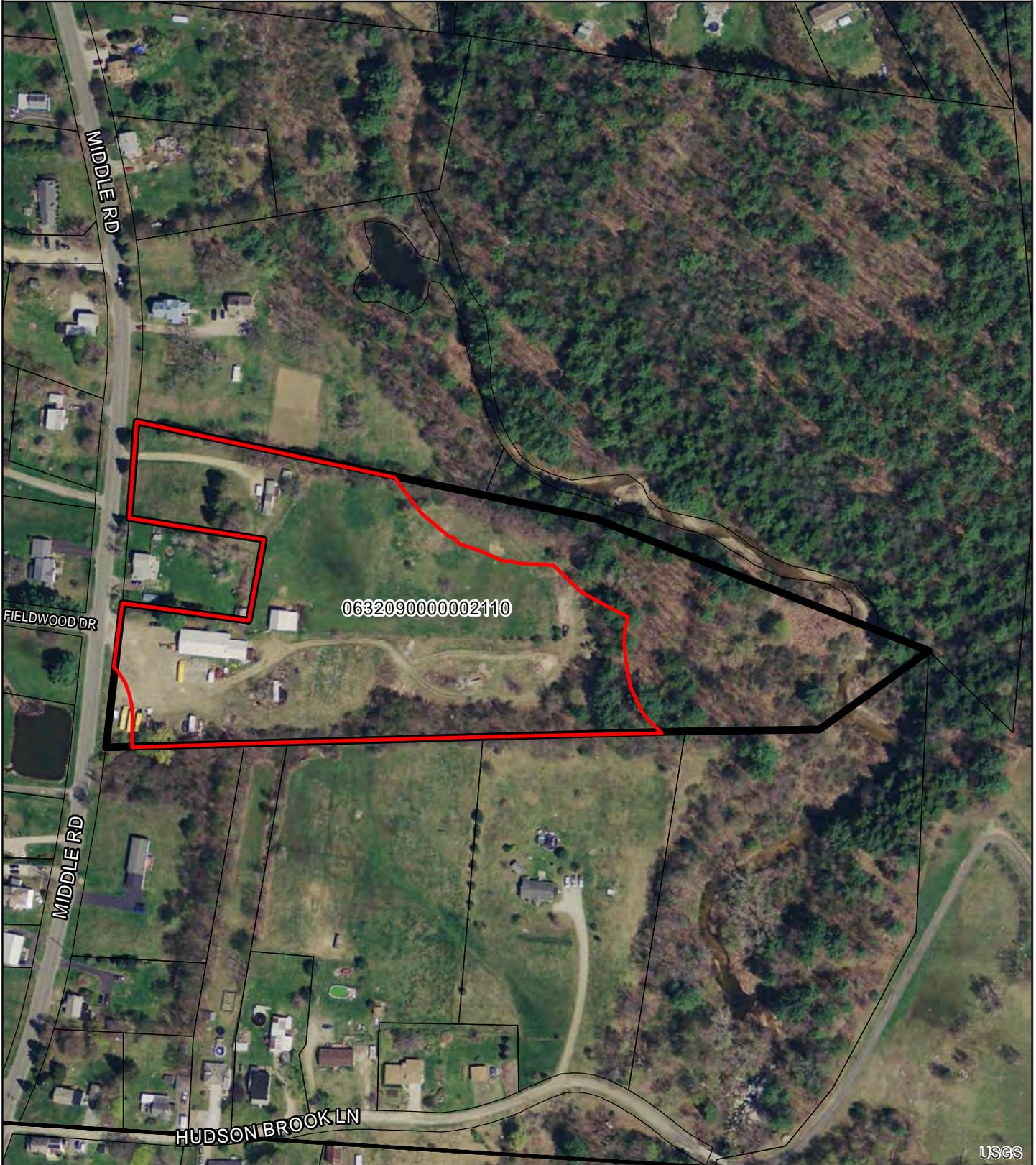
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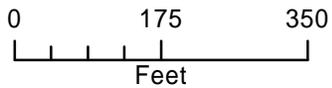
- Buildable Area
- Sites
- Parcels



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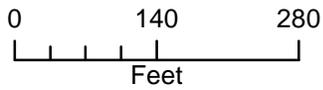
 Buildable Area  Sites  Parcels



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Crane

Dalton



Buildable Area



Sites

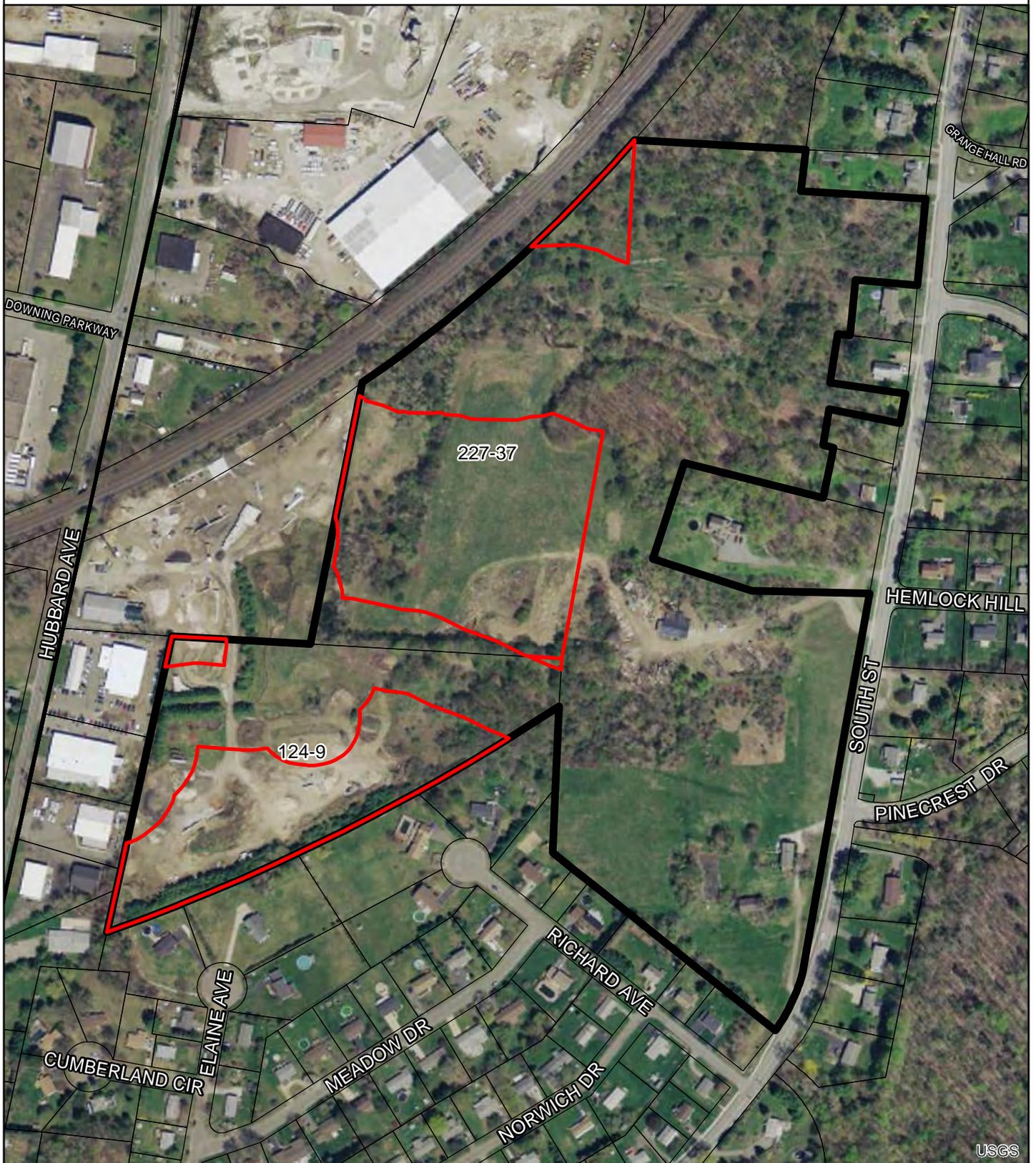


Parcels

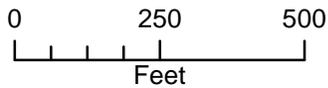


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Buildable Area



Sites



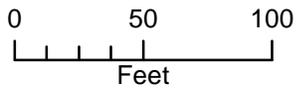
Parcels



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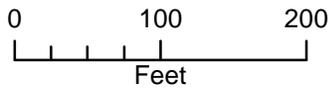
-  Buildable Area
-  Sites
-  Parcels



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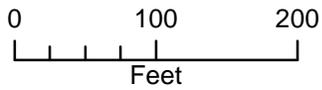
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 Buildable Area  Sites  Parcels



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Buildable Area



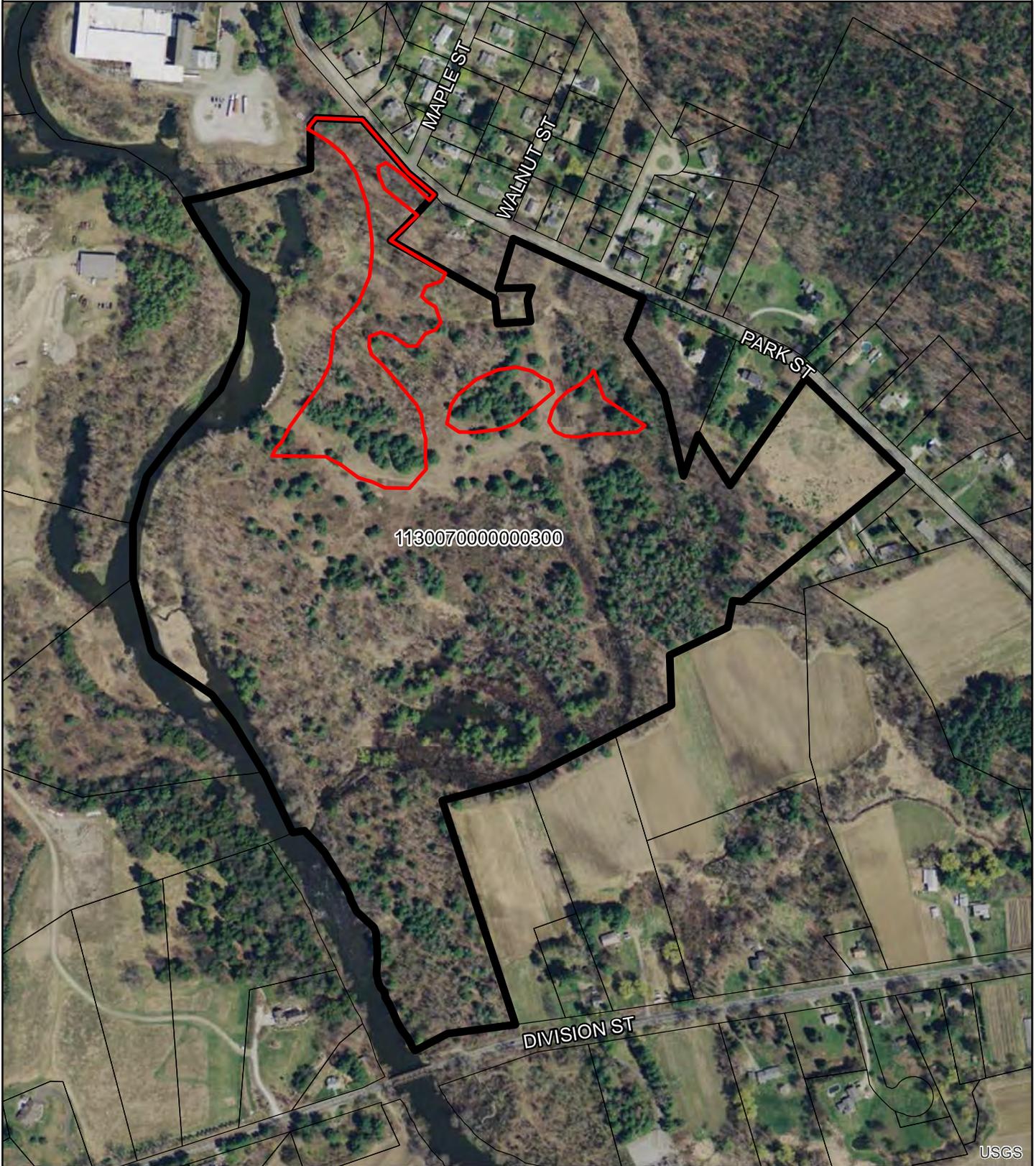
Sites



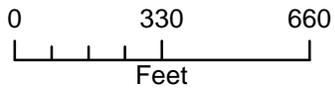
Parcels



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Buildable Area



Sites

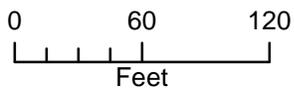


Parcels



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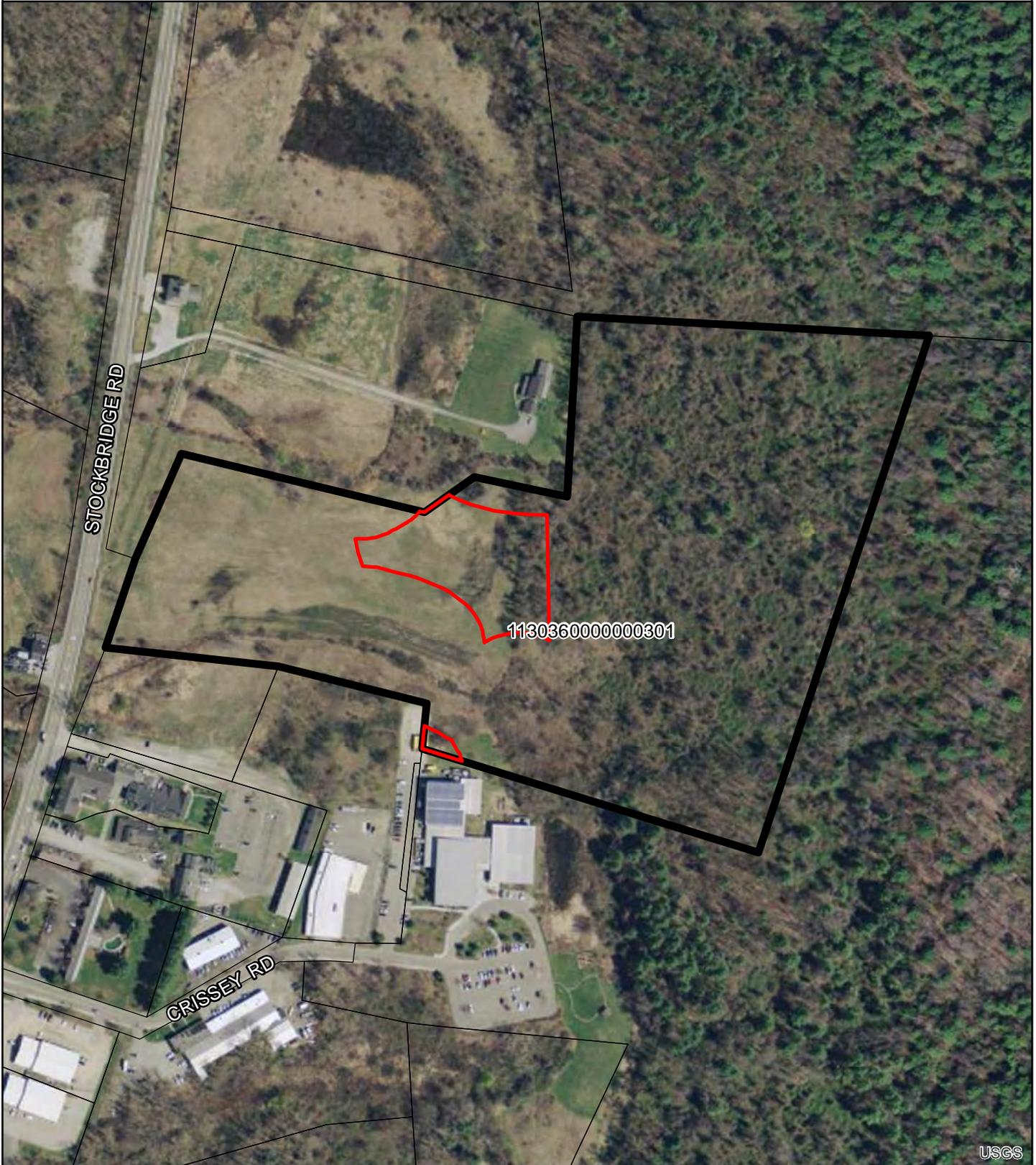
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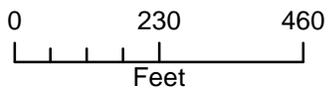
- Buildable Area
- Sites
- Parcels



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Buildable Area



Sites



Parcels



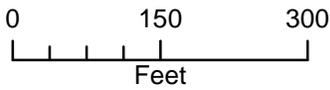
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VAN DEUSENVILLE RD

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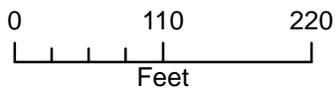
- Buildable Area
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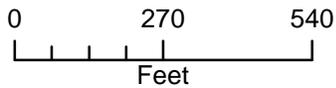
-  Buildable Area
-  Sites
-  Parcels



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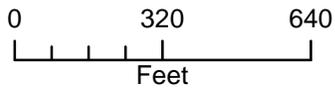
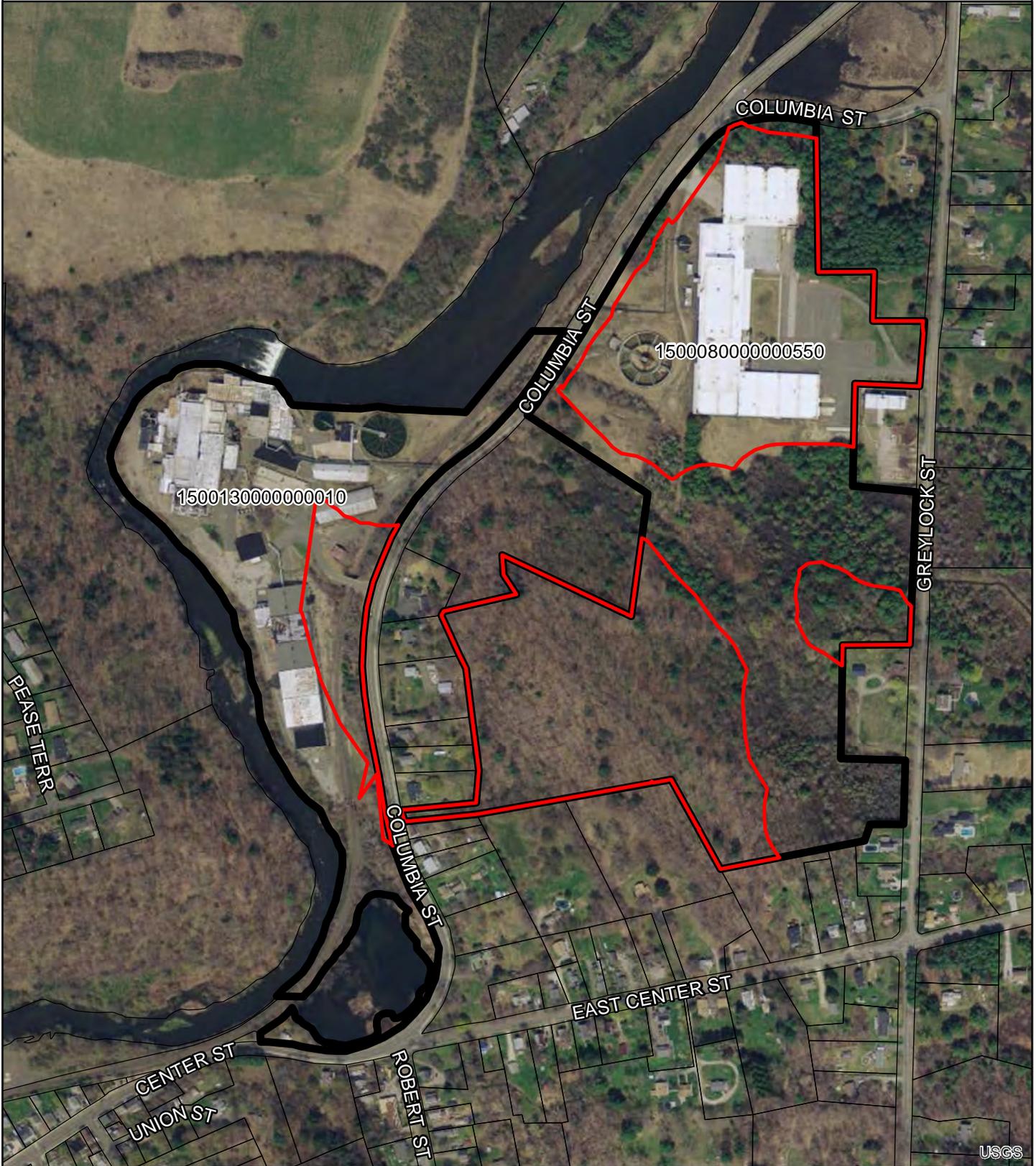
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- Buildable Area
- Sites
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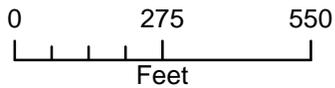
- Buildable Area
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Buildable Area



Sites

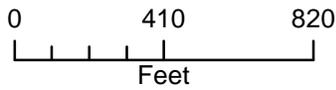
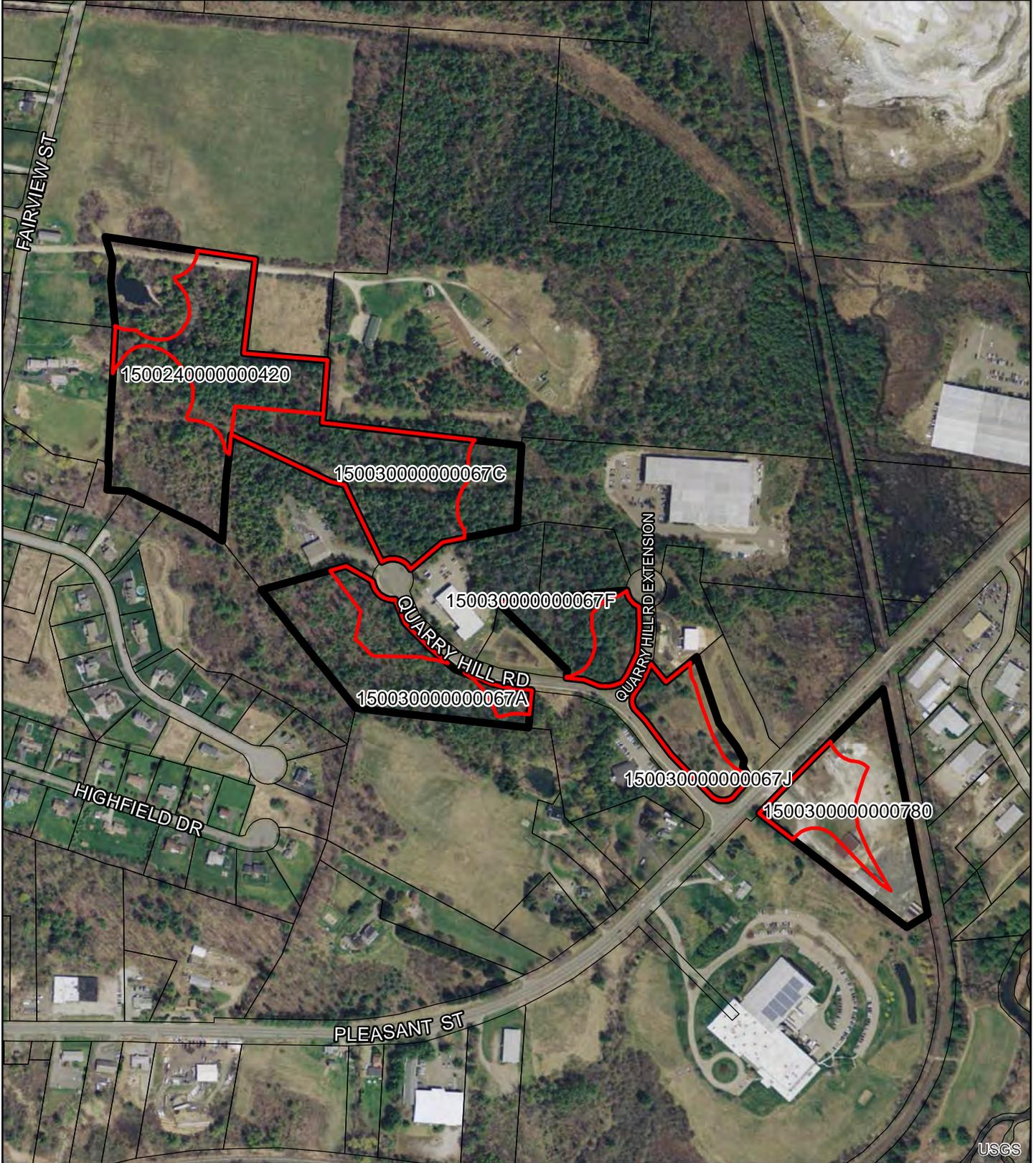


Parcels



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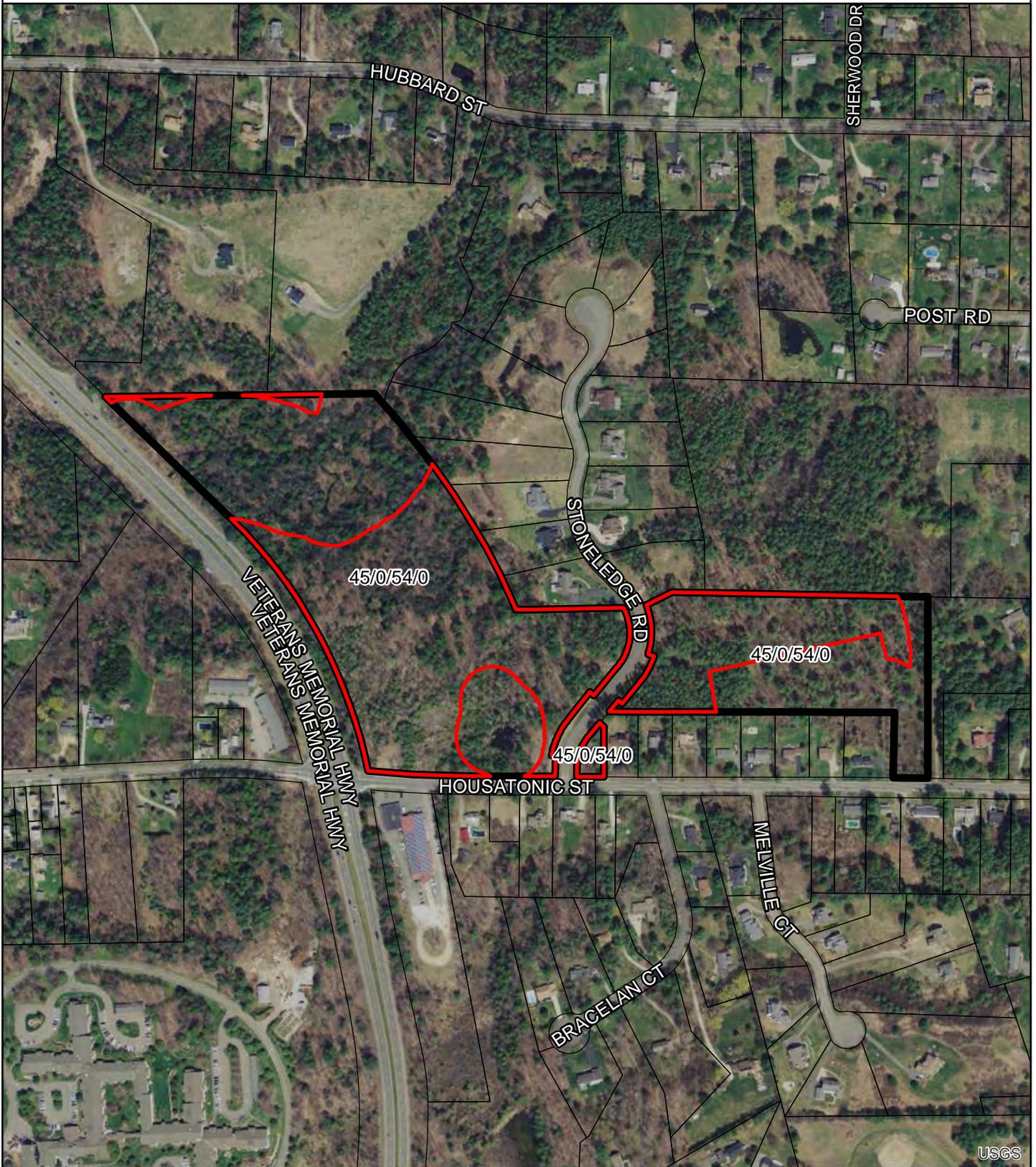
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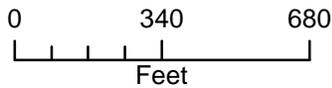
- Buildable Area
- Sites
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Buildable Area



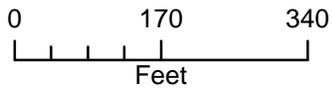
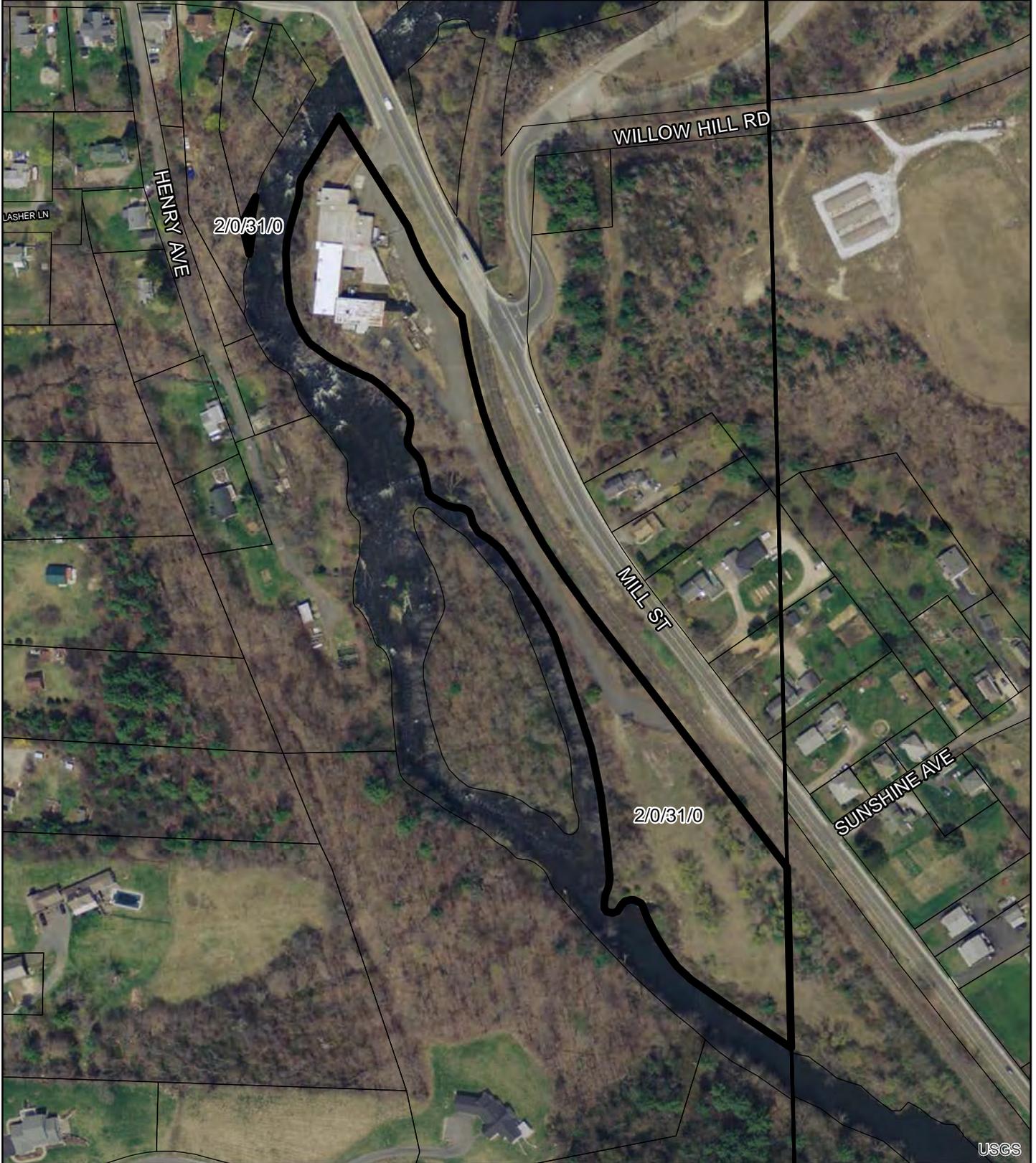
Sites



Parcels



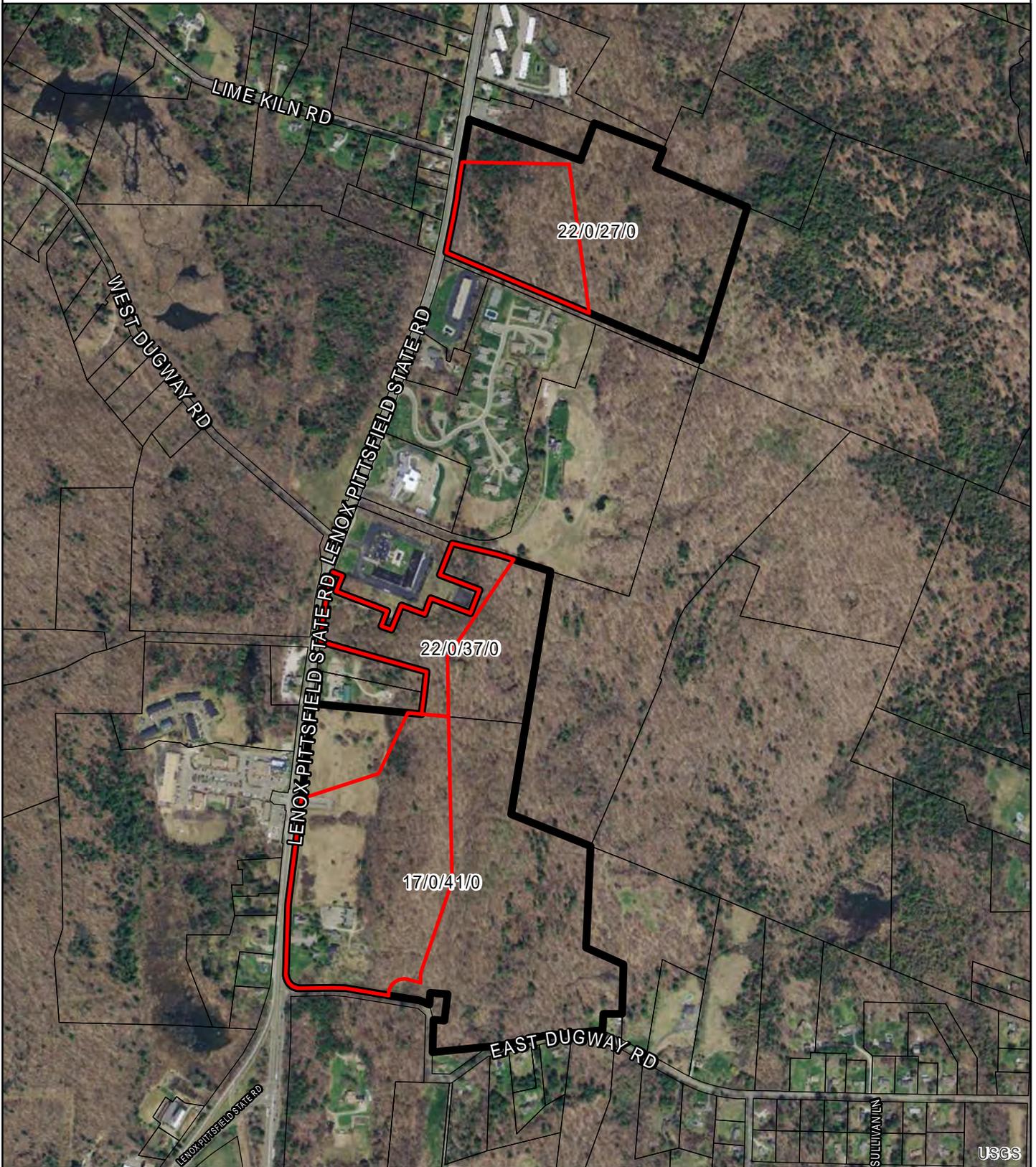
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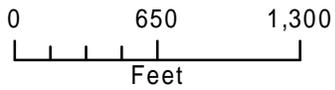
-  Buildable Area
-  Sites
-  Parcels



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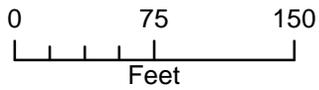
- Buildable Area
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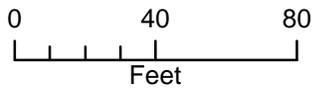
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Buildable Area



Sites

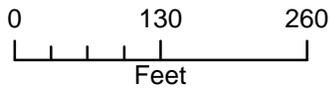


Parcels





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Buildable Area



Sites



Parcels

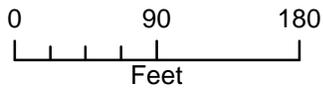


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Buildable Area



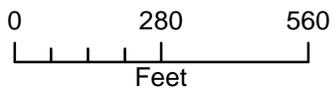
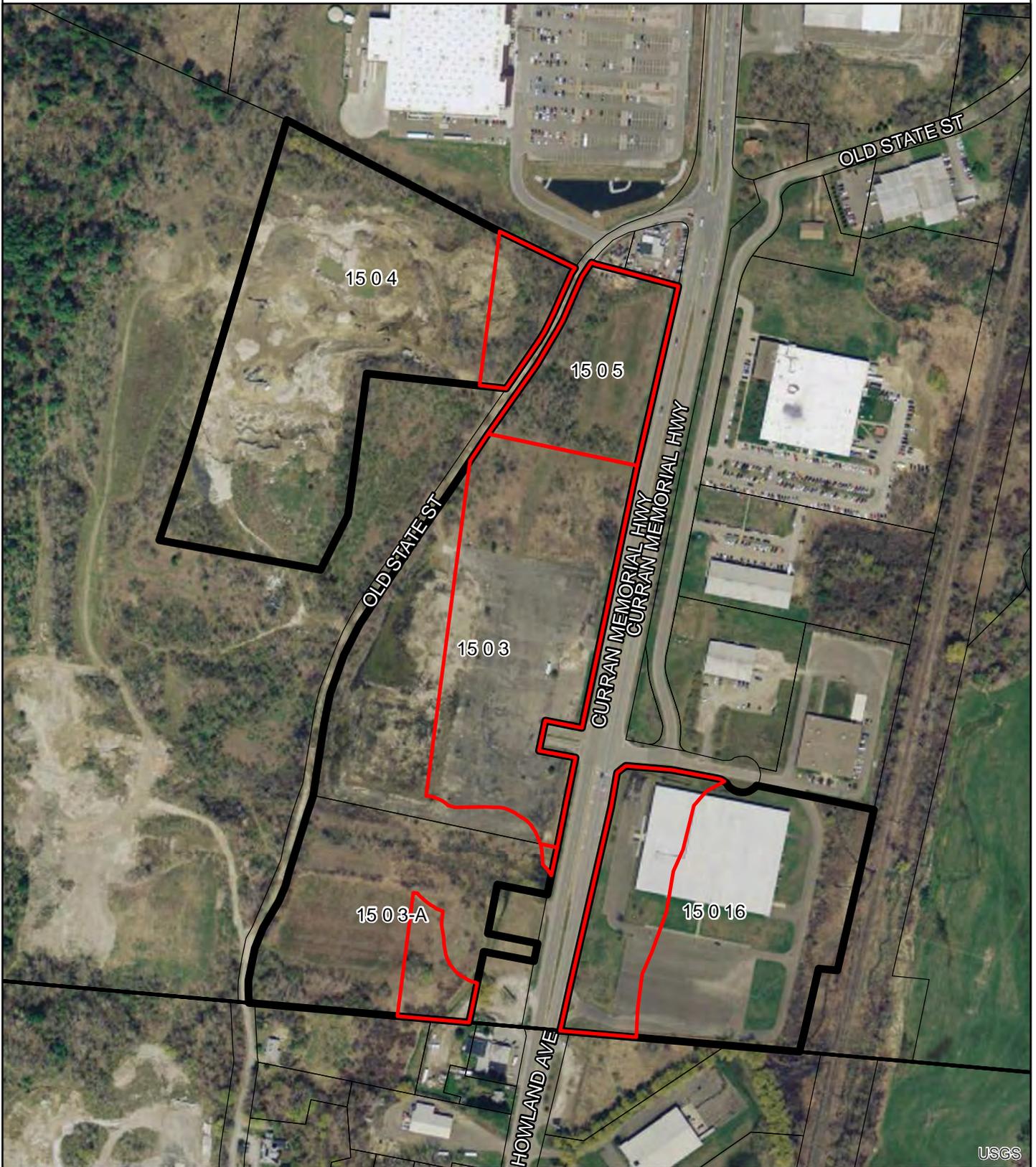
Sites



Parcels



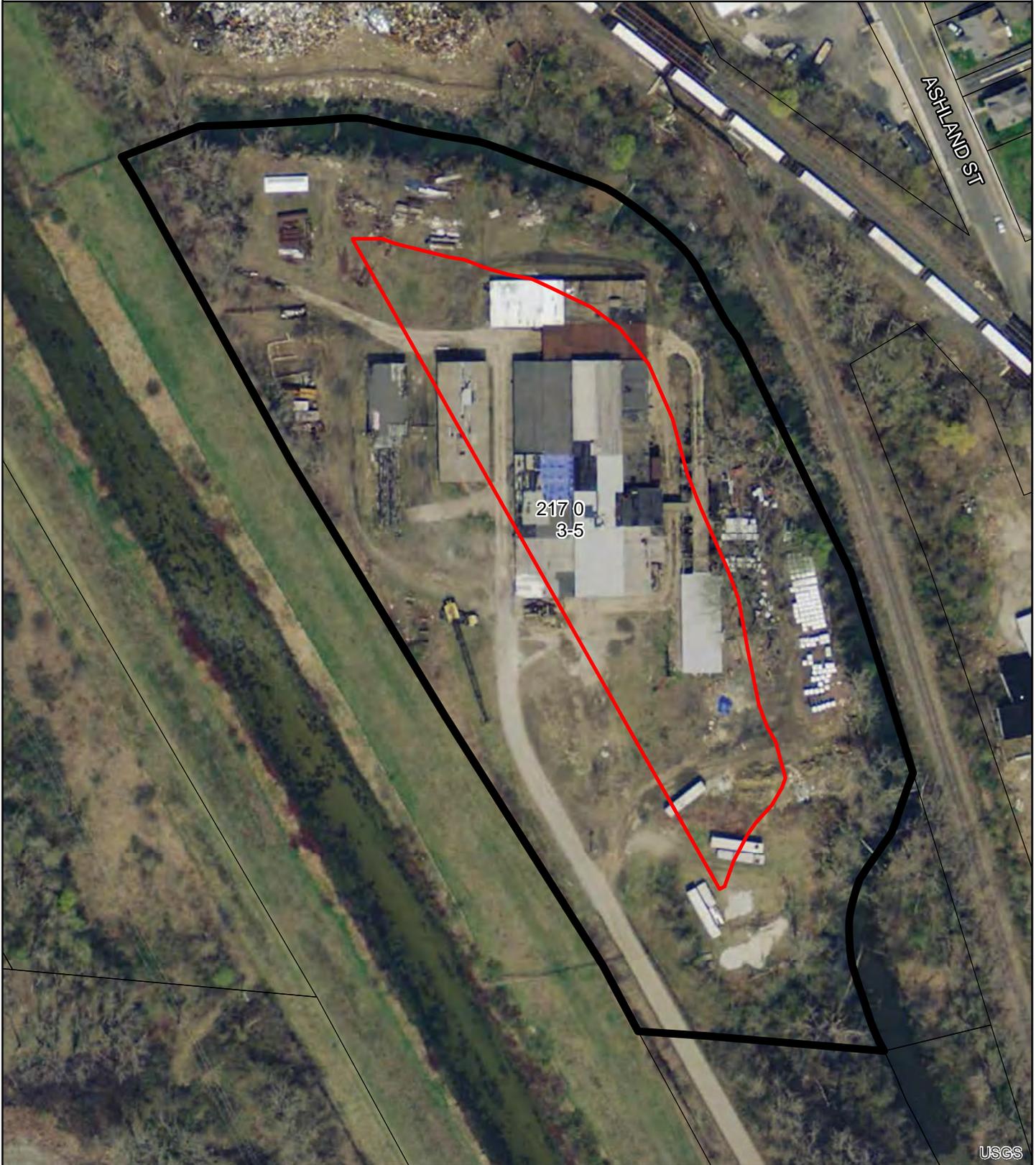
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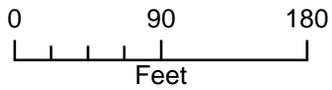
- Buildable Area
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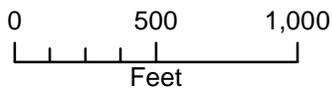
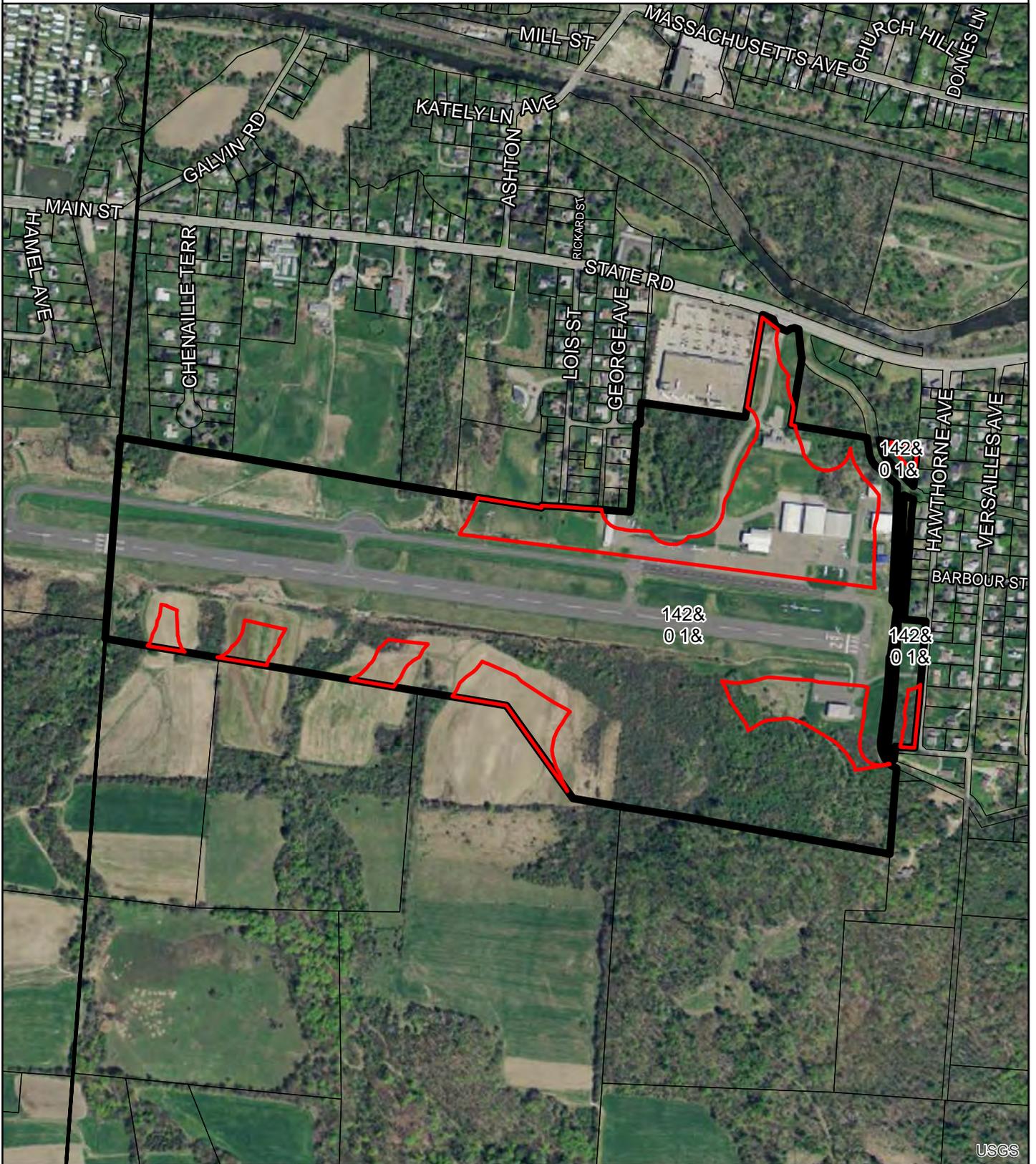
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- Buildable Area
- Sites
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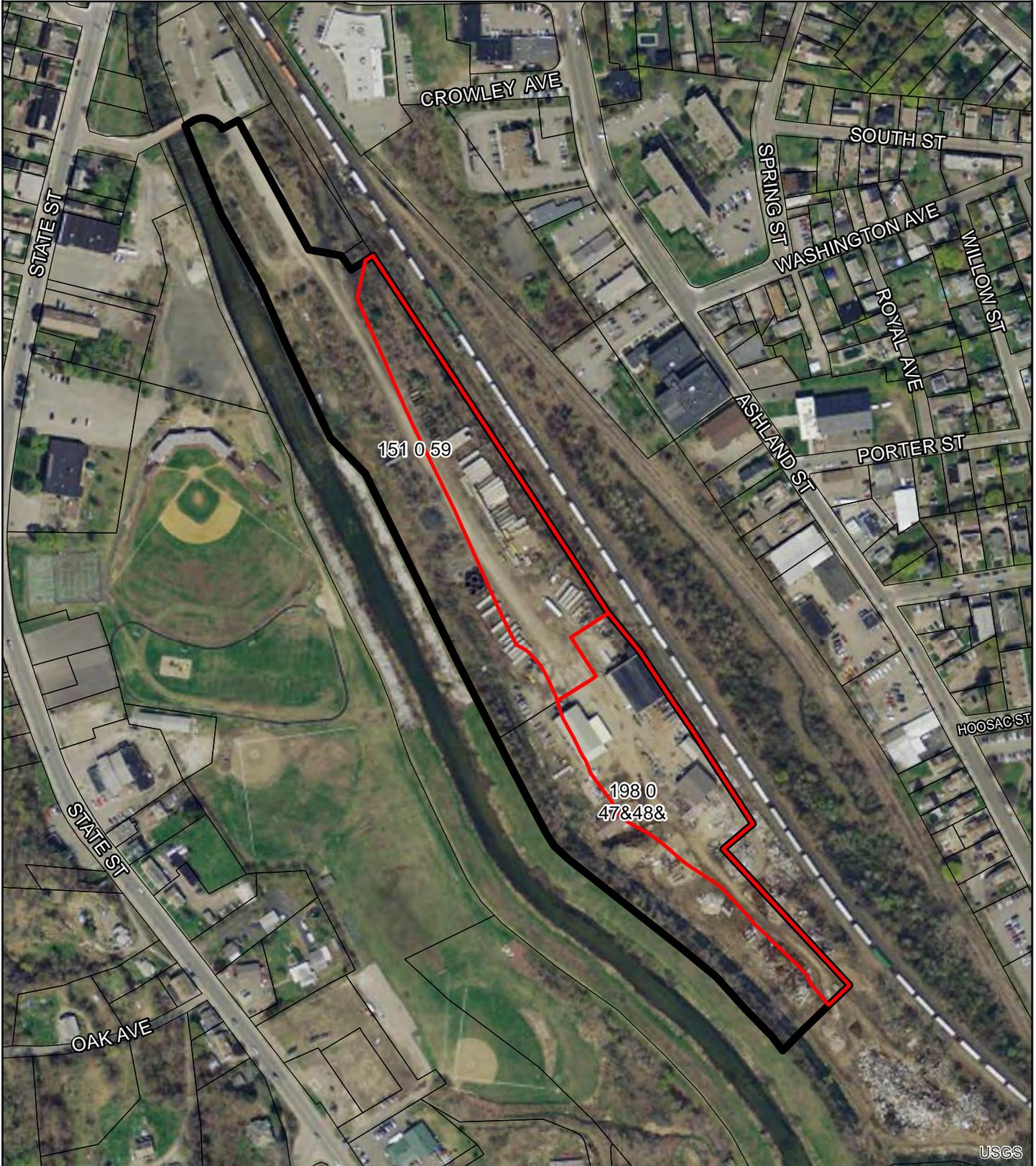
- Buildable Area
- Sites
- Parcels



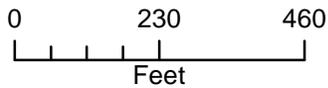
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Recycling

North Adams



USGS



Buildable Area



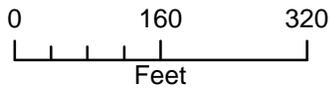
Sites



Parcels



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Buildable Area



Sites



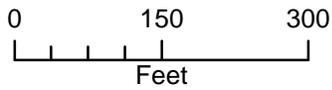
Parcels



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Morrison

North Adams



Buildable Area



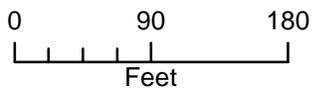
Sites



Parcels



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Buildable Area



Sites



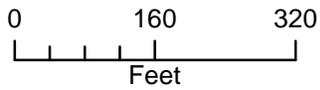
Parcels



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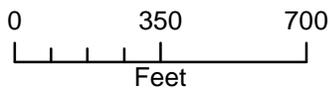
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- Buildable Area
- Sites
- Parcels



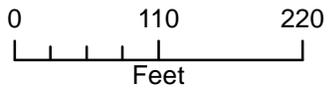
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Buildable Area



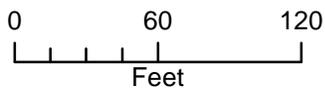
Sites



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Buildable Area



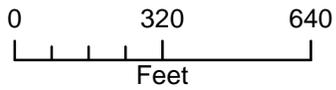
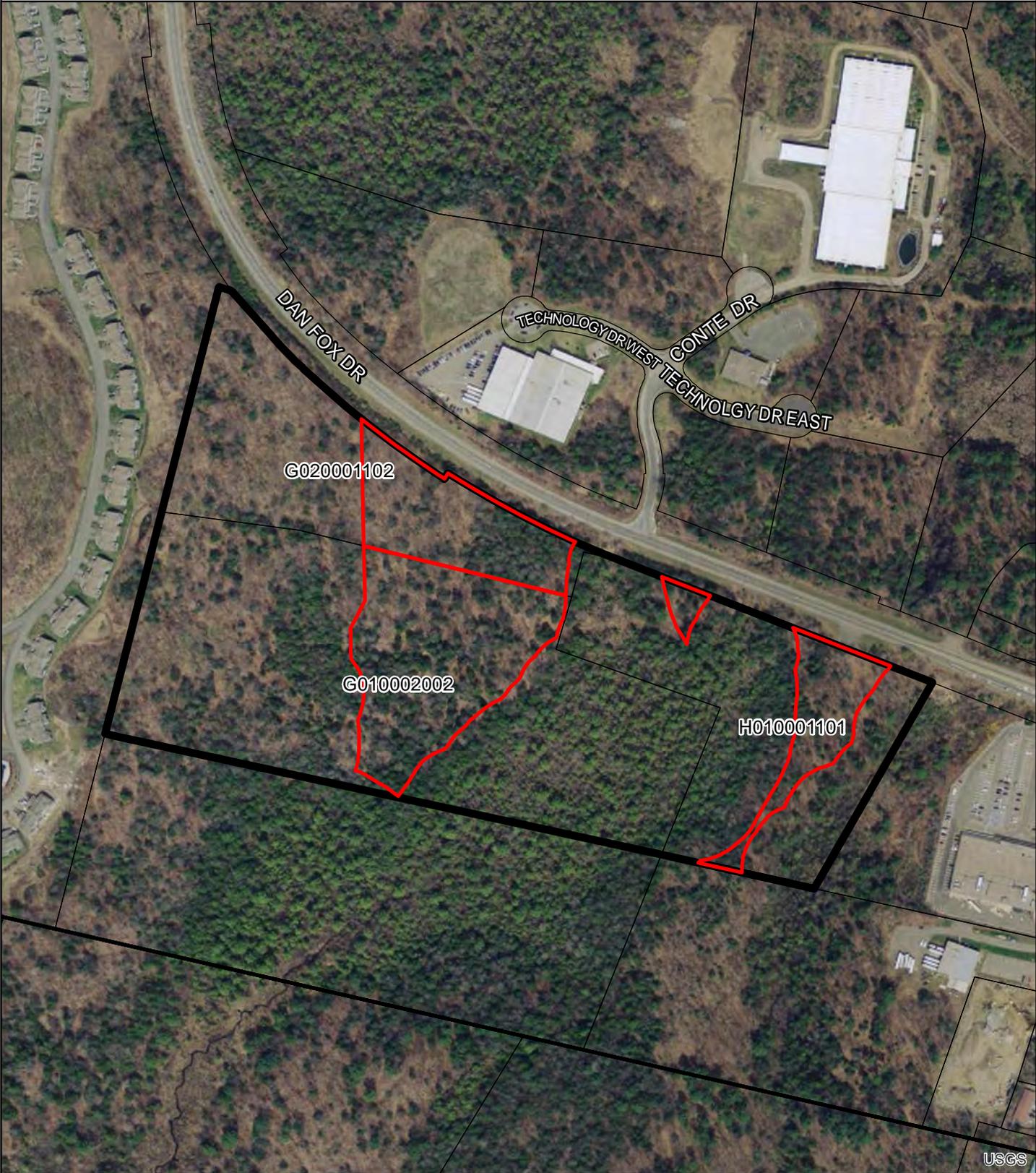
Sites



Parcels



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Buildable Area



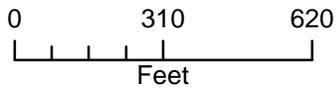
Sites



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Buildable Area



Sites



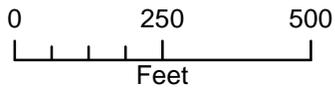
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Sites



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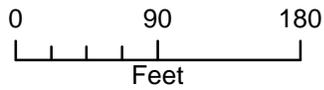
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Elmvale Place

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Sites



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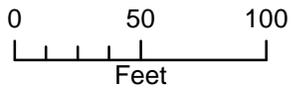
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- Sites
- Parcels



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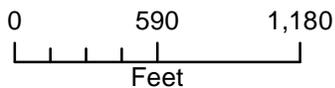
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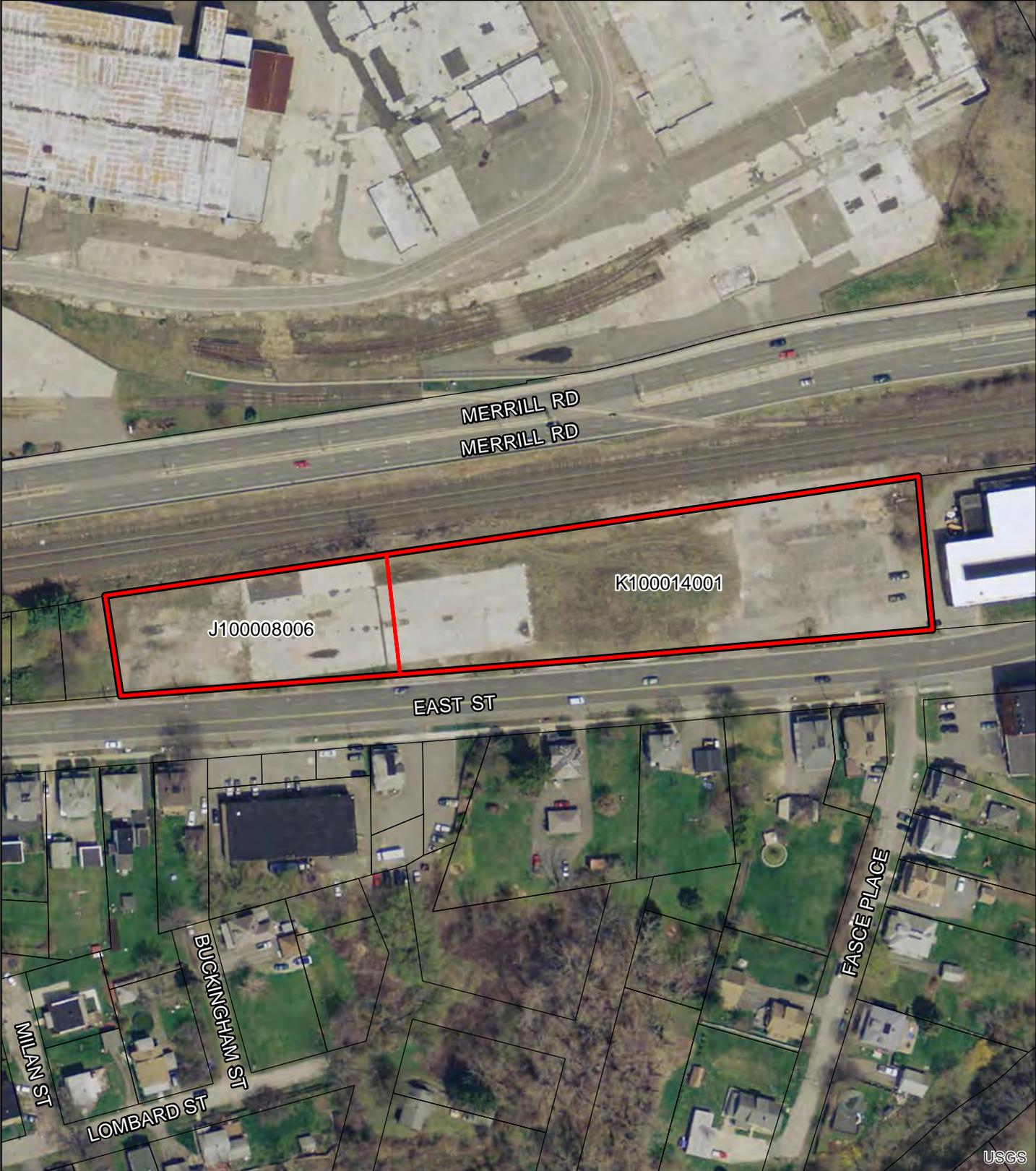
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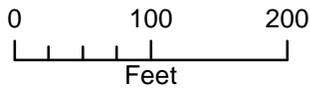
- Buildable Area
- Sites
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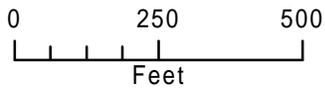
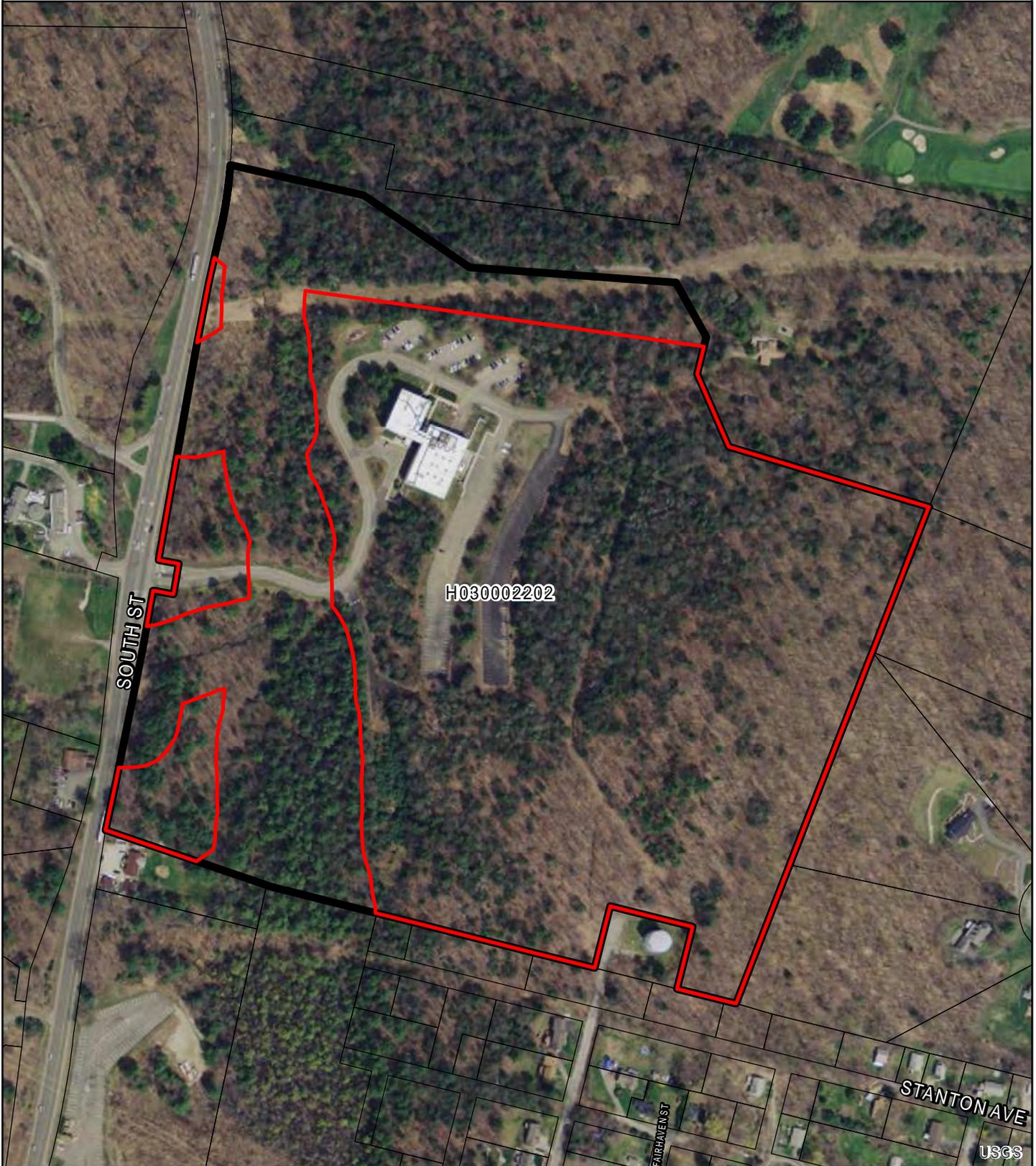
Sites



Parcels



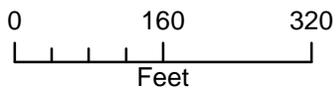
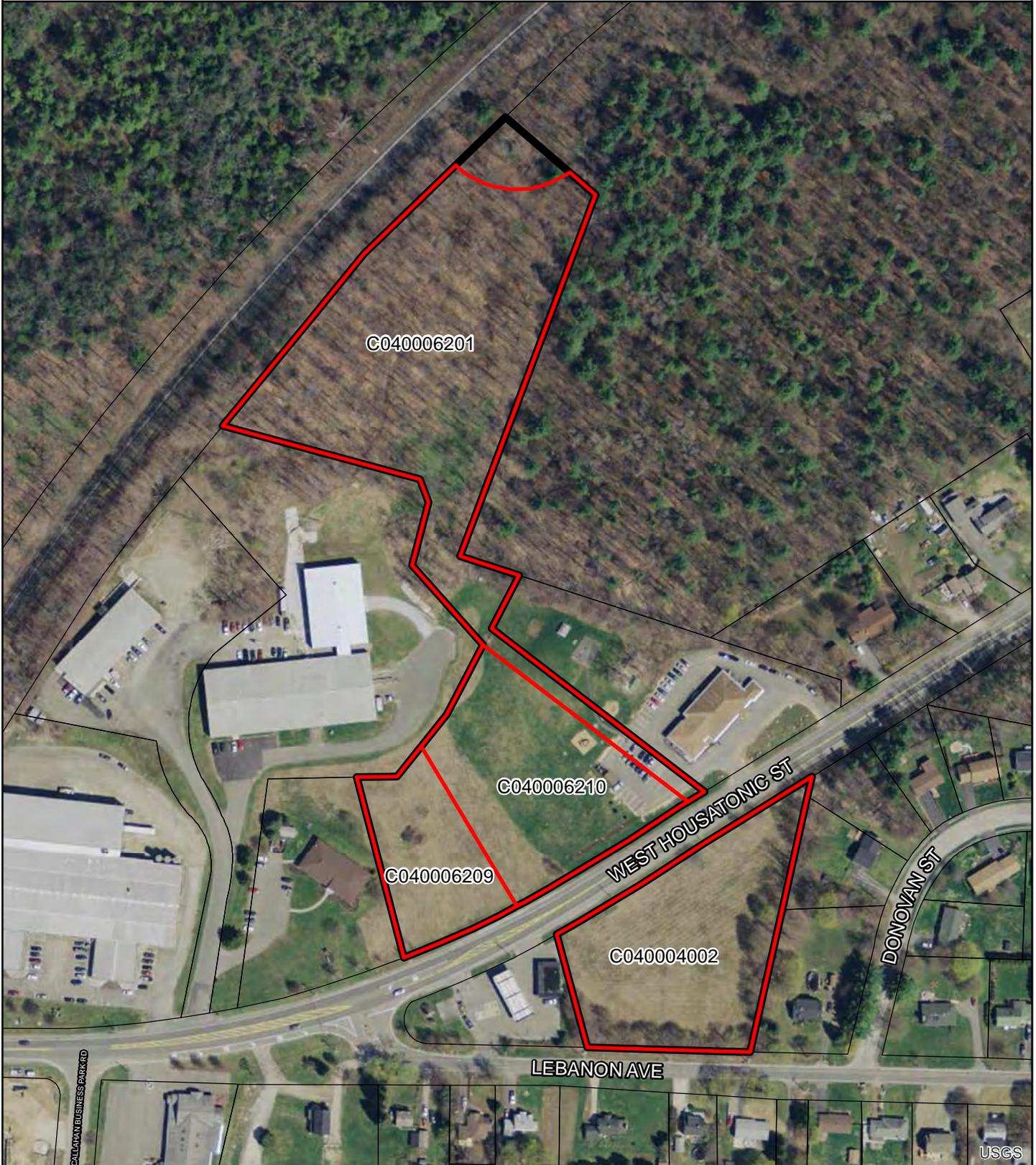
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- Sites
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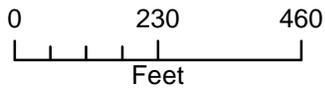
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Kelly

Pittsfield



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Buildable Area



Sites

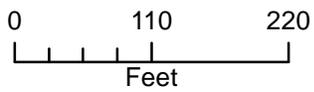


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Buildable Area



Sites



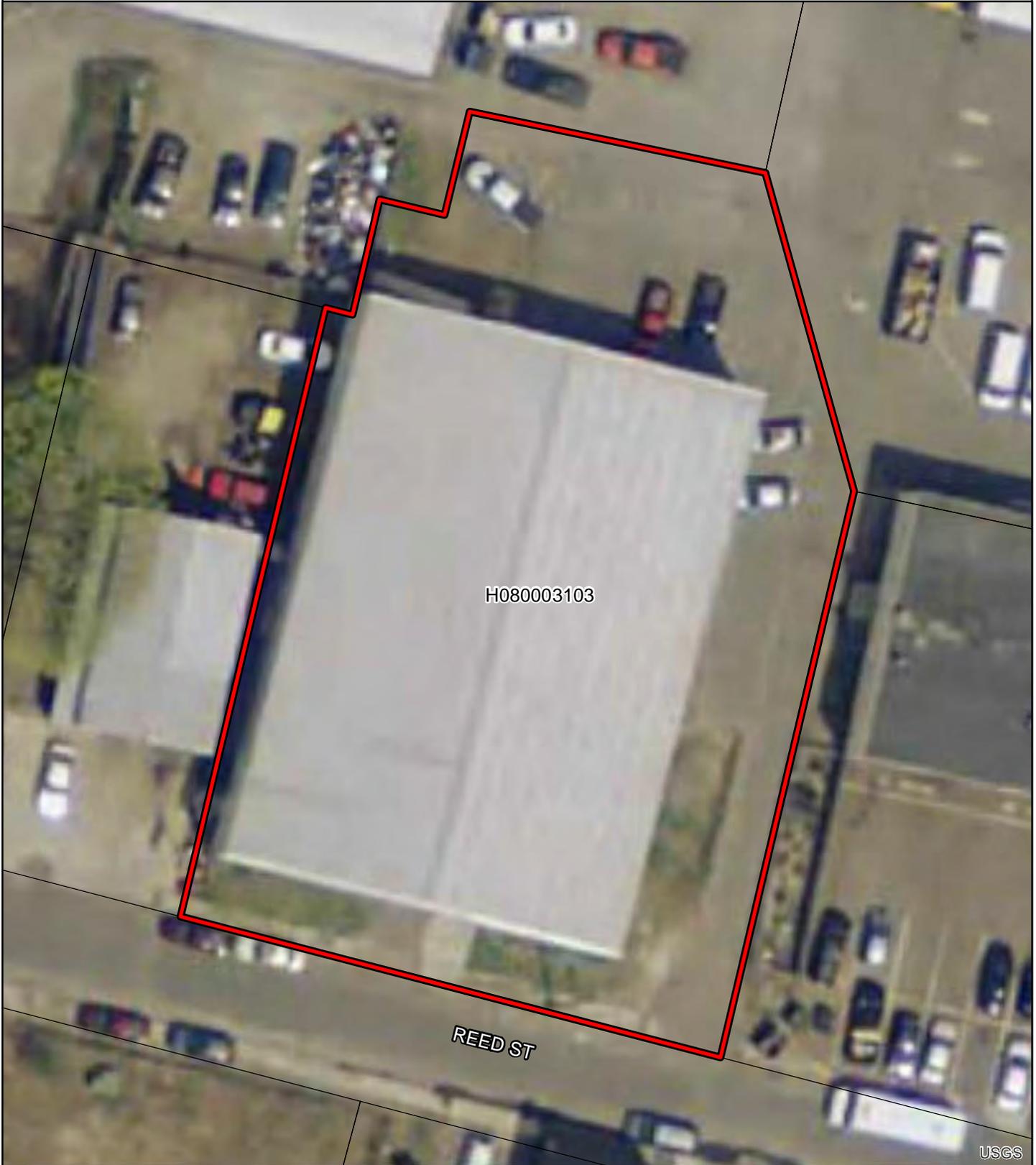
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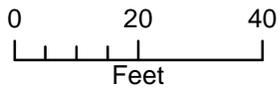
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Reed

Pittsfield



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Buildable Area



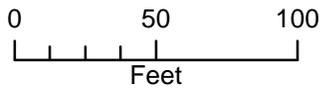
Sites



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Buildable Area



Sites



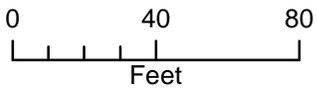
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Buildable Area



Sites



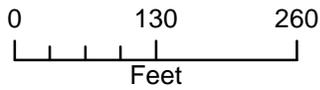
Parcels



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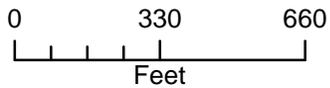
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- Sites
- Parcels



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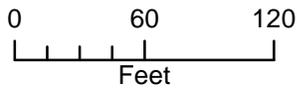


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Buildable Area



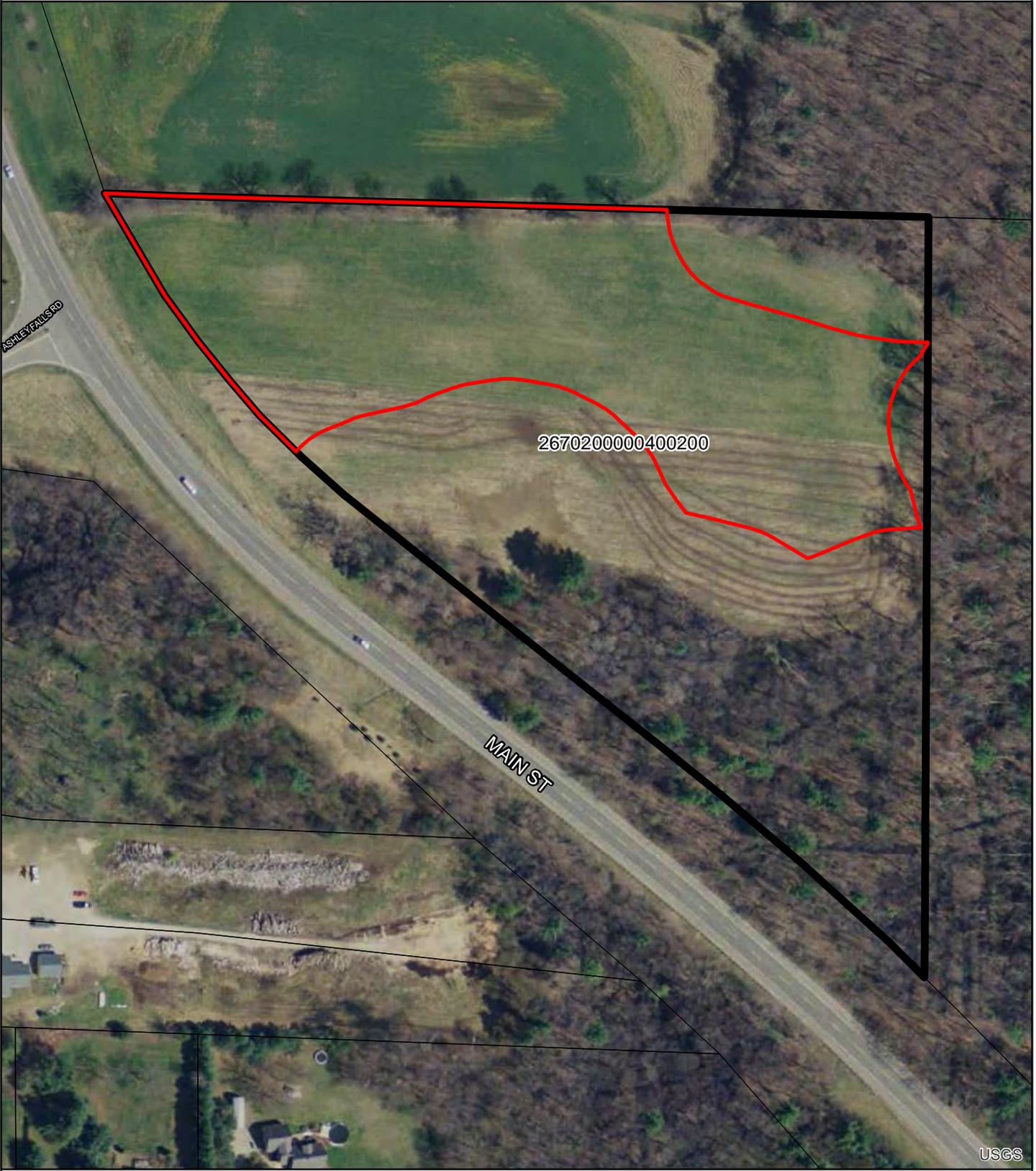
Sites



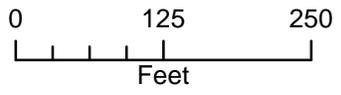
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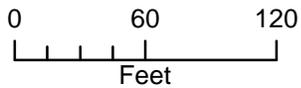
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-  Sites
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Buildable Area



Sites

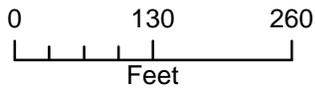


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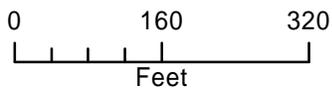


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Simonds Road

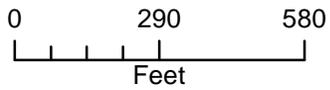
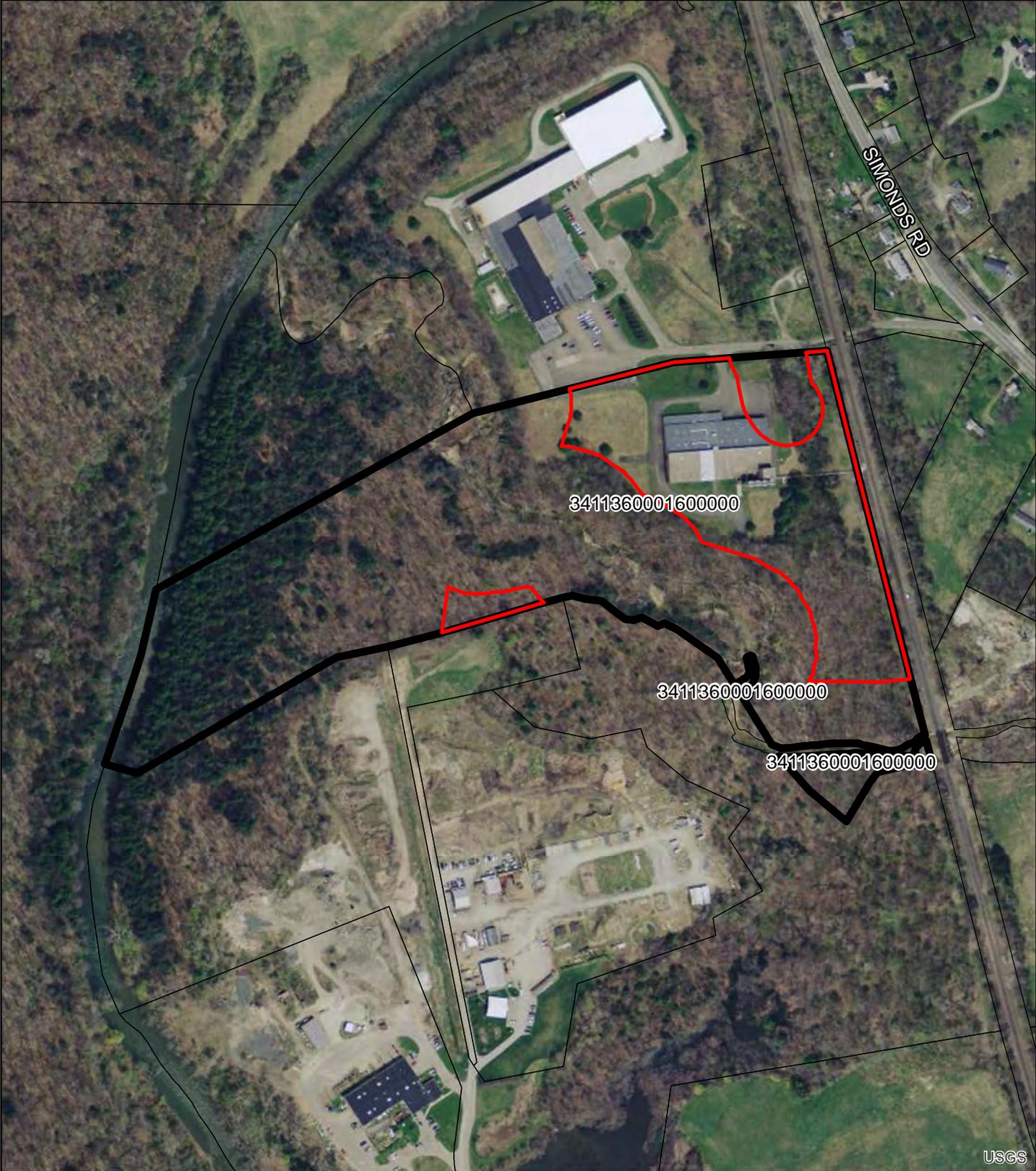
Williamstown



 Buildable Area  Sites  Parcels



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