

Relicensing Study 3.6.5

LAND USE INVENTORY

Initial Study Report Summary

**Northfield Mountain Pumped Storage Project (No. 2485)
and Turners Falls Hydroelectric Project (No. 1889)**

Prepared for:



Prepared by:



SEPTEMBER 2014

1.1 Study Summary

The purpose of this study is to review existing land use occurring on Project and adjacent lands, applicable land use controls such as zoning, and data from other relicensing studies to develop land use designations for the Turners Falls and Northfield Mountain Projects lands. Once the existing land uses and land use controls are identified, FirstLight will review available aerial photography and apply an appropriate designation to the Turners Falls Project and Northfield Mountain Project lands. This will aid in future land management decisions for lands within the Turners Falls Project and Northfield Mountain Project boundaries. This study is a desktop exercise, and no consultation has taken place since the issuance of the Federal Energy Regulatory Commission's (FERC) September 13, 2013 Study Plan Determination Letter (SPDL).

1.2 Study Progress Summary

Task 1: Literature and Aerial Photography Review

FirstLight conducted an internet search for local plans, ordinances, statutes, policies and guidelines that may affect use and/or management of Project lands. The following plans were located and reviewed: open space and recreation plans for Northfield, Montague, and Gill; the Gill Community Development Plan; the Hinsdale New Hampshire Master Plan; the Greenfield Master Plan; the Massachusetts Rivers Protection Act; and the Sustainable Franklin County – A Regional Plan for Sustainable Development for Franklin County. FirstLight completed a brief review of available aerial photography to determine areas that may need site visits to verify or determine existing uses. These sites were ground truthed during the last week of July 2014.

Task 2: Development and Application of Land Use Designations

FirstLight has developed draft land use classifications and definitions for this study.

Task 3: Map and Summary Development

This task will begin in 2015 and a report will be completed in the 4th quarter of 2015.

1.3 Variances from Study Plan and Schedule

There are no variances from the FERC approved study plan or schedule.

1.4 Remaining Activities

FirstLight will continue to obtain and review available documents which may affect the use and/or management of Project lands. This information will be used in combination with the results of various relicensing resource studies being conducted as part of the relicensing process. FirstLight will also conduct a search and review of conservation easements within 200 feet of the Projects' boundaries. FirstLight will complete the aerial photography review, development and application of land use designations to Project lands, and maps and report in the 4th quarter of 2015.