

# Relicensing Study 3.6.5

## LAND USE INVENTORY

### Updated Study Report Summary

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

*Prepared for:*



*Prepared by:*



**SEPTEMBER 2015**

## 1.1 Study Summary

The purpose of this study is to review existing land uses occurring on Project and adjacent lands, applicable land use controls such as local zoning, and the results of other relicensing studies, in order to develop appropriate land use designations for lands within the Turners Falls and Northfield Mountain Projects.

## 1.2 Study Progress Summary

### Task 1: Literature and Aerial Photography Review

Since the Initial Study Report (ISR), data from the National Land Cover Database (NLCD) were reviewed and the 15 classifications of land use types found within the area including the Project boundaries plus 200 feet have preliminarily been consolidated into eight (8) potential land use classifications.

Aerial photography has been reviewed in conjunction with the review of the NLCD to confirm land uses within the Project boundaries plus 200 feet. Areas unclear in the aerial photography review were then ground-truthed to verify the appropriate land use classification.

In connection with Study No. 3.6.1 *Recreation Use/User Contact Survey*, the towns of Erving, Gill, Greenfield, Montague, Northfield, Hinsdale, and Vernon were contacted to confirm that there had been no updates to the plans obtained and reviewed in 2014.<sup>1</sup>

Conservation easements within 200 feet of the Project boundaries have been identified in Massachusetts, New Hampshire and Vermont and are currently being reviewed to identify any applicable land use restrictions.

### Task 2: Development and Application of Land Use Designations

Work on Task 2 is ongoing. The NLCD layers utilized to preliminarily develop eight (8) potential land use classifications are being refined with more detailed information on land use types within the Project boundaries, such as delineated wetlands, drawn from other relicensing resource studies, as appropriate, and the plans that were identified in Task 1.

### Task 3: Map and Summary Development

A preliminary land use map showing land classifications has been developed and is being refined. As reported in the ISR, a final report is anticipated to be completed in the fourth quarter of 2015.

## 1.3 Variances from Study Plan and Schedule

To date, there are no variances from the study plan or schedule.

## 1.4 Remaining Activities

- FirstLight will continue to refine the land use map being prepared for the study.
- Report development is underway and anticipated to be filed by the end of 2015.

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<sup>1</sup> These plans include Open Space and Recreation plans for Northfield, Montague, Erving, and Gill; Downtown Turners Falls Livability Plan; the Gill Community Development Plan; the Hinsdale New Hampshire Master Plan; the Greenfield Master Plan; the Massachusetts Rivers Protection Act; and Sustainable Franklin County – A Regional Plan for Sustainable Development for Franklin County.