

New Marlborough Protective Bylaws
Proposed Sections for Adoption

May 3, 2013

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SECTION 2: ZONING DISTRICTS

2.1 Types of Districts.

2.1.1 For the purpose of this bylaw, the Town of New Marlborough is hereby divided into two districts as follows:

Rural Agricultural District (RAD)

Village Center District (VCD)

2.2 The Zoning Map

2.2.1 The location and boundaries of these districts are hereby established as shown on a map entitled "Zoning Map of New Marlborough, Massachusetts" dated *****, bearing the signatures of the members of the Planning Board and on file in the office of the Town Clerk, which map, with all explanatory matters thereon, is hereby made a part of this chapter.

2.3 Interpretation of District Boundary Lines

2.3.1 Street. For the purpose of interpretation of district boundaries as shown on the Official Zoning Map, where a street constitutes a zone boundary, the centerline of that street is the boundary.

2.3.2 Water Bodies. Boundaries indicated as following shorelines of lakes or ponds shall be construed to follow such shorelines.

2.3.3 Other Boundaries. Boundaries which appear to run parallel to the features indicated above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

2.3.4 Split Lots. Where a district boundary line divides a lot that was in single ownership on the effective date of this ordinance, the following rules shall apply:

2.3.4.1 The Board of Selectmen may permit, as a special permit, the extension of regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

2.3.4.2 The Board of Selectmen may authorize an access road from the less restricted portion of the lot through the more restricted portion of the lot upon the grant of a special permit.

2.3.5 Interpretation. In cases of uncertainty or disagreement concerning the exact location of a district boundary line or where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or in other circumstances not covered herein, the district boundary shall be determined by the Zoning Board of Appeals.

SECTION 3: PERMITTED USES/USE REGULATIONS

3.1 No dwelling, structure or land or any part thereof shall be used for any purpose unless authorized in the Table of Permitted Uses below:

3.1.1 As a use by right

3.1.2 Under special permit granted by the Board of Selectmen

3.1.3 Under variance granted by the Board of Appeals

3.1.4 Under applicable law at the time such use began, and provided such use has continued until the present time

3.2 Table of Permitted Uses

LEGEND: TABLE OF PERMITTED USES		
Y = by-right	SP = special permit from the Board of Selectmen	N = not allowed
RAD = Rural Agricultural District	VCD = Village Center District	

TABLE OF PERMITTED USES		
A. Residential Uses	RAD	VCD
1. Single-Family Dwelling	Y	Y
2. Two-Family Dwelling, subject to the requirements of § 5.2	SP	SP
3. Three-Family Dwelling, subject to the requirements of § 5.2	N	SP
4. Multi-Family Dwelling, subject to the requirements of § 5.2	N	SP
5. Accessory Dwelling, existing on or before May 5, 2003, subject to the requirements of § 5.4	Y	Y
6. Accessory Dwelling, either new construction or modification of an existing freestanding building constructed after May 5, 2003, subject to the requirements of § 5.4	SP	SP

TABLE OF PERMITTED USES		
A. Residential Uses	RAD	VCD
7. Accessory Dwelling on a lot that does not meet the minimum lot size and frontage requirements as set forth in § 5.4 for the district in which the dwelling is located, subject to the requirements of § 5.4 and § 7.3.1	SP	SP
8. Travel Trailer, Mobile Home, subject to the requirements of § 5.1	SP	SP
B. Municipal, Non-Profit, Religious & Educational Uses	RAD	VCD
1. Any Lawful Residential, Municipal, or Non-Profit Recreational Purpose	Y	Y
2. Any Religious or Non-Municipal Educational Purpose, subject to § 7.1	Y	Y
3. Municipal and Public Service Building, Structure and Use	SP	SP
C. Agricultural Uses	RAD	VCD
1. Agricultural Uses, except fur farming	Y	Y
2. Farmers Market	Y	Y
3. Farm Stand	Y	Y
4. Custom Meat Processing Establishment	SP	N
D. Commercial Uses	RAD	VCD
1. Antique Shop, Craft Shop, Gift shop	SP	Y
2. Bank	N	Y
a. Bank, drive-through	N	N
3. Bed and Breakfast	Y	Y
4. Boarding House	Y	Y
5. Business or Professional Offices	SP	Y
6. Campground	SP	N
7. Cemetery, non-municipal	Y	Y
8. Child Care Center	N	SP
9. Commercial Greenhouse	SP	SP
10. Commercial Kennel	SP	N
11. Country Inn	SP	SP
12. Enclosed Veterinary Hospital	SP	SP
13. Facility for Generating Power from Wind, Sun or Water	SP	SP
14. Family Child Care Home, small	Y	Y
15. Family Child Care Home, large	SP	SP
16. Funeral Home	N	SP
17. Gallery	Y	Y
18. General Service Establishment	SP	Y
19. Healthcare Facilities	SP	SP
20. Home Occupations	Y	Y
21. Mixed Use, subject to the requirements of § 5.5	N	SP
22. Motor Vehicle Repair and Service Station	SP	SP
23. Motor Vehicle Sales or Rentals	SP	SP

TABLE OF PERMITTED USES		
A. Residential Uses	RAD	VCD
24. Museum	Y	Y
25. Extended Care Nursing Facility	SP	SP
26. Personal Service Establishment	SP	Y
27. Restaurant	SP	SP
a. Restaurant, drive-through	N	N
b. Restaurant, fast food	N	N
28. Retail, not to exceed 2,000 square feet of gross floor area	SP	Y
29. Retail, over 2,000 square feet of gross floor area	N	SP
30. Sawmill	SP	N
31. Scrap and Salvage Yard	SP	N
32. Summer Camp, Golf Course, Boat Livery, Riding Stable, Tennis Club or Ski Tow	SP	N
33. Wireless Communication Facilities, subject to the requirements of § 8.8	SP	SP
E. Miscellaneous Uses	RAD	VCD
1. Conversion of a single family dwelling into a two-family, three family or multi-family dwelling, that does not meet the requirements of the Intensity Table and § 5.2 as to lot area, frontage and as to distance from property boundary line.	SP	SP
2. Any accessory use, not explicitly stated herein, that is customarily incidental and subordinate to the principle use or building, located on the same lot as the principle use or building.	Y	Y

3.3 Additional Safeguards and Requirements

- 3.3.1 The Board of Selectmen may impose additional safeguards and requirements for any use under this section as in their judgment are necessary for the protection of public health, safety and welfare.

3.4 Compliance with Other Regulations

- 3.4.1 Every use permitted by right or authorized by special permit under the provisions of this bylaw shall be subject to the State Building Code, State Sanitary Code, and the Town's Board of Health Regulations and any other applicable statutes, bylaws and regulations, including Parking and Sign Regulations.

3.5 Nonconforming Structures, Uses and Lots ("Grandfathering")

- 3.5.1 These procedures shall not apply to structures or uses lawfully in existence or lawfully begun at the time of the adoption of this By-Law as provided in M.G.L. c. 40A § 6.

- 3.5.2 Any pre-existing nonconforming structures or uses may be rebuilt or reestablished within two (2) years if damaged or destroyed by fire or other catastrophe.
- 3.5.3 Pre-existing nonconforming structures or uses may be extended, altered or changed to another nonconforming use by Special Permit from the Board of Selectmen provided that the Board finds that such change, extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming use.
- 3.5.4 A nonconforming use of land or structure which has been abandoned or not used for a period of two (2) years or more shall not be reestablished, except by Special Permit and any future use of such premises shall be in conformance with these instructions.
- 3.5.5 Nonconforming lots of record and lots shown on a plan endorsed by the Planning Board under the Subdivision Control Law are exempt from the provisions of this By-Law to the extent and as provided in M.G.L. c. 40A § 6.

SECTION 4: DIMENSIONAL REQUIREMENTS

4.1 Intensity Regulations

- 4.1.1 All buildings or structures hereafter erected, altered or added to in any district shall adhere to the requirements as set forth in the Intensity Table, except as noted in this section.
- 4.1.2 No more than one (1) principal dwelling shall be erected or placed on any such lot.

4.2 Intensity Table

Intensity Table									
Zoning District	Minimum Lot Size (Acres)	Additional Land per Additional Dwelling Unit (Acres) ⁶	Minimum Lot Frontage (Feet)	Additional Frontage per Additional Dwelling Unit (Feet) ⁶	Minimum Setbacks (Feet)			Maximum Setbacks (Feet)	HEIGHT (feet)
					Front ⁽⁴⁾	Side	Rear	Front	
Rural Agricultural District ^(1,2,5)	1	1.3	150	100	40	25	25	N/A	35
Village Center District ^(1,2,3,5)	1	0.5	75	55	0	10	10	See § 4.4.2	35

Notes

1. See § 5.4 for dimensional regulations applicable to Accessory Dwellings.
2. See § 5.2 for dimensional regulations applicable to two-family, three-family and multi-family dwellings.
3. See § 4.4 for dimensional regulations applicable to the entire Village Center District.
4. Each street line on a corner lot shall be deemed a front lot line.
5. See § 5.3 for the requirements to convert an existing principal structure that does not comply with these dimensional regulations.
6. These additional requirements are only applicable to two-family, three-family and multi-family dwellings. For dimensional regulations applicable to Accessory Dwellings see § 5.4.

4.3 Buildings on Pre-existing Lots

4.3.1 Nothing in this By-Law, however, shall prohibit the construction, alteration or enlargement of a single family dwelling or other permissible building on a lot which contains a lesser area or frontage if the lot was separately owned and was so recorded in the Southern Berkshire Registry of Deeds at the time of the adoption or amendment of this By-Law.

4.4 Special Dimensional Regulations Applicable to the Village Center District.

4.4.1 The minimum lot size for lots located within the Village Center District may be reduced by the following factors:

4.4.1.1 Twenty-five percent (25%), if public sewer service is available and utilized.

4.4.1.2 Twenty-five percent (25%), if public water service is available and utilized

- 4.4.1.3 Fifty percent (50%) if both public sewer service and public water service are available and utilized.
- 4.4.1.4 Fifty percent (50%) if new technology for providing for adequate separation of sewage and water services are available and utilized.
- 4.4.2 The maximum front yard setback for lots located in the Village Center District shall be the average setbacks of all principal buildings on the same side of the street within 100 yards on either side of the subject lot.
 - 4.4.2.1 Vacant lots shall not be used to calculate the average setbacks of all principle buildings within 100 yards of the subject lot.
 - 4.4.2.2 If no buildings exist on the same side of the street within 100 yards on either side of the subject lot then the maximum setback shall be thirty-five feet (35’).

4.5 Exclusion from the Height Limitations

- 4.5.1 Limitations of height shall not apply to spires, domes, steeples, radio towers, chimneys, broadcasting and television antennae, bulkheads, cooling towers, ventilators, silos, cupolas, and other appurtenances usually carried above the roof.

SECTION 5: SPECIAL REGULATIONS

5.1 Travel Trailers/Mobile Homes

- 5.1.1 A Travel Trailer or Mobile Home may be permitted by the Board of Selectmen in accordance with the provisions of the General Laws, in their capacity as enforcing agents, to be occupied for temporary living quarters by the owner(s) of the premises on which it is located for one (1) year, provided that such owner(s) is in the process of constructing a dwelling for his/her own occupancy, and further provided that such Travel Trailer or Mobile Home is, and the dwelling being constructed will be, in conformity to the Sanitary Code of the Commonwealth of Massachusetts. Such permit may be extended if the work on the dwelling is proceeding in good faith.
- 5.1.2 A Travel Trailer or Mobile Home issued a permit by the Board of Selectmen and located and occupied prior to the adoption of this By-Law, may continue to be

used, provided a certificate from the Board of Health is submitted to the Board of Selectmen stating compliance with the Sanitary Code of the Commonwealth of Massachusetts, and further provided that such Travel Trailer or Mobile Home may be replaced by another on the same premises and under the same conditions. Notwithstanding other provisions of this Section (5.1), a Travel or Mobile Trailer may be parked upon and owner's premises provided the same is not used for purposes of human habitation of such site.

5.2 Two-Family, Three-Family and Multi-Family Dwellings

- 5.2.1 Construction plans, elevations, and the location of the building(s) on the lot must be submitted to the Planning Board, Board of Health, Conservation Commission, and the Building Inspector for their recommendations to the Board of Selectmen. The recommendations shall be submitted within thirty (30) days of the date the plans are submitted.
- 5.2.2 Design plans shall contain provisions for no more than the allowable number of units. No building shall exceed thirty-five (35) feet in height. Such plans shall also contain provisions for adequate water and sewage disposal facilities.
- 5.2.3 In the Village Center District, a lot shall contain a minimum of one (1) acre for the first dwelling unit and one-half (0.5) of an acre for each additional unit. The lot shall contain a minimum of seventy-five (75) feet of frontage for the first unit and fifty-five (55) feet of frontage for each additional unit.
- 5.2.4 In the Rural Agricultural District, a lot shall contain a minimum of one (1) acre for the first dwelling unit and one (1) acre for the second unit. The lot shall contain a minimum of one hundred fifty (150) feet of frontage for the first unit and one hundred (100) feet of frontage for the second unit.
- 5.2.5 In the Rural Agricultural District only, dwelling units, parking areas, and playgrounds shall not be less than one hundred (100) feet from all property boundary lines.

5.3 Conversion of a Single Family Dwelling to a Two-Family, Three Family or Multi-Family Dwelling as allowed by § 3.2 (E)(1).

- 5.3.1 The single-family dwelling has not been substantially enlarged within four (4) years of the proposed conversion. Substantially enlarged shall mean expanded beyond thirty (30%) of the structure's gross floor area.

- 5.3.2 The lot areas has not been reduced below the minimum with four (4) years of the proposed conversion.
- 5.3.3 Any fire escapes or outside stairways leading to a second story shall be located on any wall not facing a road and shall not occupy any part of the rear or side setback.
- 5.3.4 No exterior addition to the original dwelling shall thereafter be made other than fire escapes or outside stairways.
- 5.3.5 No structure shall be converted unless in connection therewith it is placed in a reasonable state of repair

5.4 Accessory Dwellings

- 5.4.1 The exterior appearance of the building shall not be altered except for purposes of safety (stairs for fire escapes), health (weather protection for the main entry such as enclosed entry or drip edge protection) or handicapped accessibility requirements (ADA compliance) or to meet building code requirements, nor shall the footprint of the building be enlarged.
- 5.4.2 In the Rural Agricultural District, the minimum lot size requirement shall be two (2) acres and the minimum frontage requirement shall be 150 feet.
- 5.4.3 In the Village Center District, the minimum lot size requirement shall be one and one-half acre (1.5) acre and the minimum frontage shall be 75 feet.
- 5.4.4 One of the two units on the lot shall be occupied by the owner(s) of the lot, and in the event of the sale of the property, the new owner(s) shall occupy one of the two units as a primary residence.
- 5.4.5 There shall be no more than one accessory dwelling per lot created under this bylaw.
- 5.4.6 The maximum net living floor area shall not exceed 1200 square feet.

5.5 Village Center District Mixed Use

- 5.5.1 In the Village Center District dwelling units may be allowed by special permit above the first story of a principle structure that is primarily used for an

allowable commercial use, subject to the requirements of § 7.3 and other applicable sections.

5.5.2. In the Village Center District, an allowable commercial use (in addition to the principal use) may be allowed by special permit in an accessory building, subject to the requirements of § 7.3 and other applicable sections.

7.3.1.5 To the extent feasible, off-street parking areas on lots located in the Village Center District shall be located to the rear or side of the principal building.

7.3.1.6 For mixed uses, there shall be adequate off-street parking to service both the commercial use and the residential use as set forth in § 7.3. Shared parking with municipal or commercial uses can be considered to meet the parking requirements, if made a condition of the building permit.

SECTION 10: DEFINITIONS

ACCESSORY DWELLING: A detached freestanding building located along with the principle dwelling unit on the lot shall be allowed as an accessory dwelling.

AGRICULTURAL USE: Any use of land for the purpose of raising agricultural products, livestock, poultry or dairy products, including necessary farm structures, vehicles and equipment. This use does not include kennels, commercial stables, or facilities for the commercial raising of fur bearing animals.

BED AND BREAKFAST: An establishment, with up to ten (10) rooms available for overnight guests whose paid accommodations include breakfast. The establishment shall be the primary and legal residence of the owner(s). These establishments are intended for guests on intermittent visits and shall not be used as long-term rental units or apartments.

BOARDING HOUSE: Renting of rooms and furnishing of board by an owner in his or her residence provided no independent kitchen facilities are maintained.

BUSINESS OR PROFESSIONAL OFFICE: A single business establishment engaged in providing professional or business services, including legal, insurance, real estate, engineering, marketing, sales, advertising, financial advisory, tax advisory or other similar services.

BUILDING: A roofed or walled structure used or intended for supporting or sheltering any use occupancy.

CAMPGROUND: An area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and major recreational equipment, which is primarily used for recreational purposes and retains an open air and natural character.

CHILD CARE CENTER: Any facility operating as defined in MGL c. 15D § 1A.

COMMERCIAL KENNEL: A kennel facility in which three (3) or more dogs, which are three (3) months or older, are boarded or groomed.

COUNTRY INN: A bed and breakfast except that full food service may be provided as part of the accommodations.

CUSTOM MEAT PROCESSING ESTABLISHMENT: A building or structure wherein animals are slaughtered, processed and/or prepared for sale or private use subject to all state and federal laws.

CUSTOMARY HOME OCCUPATION: Self-employed resident occupants in their private homes working at an occupation which is limited to the home, carried forth at the home and requiring no more off-street parking facilities that would ordinarily be used by the household, such as dressing making, preserving or home cooking, photography, the giving of private music and dance lessons or a one chair beauty parlor. Customary home occupation does not include gift shop, antique shop, art gallery or similar retail establishment.

DRIVE THROUGH: Providing services directly to customers who remain in their automobile from any window, counter or other appurtenance from either the principal or accessory building.

DWELLING UNIT: One or more rooms constituting a separate independent housekeeping unit establishment with cooking, living, sanitary and sleeping facilities for the use of no more than one family.

DWELLING, SINGLE FAMILY: A detached residential building designed for or occupied by one (1) family only, but not including mobile homes and trailers whether placed on foundations or not.

DWELLING, TWO FAMILY: A residential building containing two (2) dwelling units.

DWELLING, THREE FAMILY: A residential building containing three (3) dwelling units.

DWELLING, MULTI-FAMILY: A residential building containing four (4) to six (6) dwelling units.

EXTENDED CARE NURSING FACILITY: Extended care nursing facility, rehabilitation facility, convalescent facility, rest home or any other such institution, however named, whether conducted for charity or for profit, which is maintained for the purpose of caring for persons, requiring medium to intensive medical, rehabilitation, or convalescent therapy and who need assistance or monitoring on a regular basis.

FAMILY: An individual or any number of individuals related by blood, marriage or other legal arrangement such as adoption, guardianship, foster care or up to six (6) unrelated individuals living in a single dwelling unit.

FAMILY CHILD CARE HOME, SMALL: Any private residence operating as a facility as defined in MGL c. 15D § 1A.

FAMILY CHILD CARE HOME, LARGE: Any private residence operating as a facility as defined in MGL c. 15D § 1A.

FARM STAND: The display and sale of natural products, the major portion of which are raised in the Town.

FARMERS MARKET: A public market at which farmers and other vendors sell produce, crafts and other farm goods directly to consumers.

FRONTAGE: That boundary of a lot, which lies along a road.

FUELING STATION: A temporary parking space for re-fueling vehicles that is adjacent to a gas pump(s).

FUNERAL HOME: A facility for the conducting of funerals and related activities such as embalming.

GENERAL SERVICE ESTABLISHMENT: Any establishment or repair shop, the repair and maintenance of household items, not including motor vehicles, where crafts, skills or professional trades are performed, including but not limited to appliance repair, artisans, bakers, builders, caterers, carpenters, contractors, electricians, plumbers, upholsterers, and similar uses.

GRANDFATHERING: A term commonly used used to describe the rights that a property owner has to continue or convey an existing land use, lot or structure when subsequently enacted regulations prohibit the use, lot or structure. Those uses and structures are allowed to

continue as they are, in perpetuity, unless a use is abandoned for two years. If after two years, the owner wants to re-engage in the old use, a special permit must be sought.

GROSS FLOOR AREA: The sum of the horizontal areas of the several floors of a structure. Gross floor area is measured from the exterior face of exterior walls (or from the center line of a wall separating two buildings or portions of buildings), including elevator shafts and stairwells at each floor and interior balconies and mezzanines, but not including interior vehicle parking or loading areas, cellars with walls more than 50% below grade, and areas having less than six feet floor-to-ceiling height.

HEALTHCARE FACILITIES: An outpatient facility or institution, whether public or private, principally engaged in providing services for health maintenance and treatment of mental or physical conditions. Health care facilities include, but are not limited to public health centers, diagnostic centers, medical offices, dental offices, treatment centers, rehabilitation centers, home health agencies, clinics and dispensaries. They may include laundries, cafeterias, gift shops and laboratories as accessory uses.

HOME OCCUPATION: The use of a room or rooms in a dwelling or accessory building, where the primary use of the property is a dwelling, by a resident occupant for the practice of a recognized profession or by a resident carpenter, painter, plumber, electrician, or other artisan in connection with his/her trade, including display and sale of products produced on the premises, or by a resident engaged in the customary home occupation, provided that there is no evidence of business other than a permitted sign.

LOT: An area of land in one ownership with definite boundaries, used or available for the use as the site of one or more buildings.

MOTOR VEHICLE SALES: Sales or rentals of new or used motor vehicles.

MOTOR VEHICLE REPAIR AND SERVICE STATION: A building, or part thereof, for the retail sale of gasoline, oil and motor vehicle accessories and repairs and servicing such as lubricating, tune-ups, adjusting and repairing brakes, tire service and general service. There shall be no more than two fueling stations at any Motor Vehicle Repair and Service Station. The sale or rental of motor vehicles shall be an allowed accessory use.

MUNICIPAL USE: Any Town of New Marlborough use of land in accordance with the General Laws governing municipal powers and functions including participation in regional uses.

PERSONAL SERVICE ESTABLISHMENT: Any establishment primarily engaged in providing services involving the care of, repair, maintenance, or customizing of personal properties that may be worn or carried about the person or are a physical part of the person, including but not limited to barbers, body artists, clothes cleaners, decorators, florists, garment makers, hair dressers, manicurists, massage therapist, photographers, printers, shoe repairers, yoga and personal wellness studios; and similar uses.

RESTAURANT: An establishment, the principal activity of which is the service or sale of food or drink for on-premises consumption.

RESTAURANT, FAST FOOD: An establishment, the principal activity of which is the sale of pre-prepared or quickly prepared foods or drinks, often using disposable containers or wrappers, for consumption either on or off premises.

RETAIL: An establishment selling goods not specifically listed elsewhere in the Table of Permitted Uses.

ROAD:

- a. A public way or way which the Clerk of the Town certifies is maintained and used as a public way, or
- b. A way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or
- c. A way in existence when the subdivision control law became effective in New Marlborough on March 8, 1965 having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the building erected or to be erected thereon.

SETBACK: The area of a lot extending inward front a lot line (or, in the case of front setback, the road line), for the distance specified in the zoning regulations in which no building or structures may be placed.

SETBACK, FRONT: An area extending across the full width of the lot and extending inward from the road line of the lot.

SETBACK, REAR: An area extending inward from rear of the lot between the side lot lines.

SETBACK, SIDE: An area extending along a side lot line from the front line to the rear line.

STRUCTURE: Any construction, erection, assemblage or other combination of material upon the land necessitating pilings, footings, or a foundation for attachment to the land, including swimming pools and recreational courts.

SECTION 11: AMENDMENTS

This bylaw may be amended from time to time at an Annual or Special Town Meeting in accordance with the provisions of Section 6, Ch. 40A of the General Laws

SECTION 12: SEPARABILITY

The invalidity of any Section or provision of this By-law shall not invalidate any other Section or provision thereof.

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Appendix A

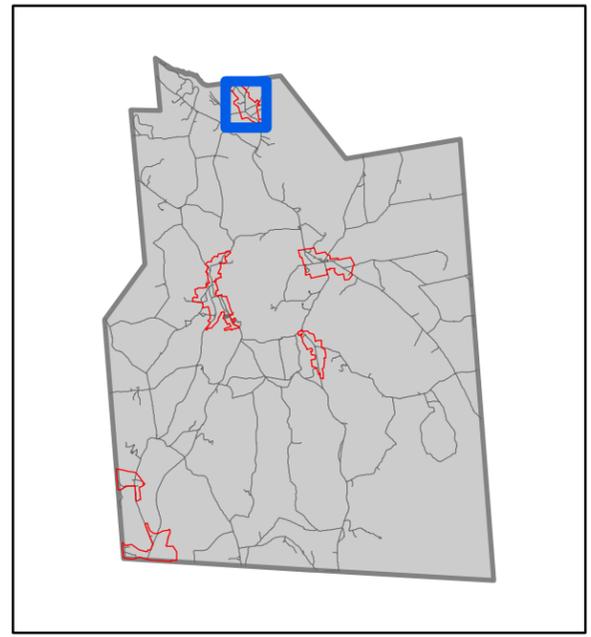
Village Center Maps

Village Center Zoning

Town of New Marlborough

Village Center District Proposed Boundaries

Date: 5/2/2013



Legend

-  Town
-  Draft Village Boundary
-  Parcels
-  Roads

0 100 200 400 600 800 Feet



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This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BRPC or the municipality may have supplied portions of this data.

