

INDUSTRIAL DEVELOPMENT

As a broader economic base is sought in order to keep pace with municipal growth, the Planning Board recommends that the town look to industrial development of two areas in Sterling as a means of increasing its basic employment and taxable income.

INDUSTRIAL AREAS

First of the two recommendations is an area of fifty acres of land located on Greenland Road opposite the Sterling Airport. This relatively level land has the advantage of being near the Airport, which is scheduled for improvement in the future. Air freight oriented industries would have such transportation facilities within one hundred yards of the industrial site. Zoning of this land should occur when airport development is started. Extension of town water service along Boutelle and Greenland Road to the Airport will insure adequate water supply and fire protection. Widening and straightening of the Greenland Road section of the arterial system will provide adequate road access to the proposed site.

The second industrial development site is located at Pratt's Junction. In this area there are five hundred acres of land with highway and rail access. Ample electric power is located nearby. Some of this land is level and readily available for use. Other parts of it must be filled or graded before industrial use may be made of the land. Town water supply must be extended along Route 12 to Pratt's Junction for adequate clean water and fire protection. Development density can be controlled by the Zoning By-Law changes recommended in this report.

The characteristics of an industrial park can be initiated and preserved by the Industrial Development Commission. Given ample land for off-street parking and landscaping and providing for control of nuisance factors of noise, flashing, smoke and odor through zoning can make these uses of land good neighbors in any community.