



MASTER PLAN

Town of Dalton,
Massachusetts



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Committee & The Berkshire
Regional Planning Commission

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EXECUTIVE SUMMARY

During 2015 and 2016, the Town of Dalton developed a master plan, a strategic document that helps direct decision-making in the town for the next 10-20 years. A master plan considers all aspects of a community to create a consistent strategy for how each should progress in the future – including land use, housing, economy, natural and cultural resources, open space and recreation, services, infrastructure, and transportation.

The development of the master plan was the work of the Dalton Master Plan Steering Committee. This group was comprised of members of other town boards, town staff, and interested citizens of Dalton. The planning process also incorporated broad community input through the development of a public opinion survey and a public informational meeting. This valuable input has helped to shape the content of the plan—thank you to all who devoted time to the creation of this plan for the town’s future.

VISION

This plan creates a strategy to help the town achieve its vision for its desired future. Components of Dalton’s vision include

GOALS AND OBJECTIVES

Our vision serves as the basis for a number of more-detailed goals and policies that define how the town will achieve its vision. In some cases, the successful achievement of the goals and policies depends on the collaboration of one or more other parties. Where this is the case, the likely collaborators are identified in the implementation strategy (Chapter 13). The goals and policies are organized into chapters by topic, as described in



the following sections.

Population and Demographics

The Town of Dalton has a population of around 6,744 year-round residents according to the 2013 American Community Survey. The median age of a Dalton resident is 46.9 years old. Between 2000 and 2013, the number of residents below the age of 45 decreased, while the number over the age of 45 increased. The town is predicted to shrink by around 365 residents over the next two decades. This chapter also looks briefly at the Central Berkshire Regional School District. Enrollment data indicates that the number of students from Dalton has decreased by about 20% since 2003. In terms of race, ethnicity, and diversity, US Census data shows that the number of African American, Asian and multiple race residents decreased in Dalton between 2000 and 2013. However, the number of Hispanic or Latino residents has increased. The population and demographics chapter is the only topic chapter that does not contain goals, objectives, and actions.

Economy

Dalton has a business base comprised of both large and small employers, ranging from over 250 employees at Crane & Company, to single person companies. Roughly 67% of all residents are considered in the “civilian labor force”, meaning they are either employed, or unemployed and above the age of 16. Those not in the labor force are not

employed, not laid off, and not seeking employment.

The town has experienced a decline in income, adjusted for inflation, since 2000. With the loss of higher paying manufacturing jobs and the increase in lower paying jobs, the town has seen a significant increase in poverty.

The Master Plan sets the goal that the town will work to improve the local economy and the financial wellbeing of residents in the town through a variety of means. These include working to support local business, increase commercial industries in town, promote new service oriented businesses, increase tourism and recreation as well as promoting the development of high-tech companies and further educating the residents of Dalton.

Economy Goals

- Improve the local economy



- Improve the financial wellbeing of residents within Dalton.

Infrastructure

The Master Plan Infrastructure Chapter examines a few key aspects of infrastructure in Dalton, including town buildings and facilities as well as water, sewer and stormwater systems. The town has been working for a number of years to improve the buildings in town, including building a new senior center as well as performing major upgrades to the exterior of town hall. However, the interior of town hall still needs work. In addition, the DPW garage needs some improvements. The town also needs to work with the school district to ensure the condition of the schools are adequate for educational purposes. The town also needs to come to resolution on the Old Dalton High building.

The majority of the infrastructure in town is aging and needs to be maintained in order to preserve its usefulness for the future. The town needs to be proactive in repairing problems and improving the overall condition of the water, sewer, and stormwater systems. Infrastructure upgrades are expensive, but it is less expensive than repairing systems only after they fail and cause further damage.

The Master Plan makes the recommendation that the town improve its public facilities through a continuation of its current efforts. Through this, the town will work to develop a specific plan and process for replacing its public buildings, including how this effort will be funded.

Infrastructure Goals

- Maintain and improve the buildings in town
- Maintain and improve the water, sewer and stormwater infrastructure



- Improve the energy efficiency of town
- Improve communication technology within town

Services

Dalton provides many services to its residents including law enforcement and fire protection, senior programs through the Council on Aging, waste collection through the transfer station, a town library, and road maintenance, to name a few. This chapter also examines town finances and taxes.

The Master Plan makes suggestions for streamlining town costs through sharing services as well as sharing equipment with neighboring districts and towns. The plan also sets goals to minimize tax increases as well as a variety of measures to better inform and engage its volunteer boards and citizens.

Services Goals

- Maintain services currently offered in town
- Minimize tax increases in town
- Promote cost effective education through the CBRSD

Housing

While Dalton has seen a decrease in population, it has seen an increase in dwelling units. As of the 2013 American Community Survey, there were 2,953 housing units in Dalton. Of those, 2,044 units, or 69.2%, are owner occupied and 623 units (21.1%) are renter occupied. The remaining 9.7%

(286 units) are considered vacant, which includes units for sale, units for rent, seasonal units and other vacant units .

The increase in the poverty rate among Dalton residents results in a need to ensure housing availability for all income ranges within the town. The aging population also has housing impacts. The town needs to work with businesses to examine potential services to support the housing needs of this population. Moreover, the town should participate in programs to address the housing needs of all its residents, and work to connect these residents to existing tools that support affordable home ownership and enable older residents to live within their residences as long as they choose.

The Master Plan sets goals to address housing within the town, through participation in housing rehabilitation programs and other incentives, as well as potential bylaw changes that could help to encourage the development of affordable housing units. Finally, the plan states that the town will create a long term strategy to supply senior housing, as well encourage the rehabilitation of existing historic homes in Dalton.

Housing Goals

- Address local housing needs

Transportation

Dalton has a network of nearly 50 miles of roadway within the town. The vast majority of these





miles are the responsibility of the town. Only Route 8 and 9 are the responsibility of the state to care for. Moreover, a few miles are privately maintained. The public transportation in Dalton consists of the Berkshire Regional Transit Authority (BRTA), which has one route through town and also provides elderly and disabled transportation, along with the Council on Aging. Transportation is an important issue in Dalton, as well as a major town expense.

The Master Plan provides a number of recommendations to address transportation needs within the community. These include capital improvement planning to better maintain the roads as well as providing alternative transportation options, such as bike lanes and improved sidewalks.

Transportation Goals

- Provide a complete and well maintained system of roads
- Improve alternative transportation options

Land Use

Dalton is a mix of urban and rural neighborhoods in the central part of the Berkshires. Forest covers approximately 76% of all land within Dalton. Residential land use is the most significant human land use in the community at around 9.3% of all land within the town. This land use far ex-

ceeds the acreage devoted to institutional, commercial or industrial uses. Historically, development within the town has been concentrated around Main Street, however over time it has spread out and gotten less dense. Land use in Dalton is regulated through the town's zoning and bylaws, which include four residential districts, two business districts and three industrial districts as well as several overlays governing various items such as open space, flood plains and scenic mountains.

The Master Plan sets several goals for the town, including maintaining the character of town as preserving the agricultural uses in town. Moreover, the town will continue to update and modernize its zoning bylaws, including ensuring business can develop and grow and infill housing can occur.

Land Use Goals

- Maintain the character of Dalton
- Preserve and support agricultural uses

Natural and Cultural Resources

Dalton has an abundance of natural and cultural resources. Natural resources in the town include extensive forests and wildlife habitat, wetlands, vernal pools, several water bodies, streams, and rivers. Regionally, Dalton is located along the East Branch of the Housatonic River.

Culturally, the town has many historic buildings and areas. The Dalton Historical Commission has





been instrumental in developing the towns cultural resources, through several initiatives, including the restoration of the Fitch-Hoose House.

The Master Plan sets the goal of preserving and protecting the historic and cultural assets of the town, through actions such as creating additional historic districts and restoring the cemeteries as well as maintaining and improving the natural resources in town.

Natural and Cultural Resource Goals

- Preserve and protect historic and cultural assets
- Maintain and improve the natural resources in town
- Educate residents about the natural resources in town

Open Space and Recreation

The Town of Dalton has thousands of acres of open space. Open space is traditionally defined as land that has not been developed for residential, industrial, or commercial use. Open space is often protected from future development, as is the case with state forest lands, properties owned by land trusts, and private land with conservation restrictions. In fact, 54% of all land within Dalton is protected in some way. Much of this belongs to land protected by the state and is found in the Chalet Wildlife Management Area as well as land protected by the US through the National Park

Services Appalachian Trail Corridor. Significant land acreage is owned by the City of Pittsfield’s Water Department, which helps to ensure clean drinking water for the City of Pittsfield. Finally, a number of residents in Dalton have chosen to protect their properties through Chapter 61. Through this state program, landowners receive reduced property taxes in exchange for the protection of land from future development.

In terms of recreation, these open space lands, particularly publicly accessible state wildlife lands provide ample space for multiple activities. However, while these state lands are open to the public, they lack adequate facilities and are not managed for active recreation use, which limits their overall potential. Finally, the town has five major recreation areas, including Pine Grove Park, Chamberlain Park, Craneville Playground, Greenridge Park and The Pines. The Pines was purchased by the town in 2016 from Crane and Company and is undeveloped, except for a trail network.

The Master Plan makes recommendations to es-



establish the town as a recreation destination through expanding the recreational trail opportunities, expanding the recreational opportunities in playgrounds and playing fields, maintaining the Pines and Promoting the Appalachian Trail.

Open Space and Recreation Goals

- Preserve land for open space and recreational needs

IMPLEMENTING THE PLAN

The plan calls for numerous actions. To make implementation easier, the final chapter lists each action and assigns a relative time, priority, and who is responsible for initiating the implementation of the action. Ideally, the town will use this tool as it plans annual priorities from year-to-year.

APPENDICES

In addition to the plan for the town's future, there are a number of appendices that highlight current conditions at the time of the plan, legal considerations, and survey feedback received from the community

- A. Maps
- B. Key issues
- C. Existing Conditions Summary
- D. MGL 41: Master Planning Law
- E. Public Survey Results



CHAPTER 1: INTRODUCTION

This Master Plan for the Town of Dalton was developed in 2016 to guide growth, policy, and investment decisions for the next 10 to 20 years. This chapter provides background to the planning process and describes the content of different chapters of the plan for easy reference and use.

WELCOME TO DALTON!

Dalton is a small town located in the beautiful Berkshire region of Massachusetts. Located in westernmost Massachusetts, the Berkshires are renowned for their natural beauty, rich arts and culture, and small New England town charm. Dalton is bordered by the city of Pittsfield to the West, the towns of Lanesborough to the Northwest, Hinsdale to the South, Cheshire to the North, and Windsor to the East.

Dalton is a town of approximately 6,744 year-round residents. Dalton was incorporated as a town in 1784 and named after Tristram Dalton, the Speaker of the Massachusetts's House of Representatives.

WHAT DOES THIS PLAN ADDRESS?

This plan addresses a wide range of issues and priorities as expressed by the town through survey responses received at the start of the planning process. Some highlights, which illustrate recurring themes in the plan and its policies, include:

Character:

Residents value the small town atmosphere, people and sense of community in Dalton. In



addition, they value the natural and scenic beauty of the town's rural setting and the peace and quiet of town.

Economy:

Overall, residents felt that economic development should be encouraged, but that it should be slow and controlled.

Housing:

Residents felt there is a need for more diversity in housing choices and housing that is more affordable to those working in town.

Environment:

The open space and natural resources within town are valued by the community and it is important to the residents to maintain a clean, healthy environment.

Recreation:

Residents highly value the recreational opportunities they have in town, from the playing

fields, to the Pines and the Boulders, to the Appalachian Trail and want to foster and expand their use and keep them well maintained.

Town Services and Facilities:

Residents value the services they receive from the town and want to maintain and improve what they receive, however they are concerned about the high cost of services within town.

ABOUT MASTER PLANS

A Master Plan is a document that sets a blueprint for town decision-makers to use in their day-to-day actions as part of managing the town. It is an advisory document not a regulatory document. The purpose of this plan is to create an opportunity for the town to reflect and determine what it wants for its future and then chart out the preferred actions to achieve that vision. It is then the responsibility of the town's elected and appointed officials to pursue the actions identified in the implementation chapter of this plan to gradually make the regulatory changes and priority investments needed to achieve the vision statement.

How does the Master Plan Relate to Other Town Plans and Documents?

The Master Plan takes precedence over other plans of the community such as transportation plans, open space and recreation plans, area plans, and other area- or topic-specific documents. The Master Plan is typically more general than more focused plan documents but it provides overarching guidance to the content of these plans in that they should be consistent with the policies established in the Master Plan.

An important function of the Master Plan is to ensure priorities and approaches in one area such as land use relate to another, such as transportation. Because all of the topics are addressed within a single document, the policies in these different areas are developed to be consistent and supportive, thus safeguarding the potential danger of conflicting policies that can occur in a more fragmented planning approach. Other town plans can then use this framework to reach a finer level of detail in a particular subject area. For a list of the topics required by Massachusetts law to be addressed in a Master Plan, see Appendix D.

While the Master Plan is not a regulatory document, it does set the policy for the town to develop new bylaws to regulate land use decisions. For more on how the plan impacts land use and bylaw decisions see Chapter 8: Land Use.

WHAT DOES THE PLAN CONTAIN?

Master Plan guidance is provided in a number of ways, including maps of current and desired conditions, illustrations of concepts, and policy language. At the core of the plan is a vision statement of the overarching objectives the town wants to accomplish for its future. The Vision is the foundation for a number of goals and more specific policy and action statements. Together these establish the blueprint for what the town will do to achieve its vision and will serve as a guide for town policy and decision-makers for the life of the plan.

Vision

The vision is the “big picture” statement of where the town would like to be five, ten or twenty years from now.



Goals

Goal statements go into greater detail on the different pieces that the town will need to pursue in order to make the vision a reality.

Objectives

These are the specific strategies that the town will pursue to achieve the goal.

Actions

Actions are the specific tasks that individuals or groups will need to do in order to achieve specific policy statements.

THE PLANNING PROCESS

This plan was developed through a planning process that included a few key ways of gathering participation and feedback from the community:

Master Plan Steering Committee

The Planning Board initiated the development of the Master Plan in 2015. The Board of Selectmen appointed members to a Master Plan Steering Committee. This group met 11 times from September 2015 to April 2016 to review the survey and draft work products and provide direction on the vision, goals, policies, and actions identified in this plan.

Survey

A survey was developed to gain feedback from Dalton residents regarding aspects of the Master Plan. A set of questions directly related to the Open Space and Recreation Plan was also included. The survey was made open to the public on April 24th, 2015 and was concluded on June 1st, 2015. The results of the public survey are included as Appendix E of this document.

Website

Throughout the planning process, draft materials were made available on the town website (www.dalton-ma.gov) for review and download.

Public Forums

The town held a major public workshop during

the planning process on May 18th, 2016. Comments received from this workshop were incorporated into the plan.

PLAN OVERVIEW

This plan contains eleven total chapters in addition to this introduction that address the following aspects of the town:

Chapter 2: Population and Demographics

This chapter presents population and demographic trends in Dalton and outlines key issues.

Chapter 3: Economy

This chapter provides an overview of the key economic sectors present in the town and makes recommendations for how the town can support the retention and expansion of economic activity in the future.

Chapter 4: Infrastructure

Chapter 4 contains an overview of town infrastructure including sewer and communications and makes recommendations for future infrastructure improvement and development.

Chapter 5: Public Services

This chapter provides an overview of the fire, police, and other services provided in the town and sets goals and policies for the town to pursue to maintain and enhance services in the future.

Chapter 6: Housing

This chapter provides an overview of housing supply and needs both now and in the future and then presents town goals and policies to address

future housing in the town including options for young professionals, families, and seniors.

Chapter 7: Transportation

This chapter highlights key features and issues with the current transportation system in the town and then establishes goals and policies for the town to pursue to maintain and enhance this system in the future.

Chapter 8: Land Use

This chapter contains a description of the current land use patterns and constraints, identifies goals and policies for future land use, and presents the future land use plan for the town.

Chapter 9: Natural and Cultural Resources

This chapter summarizes the natural environment, as well as the cultural and historic attributes of the town and sets goals and objectives for the town to pursue.

Chapter 10: Open Space and Recreation

This chapter summarizes the open space and recreation elements of the town and sets goals and objectives for the town to pursue.

Chapter 11: Vision

This chapter contains the vision statements for the town – concise statements of what residents want their town to be like in the future.

Chapter 11: Planning Process

This chapter reviews the process that was used to develop this plan.

Chapter 13: Recommendations and Implementation Strategy

This chapter contains an overview of the different



types of actions that will be needed to implement the plan and the range of entities that will be involved in that process. Additionally, it includes the Implementation Strategy, which details the actions, responsible parties, relative priority, and potential funding sources for each action called for in the plan.

In addition to the chapters, there is an extensive appendix containing maps and background data that was reviewed by the Master Plan Committee in the development of the Goals, Objectives and Actions.

Appendices

- A. Maps
- B. Key issues
- C. Existing Conditions Summary
- D. MGL 41
- E. Survey Results



CHAPTER 2: POPULATION AND DEMOGRAPHICS

TRENDS AND CONDITIONS

Population

Dalton is a town in the Berkshires with a relatively large year-round population - 6,744 residents as of the 2013 American Community Survey, making it the 6th most populated town in the Berkshires. However, Dalton has experienced a population decrease over the past two decades. Census data indicates that the town population decreased from 7,155 to 6,756 residents between 1990 and 2010. This amounts to a 5.6% decrease in population over the 20 year period. Additionally, Dalton's population is projected to decrease in the future. The Donahue Institute at UMass Amherst projects that Dalton will shrink by roughly 300 residents over the next two decades, approaching 6,379 year-round residents by 2035 (See Table C1, Page C-1).

Age

Dalton faces an increasingly older population. Between the 2000 census and 2013 American Community Survey, the number of Dalton residents below the age of 45 decreased, while the residents age 45 and older increased (See Table C2, Page C-2). The change was most pronounced in the 45-64 age group, which saw an increase of 9.75% during the 2000s decade. Between these years, the median age of town residents increased by 6.8 years from 40.1 to 46.9. The aging population could have effects on the town's services, as well as on its housing and recreation needs.

At the other end of the spectrum, the decline in younger residents could have an effect on school enrollment and funding, as well as future volunteers and town employees such as police and firefighters. Enrollment of Dalton residents in the Central Berkshire Regional School District has decreased by 18.2% since 2000 (see Table 2.2).

Race, Ethnicity, and Diversity

The Dalton population of nearly all ethnic groups, except Hispanic, fell between 2000 and 2013 – the number of Hispanics or Latinos increased from 70 people to 160. The number of Asian Americans decreased from 53, Whites from 6,770 to 6,697, Black or African Americans from 42 to 39, and 2 or more races from 31 to 8.



POPULATION AND DEMOGRAPHICS AT A GLANCE

Age

The median age of an Dalton resident increased from 40.1 to 46.9 between 2000 and 2013.

Diversity

The population of White, Black or African American, American Indian, Asian, and residents of 2 or more races decreased between 2000 and 2013, while the population of Hispanic or Latinos increased.

Additional discussion of population and demographics may be found in Appendix C: Existing Conditions: Population and Demographics

Table 2.1 - Change in Age Distribution in Dalton 2000-2013			
Source: 2000 Census and 2013 American Community Survey			
Age	2000	2013	% Change 2000- 2013
19 and under	28.13%	23.7%	-4.43%
20-44	29.9%	21.87%	-8.07%
45-64	25.25%	35%	+9.75%
65+	16.72%	19.4%	+2.68%

KEY POPULATION AND DEMOGRAPHIC ISSUES

An Older Populace

The increased number of older residents may affect the range of services the town wishes to provide as well as the range of housing options available. Additionally, it makes the need for accessibility to town buildings or amenities more important due to potential mobility impairment issues.

Declining Population

The decline in Dalton's total population may also affect many of the services and housing that is available in town. With a 5.6% decrease over the last 20 years and a projected continued decrease, the town will need to balance its resources efficiently to continue to provide the services the community expects while keeping taxes low.

School Enrollment

As can be seen in Table 2.2, the number of Dalton students in total, as well as within the Central Berkshire Regional School District (CBRSD) has declined significantly over the last 15+ years, with a -21% enrollment in CBRSD and -22% enrollment total. The town has seen a 139% increase in out of district enrollment (Choice and Charter) and at least a 50% decline in private and Parochial school enrollment. This declining enrollment trend, which is seen throughout Berkshire County, causes concerns. Note that these numbers are not total enrollment, but Dalton residents attending the various schools



Figure 2-1. Craneville Elementary School



Table 2.2 - Dalton Residents attending Schools

Source: Massachusetts Dept. of Education

Year	Total In-District Enrollment	Out-of-district enrollment	Vocational	Private and Parochial	Other
2001	1129	28	9	174	0
2002	1116	33	10	139	0
2003	1141	23	0	156	
2004	1154	18	0	157	0
2005	1147	27	0	152	0
2006	1121	45	0	132	0
2007	1123	45	0	128	0
2008	1119	40	0	91	0
2009	1097	47	0	101	0
2010	1079	53	0	87	0
2011	1046	40	0	79	7
2012	978	47	0	87	7
2013	949	52	0	78	10
2014	923	59	0	18	10
2015	892	67	0	85	7



CHAPTER 3: ECONOMY

Dalton has evolved economically from a town where everyone worked at one of the local mills, to a community with a diversity of occupations throughout multiple sectors. While a few mills remain open, the majority of the town's workforce now works in other industries. This chapter reviews the composition of economic activity in the town and then details the goals, objectives and actions for the town to take to achieve its vision.

TRENDS AND CONDITIONS

Employment

As of the 2009-2013 American Community Survey, the civilian labor force of Dalton was 3,701 persons, representing approximately 67.2% of the population over the age of 16 or 54.9% of the total population (3,701 out of an estimated 6,744 residents).

It is important to note that employment data is not calculated based on the entire population. Only persons over the age of 16 who are not members of the military, or institutionalized (such as in prison, a nursing home or mental health facility) are used to calculate employment figures. Individuals who have received any payment for work are considered employed. Individuals who are laid off from work or are actively seeking employment are considered unemployed. Individuals who are not employed, not laid off, or not actively seeking employment are considered not in the labor force and are not used to calculate unemployment figures. Individuals in this category might include retirees, homemakers, students, the independently wealthy, or a person without a job who has stopped looking for work (perhaps temporarily). A person who is unemployed and stopped looking for work is sometimes referred to as a "discouraged worker".

Unemployment has increased in Dalton since 2000 (2.7%), to its 2014 value of approximately 5.6% of the labor force. This value is better than the value of 6.5% for Berkshire County (Bureau of Labor Statistics, 2015).



ECONOMY AT A GLANCE

Composition

Dalton has a business base comprised of both large and small employers, ranging from over 250 employees at Crane & Company, to single person companies.

Shift away from Manufacturing

The amount of manufacturing jobs has declined 46.3% between 2000 and 2013. Jobs in construction increased 27.1%, jobs in transportation and warehousing and utilities increased 33.0%, jobs in information increased 45.7%, and jobs in arts, entertainment, recreation, accommodation and food services saw an increase of 19.9%. Retail trade jobs have declined 27.4%, while jobs in the finance and insurance and professional, scientific and management sector has declined 22.1% and 21.0% respectively.

Shift in Income

Adjusting for inflation, Dalton has seen a decline in income since 2000 and an increase in poverty. In 2000, the incomes of Dalton residents were higher than those of most neighboring towns, but now are below most of them.

Additional discussion of economy may be found in Appendix C: Existing Conditions Sum-



Figure 3-1. Depot Street businesses

Data from the 2009-2013 American Community Survey indicates that employment levels are highest for the 25-44 year old age groups (See Table C3—page C-5). The percentage of individuals not in the labor force is highest in the under 24 year age groups, which likely includes many students or recent graduates that are not actively seeking employment, and the 55+ age groups, which likely include many retirees.

“Journey to work” commuting data available from the 2009-2013 American Community Survey indicates that 735 employed Dalton residents (22.1%) work within the town. This figure includes commuters traveling to work within Dalton, as well as self-employed workers and those that work from home. Another 51.8% travel to the city of Pittsfield. The remaining 26.1% travel to a variety of destinations in Massachusetts and New York. Additional commuting data from the 2009-2013 American Community Survey indicates that the mean travel time to work for Dalton residents was over just over 17 minutes.

Between 2000 and 2013, the percentage of workers in Dalton employed in manufacturing declined by 46.3%. The number of workers in retail decreased by 27.4%, with similar decreases in the finance and insurance, and professional, scientific and management sector. Similarly, the number of workers in the arts, entertainment, accommodation, and food service sector increased by 19.9%. This trend has been identified at the county level as well. With the shift away from manufacturing, the economy has fewer living wage jobs or those that provide benefits such as insurance and retirement savings (see Table C4, Page C-6).

Income

Per capita income rose from \$23,634 in 2000 (U.S. Census 2000) to \$27,937 in 2013 (U.S. Census ACS 2009-2013), however once adjusted for inflation, per capita income declined by over \$4,000. The median household income has gone up over the same period, from \$47,043 to \$49,597, but has gone down since 2010 when it was \$57,222. Dalton’s median household



income is lower than the surrounding towns of Lanesborough, Cheshire, Windsor, Hinsdale and Washington, however it is higher than neighboring Pittsfield and Berkshire County.

Previous Plans

In 2001, the Berkshire Regional Planning Commission prepared a Master Plan for Dalton, which includes the directive to “grow in an orderly and sustainable manner, consistent with long-term financial stability and the capacity to meet the social and economic needs of present and future residents” as part of its vision.

In 2000, Dalton approved a Business Development Plan the stated goals of which are to 1.) support and retain the Town’s existing businesses; 2.) promote a diversity of existing and new businesses that are supported by the community, serve shopping and service needs, and provide quality jobs; 3.) fully utilize existing business sites and provide additional and/or expanded business sites to provide a diverse, sustainable local tax base; and 4.) actively encourage additional desirable businesses to locate in Dalton.

KEY ECONOMY ISSUES

Economic Development

Dalton has been experiencing a decline in its manufacturing base, which used to be the main industry in town. As manufacturing continues to decline region-wide, Dalton will need to attract new businesses to town to replace the loss of manufacturing jobs.



Figure 3-2. Greenridge Plaza

Table 3-1- Dalton Employment Statistics 2000-2013

Source: 2000 US Census and 2009-2013 American Community Survey

	2000	2013
Population 16 years and Over (Considered the population eligible to work)	5,297 (100%)	5,510(100%)
In Civilian Labor Force (employed and unemployed individuals)	3,529 (66.6%)	3,701 (67.2%)
Employed (full and part time workers, or anyone receiving payment for work)	3,460 (65.3%)	3,308 (60%)
Unemployed (Individuals who are laid off from a job or are actively looking for work)	69 (2%)	393 (7.1%)
Armed Forces	0 (0%)	13 (0.24%)
Not In Labor Force (Individuals who are not employed, not laid off and not seeking employment)	1,768 (33.4%)	1,796 (32.6%)
Mean travel time to work (minutes)	17.7	17.5

Aging / Changing Demographics

A key economic issue facing the town is the aging of the population. The town faces a shortage of labor in the coming decades as older workers retire and fewer young workers available to take their place. The Town of Dalton will need to find ways to help bring young adults to the town to sustain its businesses.

Change in Income

The town has experienced a decline in income, adjusted for inflation, since 2000. With the loss of higher paying manufacturing jobs and the increase in lower paying jobs, the town has seen a significant increase in poverty. In 2000, the residents of Dalton were more prosperous than the residents in adjoining towns, however they are now less prosperous than adjoining

towns, many of whom have seen a decrease in poverty.

ECONOMY GOALS, OBJECTIVES AND ACTIONS

GOAL 1. IMPROVE THE LOCAL ECONOMY

The Town of Dalton will work to improve the local economy through supporting and promoting existing businesses and working to attract new businesses.

Objective 1.1: Retain and encourage growth of Dalton's existing businesses

Action: Survey local businesses to see what the town can do to encourage them to stay and grow in Dalton.

Action: Inventory parking and access issues in downtown and develop plan to address them.

Action: Encourage greater cooperation and self-promotion among local businesses.

Action: Educate and inform the residents on the importance of the existing tax base of the mills.

Action: Develop a Mill Closure Mitigation Plan.

Action: Pursue Tax Incremental Financing (TIF) for job retention, creation and investment.

Action: Study the impact of taxation on existing or perspective businesses.

Action: Promote vacant existing facilities nationally.

Action: Designate members of the Design Review Board.

Action: Proactively deal with vacant buildings to promote their reuse, while maintaining the character of town.

Objective 1.2: Increase commercial industries in town

Action: Assist Ashuelot Park in developing to its full potential.

Action: Study rezoning land off of Hinsdale Road (Route 8) to industrial (formerly the GE Test Track).

Action: Consider the rezoning of the Model Farm area to facilitate commercial use.

Action: Review zoning on Main Street to maximize retail uses along the downtown corridor.

Action: Investigate the use of 43D – Expedited Permitting in additional areas (expansion of the PIDD Zoning District).

Action: Make sites developer-ready by proactively addressing zoning, infrastructure, or brownfield concerns.

Action: Develop a drive-thru bylaw for the commercial zoning districts in town.

Action: Research and identify potential brownfield sites and work with the regional brownfields committee to remediate the sites.



Figure 3-3. The Dalton Garage on Main Street



Figure 3-4. Berkshire Organics

Objective 1.3: Promote business development

Action: Create a business development guidebook and other promotional materials to assist and educate developers who may desire to do business in Dalton.

Action: Analyze the business mix and encourage clusters and linkages.

Action: Inventory vacancies in town and build relationships with commercial property owners.

Action: Pursue resource options and incentives to businesses to expand or locate in Dalton.

Objective 1.4: Support small businesses and startups.

Action: Encourage startups to locate within Dalton.

Action: Develop Dalton-specific marketing material for perspective businesses.

Action: Review zoning to ensure support of home-based businesses.

Action: Support the creation of flexible work spaces for startups, such as artisanal uses.

Action: Advocate for a regional agency to provide gap funding to small businesses, potentially through a USDA loan or other grants.

Objective 1.5: Promote the town for new service oriented businesses (restaurants, trade services, financial, retail, general services, personal services, professional services, grocery)

Action: Review the commercial zoning districts in town to ensure the ability for service-related businesses to be located in commercial zones by right.

Action: Promote downtown events and festivals, such as performances and artists, to get residents and visitors into retail establishments.

Objective 1.6: Maintain farming and agriculture

Action: Reach out to local farmers to see what the town can do to encourage their continued farming activities in Dalton.

Objective 1.7: Increase tourism and recreation

Action: Work with the Berkshire Visitors Bureau to better promote the town as a tourist destination.

Action: Promote the Fitch-Hoose House and Crane Museum.

Action: Review the zoning bylaws to ensure they allow for cultural and recreational attractions to be built in town by right.

Action: Become designated as an Appalachian Trail Community.

GOAL 2. IMPROVE THE FINANCIAL WELL-BEING OF RESIDENTS WITHIN DALTON

The Town of Dalton will work to improve the lives of local residents by advocating for new, higher paying jobs within the town and market itself as a good place to live.

Objective 2.1: Support the development of high-tech companies

Action: Review the zoning bylaws to ensure they allow high-tech companies to locate in Dalton's commercial and industrial zones by right.

Objective 2.2: Support the education of residents

Action: The Town of Dalton will continue to support the Central Berkshire Regional School District's (CBRSD) mission to ensure the highest quality education to its town residents.

Action: Support the CBRSD in its renovation of schools in Dalton in order to provide the facilities to support the highest quality education, while balancing the needs of the town for other services.

Action: Support and promote educational activities through the Dalton Public Library.

Action: Support and promote educational activities through the Dalton Senior Center.

Objective 2.3: Promote the quality of life in Dalton

Action: Develop a marketing campaign to promote Dalton as a good place to raise a family.



Figure 3-5. Crane & Company Offices



CHAPTER 4: INFRASTRUCTURE

Dalton has been working on a variety of plans to improve the condition of infrastructure within town. Dalton's vision for infrastructure includes maintaining the buildings, water, sewer and stormwater systems proactively while minimizing impact on tax payers.

TRENDS AND CONDITIONS

Inflow & Infiltration

Dalton's sewer system, which connects to Pittsfield for treatment, exhibits a significant increase in flow during periods of rain. In 2015/2016, the town conducted the first phase of an Inflow & Infiltration study to determine where connections to stormwater may be occurring. It is believed that the majority of the inflow is the result of connections of downspouts, foundation drains and sump pumps to the sewer system that is causing the spikes in flow, but there may also be infiltration through broken pipes as well as a few connections to the stormwater system. Correcting problems identified in the study will likely have a high cost, and the town will have to determine how to fund the improvements.

The water, sewer and stormwater Systems are all older systems and do an adequate job of providing the service they were built to provide, however they are currently maintained by replacing lines only when they cause problems. The town should take a proactive stance and try to improve the lines before they cause problems.

Stormwater System

The town of Dalton has an extensive sewer system to direct precipitation off the roads and a Stormwater Management Commission that oversees the implementation of the town's stormwater management plan. Dalton is an EPA designated National Pollutant Discharge Elimination System (NPDES) community, which requires the town to meet certain guidelines on storm water discharges into streams and rivers. The commission distributes information to the public on the impacts of stormwater, develops a plan to detect illicit discharges and dumping, prohibits non-stormwater discharges into the storm system, regu-



INFRASTRUCTURE AT A GLANCE

Sewer

The town's sewer system is currently sending an excessive amount of water to Pittsfield for treatment during rain events. The town is conducting an Inflow & Infiltration study to determine where the excess water is coming from.

Town Buildings

The town hall has seen extensive work on the exterior, but needs significant work on the interior. The town also needs to make sure other municipal owned buildings are kept in good shape.

Old Dalton High

The Old Dalton High School's future use is of concern to the town, and a financially responsive plan for reuse or removal of the building that is acceptable to the neighborhood needs to be developed.

Additional discussion of infrastructure may be found in Appendix C: Existing Conditions



Figure 4-1. Dalton Highway Garage

lates construction site runoff controls and promotes the use of appropriate Best Management Practices.

Existing Facilities and Upgrades/Improvements

The town owns a number of buildings that are in a variety of conditions and needs to ensure that the buildings are brought up to code and well maintained.

Library

The Dalton Free Public Library is located at 462 Main Street. The library provides books, audiobooks, and DVDs to its patrons and has six public use computers. The library has recently gone through a renovation and is good shape.

Town Hall /Police Station

The Dalton Town Hall is located at 462 Main Street and houses municipal offices, as well as meeting space for town boards and committees. Recently, the building has gone through extensive renovation including renovating the windows, exterior walls and heating system. The interior needs an elevator, new wiring, and general maintenance and improvements.

Highway Department / DPW Garage

Dalton's highway department and DPW garage is located at 40 Gulf Road. The structure houses the DPW department and its equipment. This structure is overall sufficient for the DPW needs, however a new roof and an electrical upgrade is needed.

Senior Center

Dalton built a new senior center in 2010, located at 40 Field Street. The Senior Center provides exercise, recreation, nutrition, information, referrals, and health programs. The Senior Center has an ongoing heating system problem that has not been able to be resolved, as well as an issue with the exterior lighting.

Old Dalton High

Dalton's old high school at 120 First Street has been vacant since the late 1990s. After numerous attempts at reusing the building for various purposes, the building remains empty. It is in poor shape and needs extensive renovation. The town currently needs to determine whether to sell it or to demolish it.



Fitch-Hoose House

Dalton's historic Fitch-Hoose House, located at 6 Gulf Road, is undergoing a renovation to try to bring the house back to the civil war era appearance (1868).

School Buildings

The Central Berkshire Regional School District's buildings in Dalton will all require work in the next few years.

Craneville Elementary, providing education for kindergarten through 5th grade, is in good shape, however it will need a new HVAC system (air handlers) in the next few years. Craneville does border on overcrowding at the current time, however with projections showing a decline in enrollment for the district, this issue may be alleviated.

Nessacus Regional Middle School was built in the late 1990s and is in good shape. The roof will need replacement within the next few years. The school is adequate for the current 6th—8th grade classes, however it will not be suitable if other grades are moved in.

Wahconah Regional High School, which serves 9th through 12th grades, had several items renovated in 2010, including doors, security locks, sprinkler system, lockers, and part of the seating in the auditorium. Ad-

ditional improvements that are needed include the HVAC system, the roof, windows, the gym, and the greenhouse. The lab space and the temporary pod classrooms are currently inadequate.

Roads

For discussion of roads and other transportation related infrastructure, see Chapter 7: Transportation.

Kinder Morgan Tennessee Gas Pipeline— Northeast Energy Direct

Recently, Tennessee Gas Pipeline and its parent company, Kinder Morgan, announced plans to build a natural gas pipeline from Wright, NY to Dracut, MA which would pass through Dalton. The current proposal follows a power transmission line from Cheshire in the north part of town to North Street and then into Hinsdale.

At its annual town meeting in June 2014, the Town of Dalton approved a resolution to ban the pipeline expansion project in town. The resolution cited potential damage to natural resources and the town's scenic beauty, as well as the project's undermining of state climate change mitigation efforts and commitments to renewable energy among the reasons for banning its construction.

Moreover, Dalton's Selectboard has been actively



Figure 4-2. Dalton Senior Center

working with the county pipeline working group to protect the interests of the town.

As of May 23, 2016, Kinder Morgan formerly withdrew the application to FERC for Northeast Energy Direct.

Energy

The town is currently working to develop a solar array on its old landfill off of Bridle Road. This array will be privately owned, but the town is entering a 20-year lease and power purchase agreement. This will reduce the cost of electricity for the municipal buildings. The Warren landfill, which is adjacent to the town landfill, is also being considered for a solar array, however this is a private landfill and what ownership form the array would take is unknown.

In addition to the solar array, the town has achieved designation as a Green Community and has installed a charger for electric vehicles and is pursuing energy efficiency upgrades in town hall through conversion of their boilers to gas, upgrading the lights to LEDs, and implementing other efficiencies. The town also plans to purchase two energy efficient vehicles, an electric

plug-in, and a hybrid plug-in for the town manager and the police. Finally, there are plans to convert the street lights to LEDs.

KEY INFRASTRUCTURE ISSUES

Infrastructure Maintenance and Repair

The majority of the infrastructure in town is aging and need to be maintained in order to preserve its usefulness for the future. The town needs to be proactive in repairing problems and improving the overall condition of the water, sewer, and stormwater systems. Infrastructure upgrades are expensive, but they are less expensive than repairing items after they break and cause further damage.

Building Maintenance and Repair

The town has been working for a number of years to improve municipal buildings, including the new senior center and performing major upgrades to the building envelope of town hall. However, the interior of town hall still needs work. In addition, the Department of Public Works (DPW) garage needs some improve-



Figure 4-3. Old Dalton High School



Figure 4-4. Nessacus Regional Middle School

ments. The town also needs to work with the school district to ensure the condition of the schools are adequate for educational purposes.

Old Dalton High

The town has been working for the last decade to come up with a plan for the Old Dalton High on First Street. While the recent plans to convert it into affordable housing by partnering with Berkshire Housing have fallen through, largely due to neighborhood opposition, the town needs to come up with a plan to get rid of the buildings that will satisfy the neighborhood while minimizing the cost to the town.

INFRASTRUCTURE GOALS, OBJECTIVES AND ACTIONS

GOAL 1. MAINTAIN AND IMPROVE THE BUILDINGS IN TOWN

The town has aging buildings which need to be maintained and improved to meet the current needs of the government and its citizens.

Objective 1.1: Improve the Town Hall

Action: Develop and implement a capital improvement plan for the Town Hall to address interior conditions.

Action: Develop and implement a plan to improve ADA accessibility in Town Hall, including the installation of an elevator.

Action: Upgrade internet capabilities throughout town hall.

Objective 1.2: Resolve the Old Dalton High School building issue

Action: Develop a workable plan to dispose of the Old Dalton High School building.

Objective 1.3: Work with the School District on school improvements

Action: Determine a future plan for the schools in the district, given enrollment declines.

Action: Ensure that students at Wahconah Regional High School have a healthy, safe environment that is conducive to learning, while minimizing the impact to tax payers on improving the school.

Action: Continue to support the school district in maintaining the school buildings in town.

Objective 1.4: Maintain and improve town owned buildings

Action: Expand and improve the Capital Improvement Plan for town-owned buildings.

Action: Continue to maintain and improve town buildings, such as the Highway Garage and the Senior Center, consistent with the Capital Improvement Plan.

GOAL 2. MAINTAIN AND IMPROVE THE WATER, SEWER AND STORMWATER INFRASTRUCTURE

The town has aging water, sewer, and stormwater infrastructure that needs to be maintained and improved in order to continue to provide services to meet the



needs of its citizens and businesses.

Objective 2.1: Road construction coordination

Action: Create a working group of Highway, Water and Administrative staff to review, on a semi-annual basis, the plan for upcoming road work to allow for better coordination and financial planning of improvements.

Objective 2.2: Improve the sewer system

Action: Implement the findings from the Inflow and Infiltration Study.

Objective 2.3: Guide new development

Action: Guide development projects to areas where growth can be accommodated by existing infrastructure to minimize overall capital costs.

Objective 2.4: Make the water system payments equitable

Action: Investigate and implement the installation of water meters throughout town.

Objective 2.5: Make improvements to the stormwater system to comply with NPDES Phase II Requirements

Action: Participate on the regional NPDES Phase II working group.

Action: Map the stormwater system

Action: Systematically find and eliminate sources of non-stormwater discharges into the storm system and implement procedures to prevent such discharges

Action: Continue to implement and enforce the Stormwater and Erosion Control Bylaw

Action: Develop street and parking lot design guidelines to ensure the reduction of pollutants in stormwater.

Action: Develop regulations for green roofs, infiltration practices, and water harvesting devices.

Action: Develop a program and procedures for maintenance of the stormwater system, including street sweeping, catch basin cleaning, and storage of salt and sand.

Action: Develop and implement a Stormwater Pollution Prevention Plan for the highway garage and transfer station.

Objective 2.6: Protect the water quality in private

wells

Action: Develop a blasting bylaw to protect private wells from disturbance.

GOAL 3. IMPROVE THE ENERGY EFFICIENCY OF TOWN

The Town has been designated as a Green Community and is working to reduce the cost of electricity through various energy efficiency projects.

Objective 3.1: Improve the energy efficiency of town buildings

Action: Upgrade the lighting in town hall to LEDs.

Action: Upgrade the heating system in town hall.

Objective 3.2: Reduce the cost of street lights

Action: Work with Eversource to replace the street lights with LED lights.

Objective 3.3: Minimize tax impact

Action: Support the development of solar farms on town property to reduce the cost of electricity for the town.

Objective 3.4 Reduce congestion and save energy

Action: Work with MassDOT to replace the traffic lights to be more energy efficient and to be “smart” in reducing congestion and wait times.

GOAL 4. IMPROVE COMMUNICATION TECHNOLOGY WITHIN TOWN

The town has cellular and internet communication throughout the community however access to it and quality of service needs to be improved.

Objective 4.1: Improve cellular service

Action: Work with cellular communication companies to provide additional service throughout town.

Objective 4.2: Improve internet access

Action: Work with MBI to provide more cost effective access to the MassBroadband123 network.



CHAPTER 5: SERVICES

Dalton's vision for services includes continuing to support a safe and healthy community and providing efficient and fiscally responsible services. This chapter provides an overview of the services offered through the town. It also establishes the town's work plan for goals, objectives, and actions to achieve its vision for the services it provides.

TRENDS AND CONDITIONS

Public Safety

The police department provides basic patrol functions and assistance for all medical related calls. The police department also has a K9 unit and participates in community police programs, including DARE, Police Explorers, School Emergency Planning, Emergency Management, Traffic Commission, Berkshire Law Enforcement Task Force, and TRIAD.

Fire Department

Dalton's Fire Department is operated by the Dalton Fire District, a separate entity from the town. The Dalton Fire Department also operates the Dalton Ambulance Service.

Library

The library has books and other media available to be checked out and provides interlibrary loan services in coordination with other libraries in the region. The library conducts programs on Children's STEAM (Science, Technology, Engineering, Art, Math), story time, and hosts a summer reading program, a book discussion group, and a variety of additional programs.

Highway, Cemetery, & Park Department

The primary mission of the Dalton Highway, Cemetery, & Parks Department is to maintain and improve the Town's roads, sewer, and drainage systems as well as maintaining the Town's parks and cemeteries.

Transfer Station

Dalton provides for waste removal services through its transfer station located on Bridle Road. Household trash and recyclable materials can be brought here for transfer to a regional landfill.



SERVICES AT A GLANCE

Police

Public safety services are provided through the Dalton Police Department. The department includes 10 full time officers and 5 reserve officers.

Fire Department

The Dalton Fire District is a volunteer organization with 32 volunteers, a full time chief, and two full time firefighters/emergency medical technicians.

Library

The Dalton Free Public Library, with a staff of six, provides access to books and other media for the public, and conducts a variety of programs for the residents.

Council on Aging (COA)

The Council on Aging advocates on behalf of residents over the age of 60 to make the senior voice heard in the community and beyond, and links elders and their families to community resources and provide opportunities for community engagement.

Additional discussion of services may be found in Appendix C: Existing Conditions



Figure 5.1— Dalton Town Library

Council on Aging

The Dalton Council on Aging (COA) advocates on behalf of residents over the age of 60 to make the senior voice heard in the community and beyond. It links elders and their families to community resources (homecare, transportation, and wellness programs), and provides opportunities for community engagement, such as educational programming, social engagement, and volunteer opportunities. The COA operates the Dalton Senior Center which is used throughout the year for exercise, recreation, nutrition, information, referral needs, and health programs. The center also hosts the nutritional Senior Lunch Program in partnership with Elder Services as well as Soup & Sandwich.

Town Website

The town operates a website (<http://www.dalton-ma.gov>) that serves as a central location for town data. The website allows for access to board and committee meeting times, agendas, and minutes.

KEY SERVICE ISSUES

Budget Related

The town has a limited budget with which to provide services. Residents expect current services to be provided, and in some cases expanded. Dalton will need to balance the services needed with the fiscal impact of the services.

Public Participation and Civic Engagement

The residents of Dalton are proud of their town and exhibit a loyalty to it, however often times this does not extend to participating in government. The town has trouble getting people to serve on boards and is often faced with the public voicing their opinions on town government without being well-educated on the subject. The town will strive to increase the involvement of the public in the running of the town government.



SERVICE GOALS, OBJECTIVES AND ACTIONS

GOAL 1. MAINTAIN SERVICES CURRENTLY OFFERED IN TOWN

The town will face a challenge in the coming years of balancing the services they currently offer with raising taxes and the tax levy limit.

Objective 1.1: Provide high quality town services in a cost-effective manner.

Action: Encourage additional cooperative regional arrangements for providing necessary municipal services.

Action: Continue to investigate budget strategies to reduce costs, including financial forecasting and limiting borrowing to capital projects or revenue anticipation

Action: Investigate combining services (town services and the Fire & Water District) in order to meet all town needs and costs, and allocate resources accordingly.

Objective 1.2: Educate the voters.

Action: Improve education of the voters on the budget and the long term effects of their decisions.

Action: Work with Dalton Community Access TV to link budget recordings to the website.

Action: Develop an electronic Town Newsletter to better educate the residents.

Objective 1.3: Reduce costs of equipment and infrastructure.

Action: Reduce capital costs by sharing equipment with adjacent communities.

Action: Work with the Dalton Fire District Water Department to share equipment.

Action: Monitor the capacity utilization, operating performance, and fiscal impact of sewer services provided by the City of Pittsfield regional plant.

Action: Continue to participate in Group Purchasing for road supplies and work to expand it to other equipment and services.

Action: Work with the Dalton Fire District Water Department to develop a capital plan for water infrastructure upgrades.



Figure 5-2. Dalton Community Television

Objective 1.4: Share services among municipalities and districts

Action: Work with adjacent communities to investigate potentially shared positions, such as animal control, inspectional services and dispatch

Action: Investigate sharing of administrative staff between the Town and the Fire District.

GOAL 2. MINIMIZE TAX INCREASES IN TOWN

The town residents have been facing continued increases in taxes and many residents are struggling to afford to pay them and are concerned about their ability to stay in Dalton.

Objective 2.1: Minimize tax impact on residents

Action: Research, implement, and promote tax break programs, such as senior abatements and work based programs with state reimbursement, for seniors of low income.

Action: Align tax discounts between the Dalton Fire District Water Department and the Town Sewer Bills.

GOAL 3. PROMOTE COST EFFECTIVE EDUCATION THROUGH THE CBRSD

The town residents expect a high quality education through the school system, while minimizing tax impact.

Objective 3.1: CBRSD regional cooperation

Action: Improve cooperation between district members.

Action: Revisit the Regional Agreement between the seven towns to ensure equitable payments based on enrollment.

Action: Revisit the Regional Agreement between the seven towns to ensure transportation expenses are equitably based on actual use.



CHAPTER 6: HOUSING

Dalton's vision for housing includes ensuring that quality housing is available for all income groups within town. This chapter describes key trends and issues in the area of housing. It also establishes the town's work plan for goals, objectives and actions to achieve its vision for housing and community.

TRENDS AND CONDITIONS

Housing Stock

According to the 2009-2013 American Community Survey, Dalton has an estimated 2,953 housing units. Dalton's 2,667 occupied housing units are predominantly owner-occupied homes (76.6%) with three or more bedrooms. Seventy-seven percent of housing is in the form of single family homes, 10.6% have 2 housing units, 7.7% have 3-4 units and 3.9% have more than 4 units.

Between 2000 and 2013, there was a 1.3% increase in the number of owner occupied housing units in Dalton, with 26 units being added during that period. The number of rental units decreased by 10.2%, or 71 units, while vacant housing increased by 136%, or 165 units, with 36 of them being classified as seasonal.

Home Prices

Since 2000, Dalton has seen its median home sale price increase by 18.7% to \$168,500, however, once adjusted for inflation, the 2014 median home sale price in Dalton actually declined. For comparison, the median sale price for a home in Berkshire county in 2014 was \$184,500 (Banker and Tradesman, 2015). Housing affordability has been identified as an issue in all Berkshire County communities, for both renters and owners.

Housing Affordability

Data from the U.S. Department of Housing and Urban Development (HUD) indicates that approximately 67.6% of Dalton households, or 1,770 total households, earn less than 80% of the HUD Area Median Family Income (HAMFI) (see Table C16, Page C-22). This means that approximately 67.6% of households would be eligible for affordable housing based on their status as low income wage earners. HAMFI for Dalton



HOUSING AT A GLANCE

Housing Stock

Nearly 77% of the current housing stock is comprised of single family residences.

Housing Prices

The median sales price of a home in Dalton increased by 19% between 2000 and 2014 to \$168,500, however, adjusted for inflation, the town has seen a decline in home value. In comparison, the median sales price for a home in Berkshire county in 2014 was \$184,500.

Housing Age

Nearly 62% of homes in Dalton were built in 1960 or earlier.

Additional discussion of housing may be found in Appendix C: Existing Conditions



Figure 6-1. Neighborhood in Dalton

in 2015 was \$67,700. This value is derived from the Census American Community Survey median family income value for the town and is adjusted for inflation and the Consumer Price Index (CPI).

Moreover, 37.2% of households, or 975 households in total, are currently considered “housing burdened.” Cost burden is defined as the ratio of housing costs to household income. When housing costs are equal to or greater than 30% of income, a household is considered housing burdened. Thirteen percent, or 340 total households, have a cost burden of over 50%. In 2000, only 22.3% of households were cost burdened over 30%

Housing and Town Zoning

Dalton has nine zoning districts, of which four are residential (R-1, R-2, R-3 and R-4). The residential districts all allow new one family detached dwellings by right. The R-2, R-3 and R-4 districts allow new two-family dwellings with a special permit, as well as the conversion of existing dwellings to accommodate not more than six dwelling units, and the conversion of existing nonresidential buildings to one or more dwelling units by special permit. The R-3 and R-4 zones allow new multi-family dwellings with six or fewer units by special permit. The business zones (B-1 and B-2) allow by special permit the conversion of existing dwellings and nonresidential buildings to residential dwellings of not more than six units. Mobile homes and assisted living residences are allowed in all residential zones by spe-

cial permit. Additionally, Dalton has allowed for higher density housing units through the Open Space Residential Overlay District. For a more in depth discussion of zoning, see Chapter 8: Land Use.

Previous Planning and Assessment

A 2004 Community Development Plan produced by the Berkshire Regional Planning Commission identified the need for affordable housing within Dalton. Additionally, the plan identified the increasing age of homes and their owners as a potential barrier to preserving the quality and character of the community. There are also other implications for the town regarding affordable housing; without meeting the minimum affordable housing standard (10% of housing stock), a developer is able to obtain a single comprehensive permit for construction of subsidized low- or moderate income housing. If the town denies the permit, the developer can appeal the decision to the state.

Based on the Sustainable Berkshires plan, Dalton is recommended as high priority for affordable housing. Based on Dalton’s poverty level, access to jobs, proximity to transit, access to services and presence of utilities, the town has a high opportunity for affordable housing. Combined with the current low supply of affordable housing, this results in a high priority for affordable housing.



KEY HOUSING ISSUES

Lack of Affordable Housing

Dalton has seen an increase in the poverty rate among its residents and needs to work to ensure housing availability for all income ranges within the town. The town will need to work with housing developers to ensure quality housing throughout the community.

Aging Population / Changing Demographics

The Town of Dalton has an increasingly older population. Recent survey data from BRPC indicates that most older Berkshire residents want to remain in their own homes as they age, rather than transitioning to other housing or into assisted living facilities. The town needs to work with businesses to examine potential services to support the housing needs of this population. Moreover, Dalton should participate in programs to address the housing needs of all its residents, and work to connect these residents to existing tools that

support affordable home ownership and enable older residents to live within their homes as long as they choose.

HOUSING GOALS, OBJECTIVES AND ACTIONS

GOAL 1. ADDRESS LOCAL HOUSING NEEDS

The Town of Dalton will work to improve the variety of housing options throughout town for the current and future needs of Dalton's population.

Objective 1.1: Ensure zoning supports a variety of housing options

Action: Review the zoning bylaws to ensure they allow for development of a range of housing, including middle-income housing, first-time homeowner, family and senior housing.

Action: Review the zoning bylaws to ensure they al-

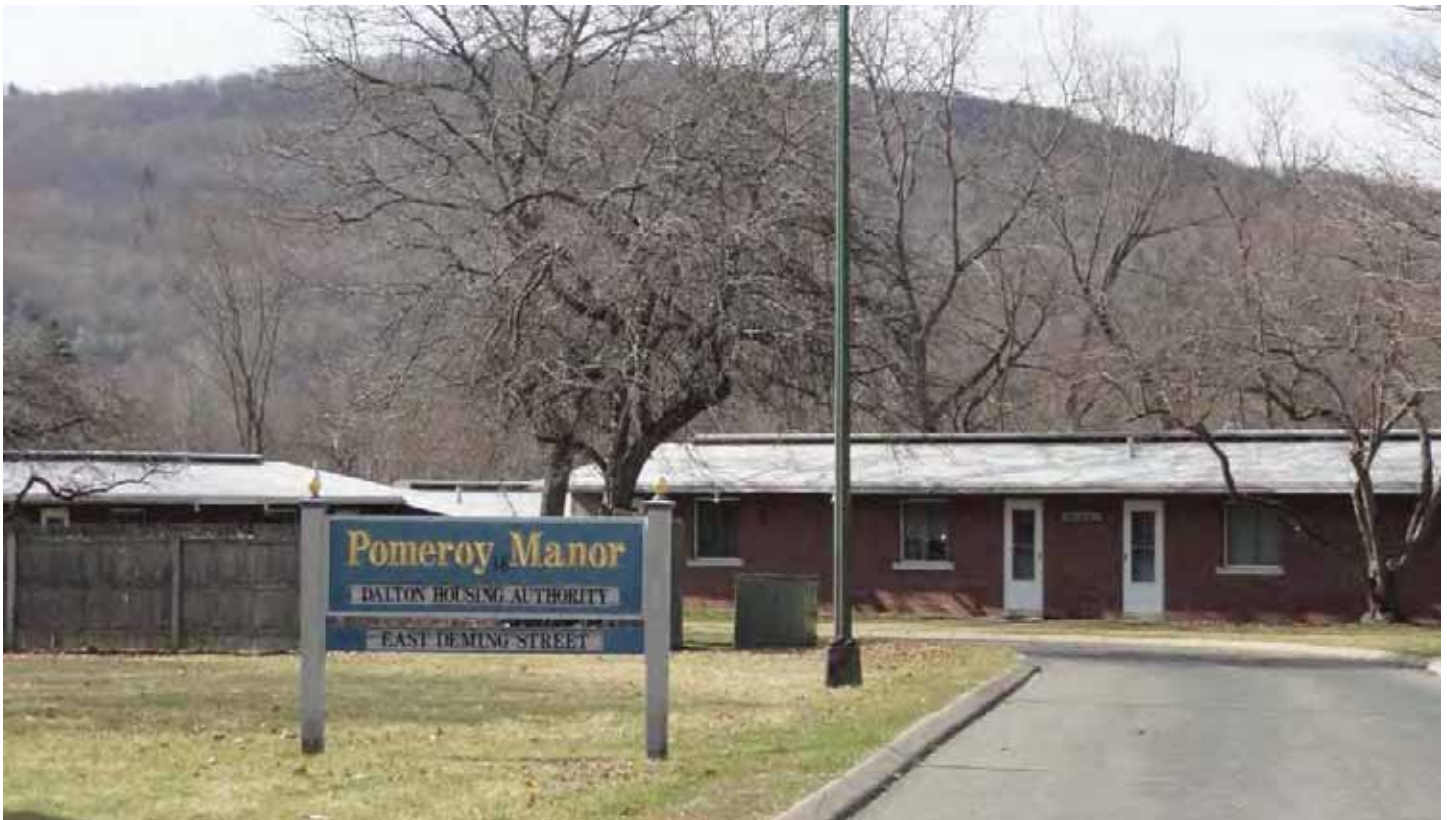


Figure 6-2. Dalton Housing Authority—Pomeroy Manor

low multi-family housing, specifically duplexes and conversions of duplexes to multi-families, in appropriate locations throughout town.

Action: Consider adopting accessory apartment by-laws to allow in-law apartments.

Action: Consider creating a 40R housing district to allow high density housing, which may be attractive for younger adults and seniors.

Action: Review the zoning bylaws to ensure that infill housing development can occur.

Action: Protect residential uses in a non-residential zone by requiring a buffer between different uses.

Objective 1.2: Planning for new development

Action: Complete, adopt, and implement the Housing Needs Assessment and Housing Action Plan.

Action: Develop a plan to increase housing options for seniors in town

Action: Reconsider adopting the Community Preser-

vation Act to help fund affordable housing projects.

Action: Review the locations for potential housing developments and determine the impacts those developments would create on community services, as well as the visual and environmental impacts. Require an educational and information process for any new development.

Action: Review subdivision controls and determine if they need to be updated.

Objective 1.3: Improve quality of housing

Action: Develop a Community Development Strategy to become eligible for a Community Development Block Grant (CDBG).

Action: Apply for and implement a CDBG Housing Rehabilitation Program.



Figure 6-3. Neighborhood in Dalton



CHAPTER 7: TRANSPORTATION

Dalton's vision for transportation includes continuing to provide a well maintained system of roadways and enhancing the bicycle and pedestrian environment in town. This chapter describes key trends and issues in the area of transportation. It also establishes the town's work plan for goals, objectives and actions to achieve its vision for transportation.

TRENDS AND CONDITIONS

Regional Roadways

Two major regional roadways serve Dalton, Route 8 and Route 9. Route 8 runs north from Hinsdale into the downtown area, where it turns west and heads into Pittsfield. Route 9 travels along Route 8 from Pittsfield into downtown, where it turns north and heads into Windsor. In Massachusetts, most regional roadways and numbered routes are generally the jurisdiction of the Massachusetts Department of Transportation (MassDOT). In total, MassDOT maintains 6.6 miles of roadway in Dalton, or 12.7% of the roads.

Local Roadways

Dalton's predominant form of transportation is by automobile or trucks. South Street, East and West Housatonic Street, Dalton Division Road, Grange Hall Road, Park Street, High Street, Glennon Avenue, Depot Street and Orchard Road are the collectors throughout town. The town maintains 39.9 miles of roads, or 76.7% of all roads. The town also has private roads, (see Table 7.1 and Map 3)

Private roads rely on private contractors for maintenance and snow plowing needs. They total 4.2 miles, or 8.1% of all roads in town.



TRANSPORTATION AT A GLANCE

Roads

Cars and trucks are the primary mode of transportation.

Air

Large international airports are located in Hartford, CT or Albany, NY.

Bus

The town utilizes the Berkshire Regional Transit Authority (BRTA) for local buses.

Elderly or Disabled Transport

Transportation services through the BRTA or the Council On Aging are available for elderly or disabled residents.

Pedestrian

Most neighborhoods in town are served by sidewalks, and those that do not tend to be low volume subdivision roads.

Additional discussion of transportation may be found in Appendix C: Existing Conditions.

Table 7.1- Road Maintenance Demand by Entity		
Maintained by	Road Miles	% of Total
State (MassDOT)	6.6	12.7%
Town of Dalton	39.9	76.7%
Privately Maintained	4.2	8.1%
Unknown	1.3	2.6%
Total	50.0	100%

Public Transportation

Public transportation in Dalton is available through the Berkshire Regional Transit Authority (BRTA) bus system. There is one bus route that currently runs through town as it travels from Pittsfield to Hinsdale.

BRTA Paratransit provides transportation services for elderly and disabled residents in Dalton through various providers. BRTA paratransit is a county-wide on-demand ride service. A small fee for rides is charged, and a reservation must be made in advance.

The Council on Aging also provides lift van service to those over 60 and those who are disabled.

Complete Streets

“Complete streets” is a transportation concept that examines the design of roadways to enable safe access for all users, regardless of age, ability, or mode of transportation (automobile, bicycle, or by foot). The complete streets concept provides a kit of parts and

possible solutions that can be applied to any roadway to help improve and promote walking and travel by bicycle, and makes the roadway safer for all users.

Within Dalton, some minor changes to the roadways, such as increased signage and pavement markings, as well as restriping and recoloring sidewalks could help to enhance safety.

Road Maintenance and Upcoming Roadway Work

Roadway Needs

The roads in Dalton are overall considered in fair condition, however there are areas that have problems. The town does not have a long-term plan for road repair and renovation, and instead plans for a cluster of roads for the following year. In 2016, the town plans to resurface the roads between North Street and Pleasant Street as well as see the long-awaited reconstruction of Housatonic Street. In 2018, the town will likely convert Johnson Road from a dirt road to a



Figure 7-1. Traffic on Main Street



paved road and extend sewer service to the houses on the road, which are currently on individual septic systems. The roads in the area of Frederick Drive are also in poor condition and will need to be improved, however these are relatively newer subdivision roads which were poorly built and may need more work than just resurfacing. In addition, the Dalton portion of Washington Mountain Road needs repairs.

Bridge Needs

The bridges in town are in fair shape, however the town needs to proactively work on ensuring their condition and safety.

Sidewalk Needs

The sidewalks in town overall are in poor shape. The town tries to rebuild sidewalks when they rebuild streets, but there is not always funding for this.

Transportation and the Environment Flooding

Dalton is included in the Berkshire County Hazard Mitigation Plan, which calls out various types of disasters and their impacts on the town. As with most communities in the county, the major environmental hazard facing Dalton is flooding. There are several locations in town that will flood periodically, these include Wahconah Falls Road where it crosses Weston Brook, and Kirchner Road where it crosses Sackett Brook. Walker Brook, which goes underground at High Street and travels underground until it reaches the Housatonic River, is also a flooding concern. The pipe that Walker Brook flows through is too small and cause periodic backups during major storm events and spring snow melt, overflowing onto High Street and Field Street, where it threatens the Senior Center and the old Dalton High School. The town has applied for grant funding to replace the culvert with a larger pipe. In addition, Center Pond is also a flooding concern, as it has been filling with sediment which has reduced flood storage.

KEY TRANSPORTATION ISSUES

Transportation Infrastructure Maintenance

Transportation infrastructure maintenance needs are

a major town expense. Roadways, bridges and sidewalks need to be maintained and kept in good shape, while minimizing the impact on the tax payers. Improvements to Walker Brook are needed to minimize future flooding, however the town will also need to minimize the financial impact of the improvements.

TRANSPORTATION GOALS, OBJECTIVES AND ACTIONS

GOAL 1: PROVIDE A COMPLETE AND WELL MAINTAINED SYSTEM OF ROADS

The town residents expect a system of well-maintained roads, yet the town faces a challenge of maintaining the roads while minimizing the impact on taxpayers.

Objective 1.1: Increase the Town's access to State funding

Action: Work with MassDOT to update the list of town maintained roads to receive additional Chapter 90 funding.

Action: Continue to place eligible road maintenance needs on the transportation improvement program.

Action: Develop a multi-year spending plan to take full advantage of yearly Chapter 90 funding. Integrate this effort with larger capital improvement planning.

Action: Participate in the Complete Streets Program.

Objective 1.2: Work to improve conditions and safety of existing infrastructure

Action: Implement a Pavement Management System.

Action: Review unaccepted streets and develop a plan to accept them.

Action: Design improvements to Dalton Division Road

Action: Design improvements to the intersection of Dalton Division Road, Williams Street and Washington Mountain Road.

Action: Repair/Replace High Bridge over the Housatonic River on Housatonic Street by South Carson Avenue.

Action: Work to reduce flooding of Walker Brook by replacing or modifying the culvert that brings Walker Brook from High Street to Main Street.

Action: Revisit the 2004 Main Street Corridor Study and implement relevant recommendations.

Objective 1.3: Plan for and address future transportation needs

Action: As existing culverts and bridges need replacement, ensure that replacement components are adequate to accommodate extreme weather events.

Action: Work to coordinate infrastructure repair and replacement with future roadway projects.

Action: Develop a plan for replacement and/or repair of town-owned bridges throughout town and include them in the capital improvement plan.

Action: Work with Pittsfield to improve Hubbard Avenue to handle potential economic development.

Action: Work with Pittsfield to consider converting the road in Ashuelot Park between South Street and Hubbard Avenue to a town road.

Action: Review proposed development sites with the regional provider (BRTA) for inclusion in that organization's service plans.

GOAL 2: IMPROVE ALTERNATIVE TRANSPORTATION OPTIONS

The town residents desire a variety of transportation alternatives within Dalton.

Objective 2.1: Improve walking conditions

Action: In conjunction with the Senior Center, establish walking routes around town.

Action: Inventory sidewalk conditions around town and develop a plan for replacement and improvement.

Action: Construct pedestrian improvements around the intersection of Main Street and Daly Avenue.

Action: Reevaluate the sidewalk snow removal routes with the idea of expanding the area cleared.

Objective 2.2: Improve bicycling options throughout town

Action: Investigate bike routes and lanes through town.

Action: Investigate possible bicycle route connections with the Ashuwillticook Rail Trail.

Objective 2.3: Improve Mass Transit options.

Action: Work with the Berkshire Regional Transportation Authority (BRTA) to expand public transportation routes in town.

Action: Continue and expand transportation for older and disabled residents.



CHAPTER 8: LAND USE

Dalton's vision for land use is to maintain the character of the town, yet ensure that new development can occur. This chapter describes key trends and issues in the area of land use. It also establishes the town's work plan for goals, objectives and actions to achieve its vision for land use.

TRENDS AND CONDITIONS

Land Use Change 1971-1999

The Commonwealth of Massachusetts has land use data for the town of Dalton for a 28 year period from 1971-1999. While 1999 data is fairly old, it does allow for a picture of land use change within the town to be developed. Between 1971 and 1999, residential acreage increased more than any other land use category, growing from 1,179.6 acres (8.4% of all land) to 1,439.01 acres (5.91% of all land) (see Table C19 on Page C-30). Commercial and industrial land uses also increased, however they occupy minimal acreage (1.7%) within the town. Agricultural acreage decreased the most over the 28 year period from 1971-1999, changing from 927.8 acres to 640.3 acres, or a decrease of 31.0%. Forested land also decreased significantly, from 10,939.5 acres in 1971 to 10,541 acres in 1999, a decrease of 397.6 acres, which is only 3.6%

Land Use 2005

Land use was also analyzed by the Commonwealth in 2005, however a change in methodology makes comparison with the 1971-1999 data statistically impossible (See Appendix C for a description of differences between 1971-1999 and 2005 land use data). The 2005 data shows that Dalton is mostly forested (10,655.3 acres or 76.1% of the town), while agriculture covers 436.4 acres (3.1% of town). Of "man-made" land uses, residential land acreage is the greatest, extending across 1,297.0 acres or 9.3% of the town, while industrial uses cover 114.5 acres, institutional uses cover 121.2 acres, and commercial uses cover 61.4 acres (See Map 4 and Table 8.1).

Development Trend

Available town data showing the construction date of



LAND USE AT A GLANCE

Forest

As of 2005, forest covers over 10,655 acres or 76% of the town.

Residential Land Use

Residential land use extends across 1,297 acres or 9.3% of the town as of 2005, far exceeding the acreage devoted to commercial, industrial, or institutional uses (3.1%).

Land Use Change

Between 1971 and 1999, residential land use increased the most, along with smaller increases in commercial and industrial land. Agricultural land decreased the most.

Zoning

The town has nine zoning districts; four districts for residential, two for business, and three for industrial. The town also has a floodplain overlay district, an open space residential overlay district, as well as the scenic mountain act and design standard overlay.

Additional discussion of land use may be found in Appendix C: Existing Conditions.

Table 8.1 - Dalton Land Use 2005		
<i>Source: Mass GIS Land Use, 2005</i>		
Land Use Category	Acres	Percent of Total Land
Agriculture	436.4	3.1%
Commercial	61.4	0.4%
Forest	10,655.3	76.2%
Industrial	114.5	0.8%
Institutional*	121.2	0.9%
Mining / Waste Disposal	887.9	0.6%
Recreation	176.8	1.3%
Residential	1,297.0	9.3%
Transportation	140.1	1.0%
Vacant**	351.7	2.5%
Water	99.2	0.7%
Wetland***	448.5	3.2%
Total	13,990.0	100.0%
*Institutional category includes town owned facilities as well as cemeteries.		
**Vacant category includes abandoned agriculture, areas like power lines and areas of no vegetation, as well as brushland and successional environments not dense enough to be classified as forest.		
***Wetland category includes both forested and non-forested wetlands.		

buildings within the Town of Dalton allow for a picture of development trends to emerge. This data shows the last available construction date for a given building, so do not capture earlier structures that may have existed on a given parcel and been replaced. This data is based on assessor's information, current as of 2012.

The earliest structures in the Town of Dalton, built prior to the year 1900, were located primarily in the downtown, between Housatonic Street and High Street, and in areas off of North Street.

From 1901 to 1950, most of the buildings that were built were infill development in the same area as those buildings built before 1900.

From 1950-1975, extensive construction of

subdivisions were built off of South Street, Grange Hall Road, Tower Road, Orchard Street, and East Housatonic Street. There was also development scattered throughout the rest of town.

From 1976 onward, there has been continued subdivision development off of South Street and Grange Hall Road, as well as Raymond Drive, North Mountain Road, Yvonne Drive, and Silver Maple Farm. Scattered development continues to occur throughout the rest of town, but mostly around Johnson, Windsor and Kirchner Roads (See Map 6).

Zoning

Dalton currently has nine zoning districts, four zoning districts specifically for residential and five districts for commercial development. (Table C21, Page C-32) The zoning was originally created in 1954 and has been subsequently updated. In the past decade, the town's zoning was recodified to modernize it.

In addition to the traditional zoning districts, there are several special districts covering a variety of interests.

Open Space Residential District

The Open Space and Residential District (OSRD) is an overlay district that encompasses the parcels located within the R-1 district. The OSRD allows for higher a density residential development than would be allowed in the underlying zoning, but requires the developer to set aside land for conservation.

Floodplain Overlay District

The purpose of the Dalton Floodplain Overlay District is to "to ensure that the development of land is done with the awareness and understanding of the potential flood hazards in these areas." Construction and other development within the Floodplain Overlay District requires issuance of a special permit from the Board of Appeals. The area determining the extent of the Floodplain Overlay District is derived from Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). The district extends through low lying areas along the East Branch of the Housatonic River, Wahconah Falls Brook, and several other small areas.



Table 8.2. Zoning

Zone	Description	Minimum Lot Size	Minimum Frontage	Maximum Building Coverage	Maximum Total Coverage	Stories
R-1	Residential/Agriculture	3 Acres	150	20%	30%	2 1/2
R-2	Residential	15,000	100	25%	30%	2 1/2
R-3	Residential	7,500	70	30%	35%	2 1/2
R-4	Residential	60,000	150	25%	30%	2 1/2
B-1	Dwelling	15,000	100	25%	30%	2 1/2
	Other permitted uses	20,000	100	60%	75%	N/R
B-2	Dwelling	7,500	70	30%	35%	2 1/2
	Other permitted uses	7,500	70	80%	95%	N/R
I-1	Business	20,000	100	60%	75%	N/R
	Other permitted uses	40,000	150	50%	80%	N/R
I-2	Business	7,500	70	80%	95%	N/R
	Other permitted uses	10,000	80	70%	90%	N/R
PIDD	Planned Industrial Development	20,000	70	80%	90%	N/R

Scenic Mountain Act

The Town of Dalton adopted the Berkshire Scenic Mountain Act (SMA), which allows it to protect scenic views and watersheds. The SMA requires any construction over 1,500 feet to not be visible above the ridge line and it controls run-off and erosion created by development. The Scenic Mountain Act is enforced by the Dalton Conservation Commission.

Design Standard Overlay

Dalton adopted design guidelines in 2015 to help maintain the aesthetics along the major roads in town. The corridor extends the entire length of Route 9 from Pittsfield to Windsor, as well as East Main Street and Hinsdale Road (Route 8) southwards 500 feet from Fox Road. The corridor extends for 500 feet from each road. The bylaw establishes a design review board to review new construction and major modification of commercial/industrial and multi-family residential (more than 2 families).

KEY LAND USE ISSUES

Land for Development

New development of residential, commercial and industrial uses is fairly constrained in Dalton due to its existing development patterns as well as the topology

of the land and the amount of land that is protected. In order for Dalton to grow it will need to ensure that land is available and zoned for new development.

LAND USE GOALS, OBJECTIVES AND ACTIONS

GOAL 1: MAINTAIN THE CHARACTER OF DALTON

The residents of Dalton enjoy the suburban and rural character of Dalton, with its Main Street, vistas, and dense, close-knit neighborhoods.

Objective 1.1: Update the zoning bylaws

Action: Apply for grant funds to retain a consultant, experienced in land use law, to aid the town in accomplishing bylaw and regulation improvements.

Action: Update zoning to match existing parcel size and uses, reducing the number of non-conforming parcels.

Action: Review the zoning boundaries in town to ensure that the zoning will maintain the predominate existing uses.

Action: Review Dalton's Subdivision Controls to ensure flexible zoning requirements and that developers are required to identify important natural,

historic, and cultural resources in the preliminary and definitive application processes.

GOAL 2: PRESERVE AND SUPPORT AGRICULTURAL USES

In order to maintain scenic areas, economic diversity and community character, the town of Dalton should work to preserve and support the agricultural uses within town.

Objective 2.1: Maintain farmers' right to farm

Action: Adopt a Right-to-Farm bylaw.

Objective 2.2: Develop incentives to support the fiscal soundness of area farms

Action: Promote the existing tax abatement programs, such as Chapters 61, 61A, 61B.

Action: Investigate possible tax deferment programs for new buildings or expansion of farm buildings,

structures and other improvements.

Action: Allow development of alternative energy sources to produce energy for the farm to reduce operations costs.



Figure 8-1. Holiday Brook Farm



CHAPTER 9: NATURAL AND CULTURAL RESOURCES

Dalton's vision for its natural and cultural resources includes promoting and developing its historic areas, such as the Fitch-Hoose House, and working to protect its natural resources so that residents can continue to enjoy them. This chapter describes key trends and issues in the areas of natural and cultural resources. It also establishes the town's work plan for goals, objectives, and actions to achieve its vision for these aspects of the town.

TRENDS AND CONDITIONS

Historic and Cultural Resources

History of the Community

On August 24, 1778, Col. William Williams, Capt. Eli Root, and William Barber petitioned the Massachusetts General court for the "Ashuelot equivalent be set off as a District Town." Chapter 64, Acts of 1783-1784, states "that all lands and inhabitants of the Ashuelot Equivalent aforesaid, bounded west partly of Pittsfield and partly on Lanesborough...be and hereby are incorporated by the name Dalton, March 20, 1784." The town was named for Tristram Dalton, the speaker of the Massachusetts House of Representative. Mr. Dalton, a native of Newburyport, Massachusetts, was a well-respected politician in the primary years of the new nation.

The Town of Dalton was characterized by a rough landscape with some good farmland in its interior and a swift moving river. The town soon became a rural industrial community with many neighborhoods housing mill owners and their employees. Harnessing the power from the East branch of the Housatonic River, Dalton enjoyed the prosperity of many of the local mills. By 1829, the town was comprised of three paper mills, a gristmill, and five sawmills, all within a mile of the town meeting house. Farmland was limited in comparison to the towns lower on the Housatonic River, but some still remains, such as Holiday Brook Farm.



NATURAL AND CULTURAL RESOURCES AT A GLANCE

Historic Resources

Dalton has 768 buildings, monuments, and other historic areas and resources listed in the state's MACRIS database.

Natural Resources

Dalton has a diverse environment of natural resources, including eight endangered, threatened, and special concern species; extensive wetlands; and over 5,000 acres of "Core Habitat" according the state BioMap2 project.

Additional discussion of Natural and Cultural Resources may be found in Appendix C: Existing Conditions.



Figure 9-1. Crane Museum of Papermaking

Massachusetts Cultural Resource Information System (MACRIS) Database

The Massachusetts Cultural Information Resource System (MACRIS) is a database maintained by the Massachusetts Historical Commission (MHC) that lists historic structures, areas, objects and burial grounds recognized at the local, state, and national level. Within Dalton the MACRIS database lists 768 records comprising of mostly historic buildings, however the records also include several bridges, stores, and cemeteries among other places (see Map 12).

MACRIS records available online for the Town of Dalton currently list seven historic properties and sites with state and national historic significance. These include the Fairview Cemetery, the East Main Street Cemetery, the Main Street Cemetery, the Cranesville Historic District, the Dalton Grange Hall No 23., the Crane Museum (Old Stone Mill Rag Room), and the Henry Fitch—Charles Hoose House. The Fitch-Hoose House is part of the African American Heritage Trail and is currently undergoing renovation. The house will become a museum once it is restored.

The town has also worked on establishing two additional historic districts, one along Main Street from Park Avenue to Glennon Avenue and a second one along East Main Street. The town has collected much of the information needed to designate these districts, but does not have the resources to formally submit them for designation.

Natural Resources

Watersheds

The majority of Dalton is located within the Housatonic River Watershed. A portion of the Hoosic River Watershed is located in the northern part of town.

Rivers and Streams

The Town of Dalton's major rivers are the East Branch of the Housatonic River and Wahconah Falls Brook. The East Branch of the Housatonic River flows northwards from Hinsdale before it turns west and flows into Center Pond. From Center Pond, it continues flowing west into Pittsfield. Wahconah Falls Brook enters town from the east in Windsor and travels westward until it joins the East Branch of the Housatonic River at Center Pond.



Lakes and Ponds

Dalton contains few lakes and ponds. The largest is the 11-acre Center Pond, located between North Street and Main Street (see Table C23, Page C-35).

Dalton has two water bodies listed on the United States Environmental Protection Agency's (EPA) 303(d) list of impaired waters. Under the Clean Water Act, states are required to develop a list of waters impaired by pollution or otherwise degraded for the purposes of prioritization and to help develop future Total Maximum Daily Loads (TMDL). A TMDL is a calculation of the maximum amount of pollutant that a water body can receive daily and still meet water quality standards. TMDL calculations are incorporated into implementation plans for water bodies or watersheds for the purposes of restoring impaired water bodies and improving water quality.

Within Dalton, the East Branch of the Housatonic River and Wahconah Falls Brook are listed as impaired. Both water bodies are listed for fecal coliform and PCBs in fish tissue.

Outstanding Resource Waters (ORW)

The Anthony Brook watershed and the Egypt Brook watershed are located within a state designated "outstanding resource water" or ORW. This land is afforded additional protections under state law and is used for lands designated for drinking water supply protection. These ORW areas protect the emergency water supply for the Dalton Fire and Water District, which provides water to most of the town.

Wetlands

There are over 400 acres of wetlands in Dalton, comprising 3.1% of all land within the town. These wetlands can be divided into seven main types. Over 110 acres belong to the wooded deciduous swamp variety. This type makes up over 27% of wetlands in the town, the greatest of all the seven wetland typologies. The least are bogs, which occupy just under 3 acres, or around 0.6% of all wetlands within the town (see Table C24, Page C-35).

Wetlands perform important functions for both humans and wildlife. Wetlands are the most productive ecosystems on the planet, measured by the amount of

biomass or living biological tissue they help to produce. Wetlands serve as habitat for a wide variety of plant and animal species and often function as critical nursery and breeding areas. Wetlands also provide functions for humans. The benefits to humans provided by wetlands and other natural environments are sometimes referred to as "ecosystem services". Valuable ecosystem services provided by wetlands include water purification, flood storage and control, and shoreline stabilization. Water speed and flow is greatly reduced in a wetland compared to the open water of a stream or river. This causes suspended sediments to fall out of the water column, thus enhancing downstream water quality. Wetlands also help to remove harmful pollutants as well as nutrient pollution from water resources. During flooding, wetlands act as a



Figure 9-2. East Branch of the Housatonic River

“sponge” that helps to absorb excess water. Wetlands also help to reduce erosion by acting as a buffer that helps to protect the shorelines of rivers, lakes and other bodies of water.

Wildlife Habitat

Endangered, threatened, and special concern species are protected by the Massachusetts Endangered Species Act (MESA). Endangered species are defined as “any species of plant or animal in danger of extinction throughout all or a significant portion of its range.” Threatened species are defined as “species of plant or animal likely to become an endangered species within the foreseeable future.” Special concern species are defined as any species that “have suffered a decline that could threaten the species if allowed to continue unchecked or that occurs in such small numbers or with such a restricted distribution or specialized habitat requirements that it could easily become threatened.” Under the MESA legislation, listed species are protected from any “taking”, a broad term which seeks to prevent the killing, collecting, harassment of, or the destruction of the habitat of listed species, among other things.

Within Dalton, eight endangered, threatened, and special concern species have been sighted in the town since the earliest records of 1996 (see Table C25, Page C-37).

BioMap2

For locations of BioMap2 components and natural communities, please refer to Map 10—Vegetation and Fisheries and Wildlife.

BioMap2 is a statewide mapping project that combines 30 years of rare species and natural community data from the NHESP with wildlife species and habitat assessments that were conducted as part of the Division of Fisheries and Wildlife’s 2005 State Wildlife Action Plan. Additionally, BioMap2 data integrates the Nature Conservancy’s assessment of large, connected and intact ecosystems across the state. (NHESP, 2012).

BioMap2 has two primary components, Core Habitat and Critical Natural Landscape. Core Habitat includes “areas that are critical for the long term persistence of rare species and other species of conservation concern” (NHESP, 2012). According to BioMap2, Core Habitat is found on 5,491 acres in Dalton, or around



Figure 9-3. Center Pond



Figure 9-4. East Main Street Cemetery

39.2% of the land in town. Large portions of core habitat are located in the Chalet Wildlife Management Area and along the East Branch of the Housatonic River. Additionally, a block of core habitat begins just south of East Housatonic Street as well as around Hathaway Brook on the south end of town.

Critical Natural Landscape identifies large contiguous landscape blocks that have been minimally impacted by development. The BioMap2 report for the Town of Dalton notes that “if protected, these areas will provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances in a rapidly changing world” (NHESP, 2012). Critical natural landscape often includes crucial upland habitat that supports the long term integrity of core habitat areas. Critical natural landscape comprises 7,138 acres or 51% of all land within the town. For mapped core habitat and critical natural landscape, see Map 10—Vegetation and Fisheries and Wildlife.

As described above, critical natural landscape extends across much of town, with the Chalet Wildlife Management Area at the north end of town being the largest block, but there is an additional large block on the south end of town east of Dalton Division Road. There

is also a critical natural landscape along Wahconah Falls Brook leading into Center Pond.

Priority and Exemplary Natural Communities

Two priority and exemplary natural communities exist in the Town of Dalton. Natural communities are “assemblages of species that occur together in space and time. These groups of plants and animals are found in recurring patterns that can be classified and described by their dominant physical and biological features” (NHESP Natural Communities, 2015). Globally rare natural communities, or those with limited local distribution, are considered priority natural communities. Both of these natural communities are rated as “S3”, meaning they typically have 20-80 sites, or limited acreage across the state. Exemplary natural communities are considered to be the best examples of the more commonly occurring natural communities in the state, and are generally not considered threatened.

Rich, Mesic Forest Community

Rich Mesic Forests are moderately moist, nutrient-rich hardwood forests restricted to areas of calcium-rich bed rock and alkaline groundwater. Common overstory species are Sugar Maple (*Acer Saccharum*) or White Ash (*Fraxinus Americana*). The herbaceous layer is generally comprised of ferns, sedges, lilies and buttercups. Due to the fact that these communities occur on calcareous bedrock, they often support rare plant spe-

cies. This natural community occurs in two locations, one is south of East Housatonic Street and the second is north of Gulf Road.

Spruce-fir Swamp

These natural communities occur at stream headwaters or in poorly drained basins in the mountains. This community is dominated by Red Spruce (*Picea rubens*) and Balsam Fir (*Abies balsamea*). This community is located in the northeastern corner of town.

KEY NATURAL AND CULTURAL RESOURCE ISSUES

Preserving the Character of Town while Promoting Economic Development

Maintaining the character of town is important to the residents. A critical component of this are the natural resources. Preserving the open views, maintaining habitat, and maintaining and improving the quality of the water resources are vital to retaining the character of town.

Planning of Town Historic Resources

The town's Historical Commission has taken the lead on promoting the town's historic resources, including significant work to restore the Fitch-Hoose House. Dalton should continue its ongoing work to develop and promote this site, as well as working to protect other historical sites. These historic resources create a potential economic draw for tourists and other visitors.

NATURAL AND CULTURAL RESOURCE GOALS, OBJECTIVES, AND ACTIONS

GOAL 1: PRESERVE AND PROTECT HISTORIC AND CULTURAL ASSETS

The town of Dalton's residents value their historic and cultural assets, which need to be protected in order to be enjoyed now and in the future.

Objective 1.1: Preserve, protect, and promote the history of Dalton

Action: Preserve history through public and private

preservation endeavors.

Action: Establish an education program on the history of Dalton, such as the Fitch-Hoose House, Crane papermaking, and the cemeteries, through the schools, library, senior center, television, web and other venues.

Action: Complete the establishment of additional historic districts along Main Street and adjacent areas.

Action: Approve a Historic Preservation Bylaw.

Action: Develop a better location to show the historic commission's collection.

Action: Develop tax incentives for buying and improving older homes.

Action: Continue to implement the plan to restore the historic cemeteries in town.

Objective 1.2: Maintain and improve the diversified (New England) look and feel Dalton

Action: Create and/or maintain zoning regulations that preserve the beautiful "small town" atmosphere while permitting change that is in keeping with the character of Dalton.

Action: Conduct a campaign to maintain the beautiful look of Main Street and downtown.

GOAL 2: MAINTAIN AND IMPROVE THE NATURAL RESOURCES IN TOWN.

Dalton has an abundance of natural resources throughout town and needs to maintain these for the benefit of the residents.

Objective 2.1: Maintain and improve the quality of water resources and riparian habitat

Action: Strengthen and support the activities of the Conservation Commission.

Action: Consider a shared conservation agent and/or administrator with neighboring towns.

Objective 2.2: Protect sensitive natural areas and resources such as mountain ridges, steep slopes, rare-species habitat, forested areas, and prime agricultural soils

Action: Implement zoning overlays and restrict use of sensitive areas.

Action: Prioritize needs and continually update and clarify zoning and other regulations to encourage greater open space protection, protect natural and

historic resources, and limit negative fiscal conditions.

Objective 2.3: Pass new bylaws and regulation amendments that aid local permitting boards in protecting the rural character of town

Action: Develop standards that encourage Low Impact Development (LID) in zoning bylaws and subdivision regulations

GOAL 3: EDUCATE THE RESIDENTS ABOUT THE NATURAL RESOURCES IN TOWN.

Dalton should work to educate its residents about the natural resources within town and the benefits, as well as the costs, of maintaining the natural resources.

Objective 3.1: Education residents about nonpoint source pollution

Action: Support the efforts of HVA to conduct envi-

ronmental education, including storm drain labeling.

Action: Partner with HVA to conduct water quality monitoring.

Action: Conduct a volunteer benthic macro-invertebrate monitoring program to determine the biological health of local waterways.

Action: Conduct a nonpoint source pollution educational program that includes education and outreach efforts as part of a town-wide or regional NPDES Phase II outreach campaign.

Objective 3.2: Encourage educational programs which foster a spirit of preservation

Action: Work with the schools to create an environmental class which includes a conservation project in the field.

Action: Develop trail system with interpretive signs describing flora & fauna between Nessacus & Wahnah.



Figure 9-5. Historic First Congregational Church



CHAPTER 10: OPEN SPACE AND RECREATION

Dalton's vision for its open space and recreation includes protecting its treasured open spaces and parks and maintaining the natural and scenic beauty of the town. This chapter describes key trends and issues in the areas of open space and recreation. It also establishes the town's work plan for goals, objectives, and actions to achieve its vision for these aspects of the town.

TRENDS AND CONDITIONS

Open Space

Open space is defined as land that has not been developed for residential, commercial or industrial uses and includes publicly and privately owned land. Open space often has particular interest to conservation or recreation and includes:

1. Land which contributes to the public water supply
2. Forests, fields, and agricultural lands
3. Wetlands
4. Rivers, streams, and lakes
5. Parks and other recreation lands
6. Wildlife or animal habitats
7. Land which preserves scenic views or town character

As described in previous chapters, Dalton has an abundance of natural resources including forests, wetlands, water resources, and wildlife habitat (see Chapter 9).

In total, protected lands in the town of Dalton extend across 7,578.7 acres, or 54.1% of all land within the town (see Table C26, Page C-45 and Map 11).

Privately Owned Parcels

Privately owned conservation lands in Dalton with permanent levels of protection comprise 1,566.2 acres or 11.2% of all land within the town. These include two privately owned parcels with conservation restrictions held by the Berkshire Natural Resource



OPEN SPACE AND RECREATION AT A GLANCE

Open Space

In total, protected open space areas in the Town of Dalton extend across 7,578.7 acres, or 54%, of all land.

Public and Non-Profit Parcels

Public and non-profit lands cover 6,012 acres, or 43%, of all land within the town.

Privately Owned Parcels

Privately owned conservation lands in Dalton with permanent levels of protection comprise 1,566.2 acres, or 11.2%, of all land within the town.

Recreation

Dalton boasts two wildlife management areas (WMAs), a state park, a portion of the Appalachian Trail, the Boulders, the Old Mill Trail, extensive trails, and four parks and playgrounds.

Additional discussion of open space and recreation may be found in Appendix C: Existing Conditions.



Figure 10-1. Playground at Pine Grove Park

Council, and nine parcels with agricultural preservation restrictions held by the Department of Agricultural Resources. It should be noted that unless otherwise stated, private parcels should be considered off limits to public access.

Chapter 61, 61A, and 61B Lands

Chapter 61 is a state program that allows private landowners to manage their properties for forestry (Chapter 61), agricultural (Chapter 61A), or recreational purposes (Chapter 61B) in exchange for reduced taxes.

Chapter 61 properties in Dalton total 2,170.7 acres, or 15.5% of all land in Dalton (see Table C28, Page C-49). While these properties certainly contribute to the town's rural character and scenic beauty, they currently offer no public access or recreation opportunities.

Public and Non-Profit Parcels

Public and non-profit lands contribute significantly to the open space and recreation opportunities within town. In total, these areas cover 6,012 acres, or 43.0% of all land within the town.

Federal Owned Parcels

Federal owned parcels comprise 561.1 acres of land within Dalton, or 4.0% of all land within the town. These parcels are part of the Appalachian Trail Corridor.

State Owned Parcels

State owned parcels comprise 4,743.6 acres of land within Dalton, or 33.9% of all land within the town. These parcels are part of Chalet Wildlife Management Area, Day Mountain Wildlife Management Area, and the Appalachian Trail Corridor.

Municipally Owned Parcels

Municipally owned parcels of conservation or recreation interest total 630.5 acres in Dalton, or 4.5% of all land within the town.

City of Pittsfield Owned Parcels

There are 374.2 acres of land owned by the City of Pittsfield in the southwest corner of town which are held to protect the public drinking water supply for the Ashley-Farnham complex. There is no public access to these drinking water protection lands.



Town of Dalton Owned Parcels

The remaining 2,556.3 acres of municipally owned land are controlled by the Town of Dalton. This includes Chamberlain Playground at 9.2 acres, Greenridge Park at 10.3 acres, Pinegrove Park at 7.5 acres, the Pines at 41.5 acres and the Town Forest at 107.5 acres (more information is provided below under Recreation). There is also land owned by the town off of Kirchner Road, Washington Mountain Road, East Street and View Street, amounting to 80.3 acres, which are undeveloped.

Recreation

Town of Dalton Owned Parcels

Dalton's open space areas create a wealth of opportunities for recreation.

Pine Grove Park

Pine Grove Park is 7.5 acres parcel of land located on High Street, Carson Avenue, Curtis Avenue and Third Street. The park contains basketball courts, a playground, and a pavilion, as well as athletic fields used for baseball, softball, and football.

Chamberlain Park

Chamberlain Park is located at the end of Chamberlain Avenue and is 9.2 acres. The park contains two baseball fields in addition to the playground.

Craneville Playground

Craneville Playground is located at Craneville Elementary School on Park Avenue. The park contains playground equipment as well as playing fields used for baseball and soccer.

Greenridge Park

Greenridge Park is located on South Street and is 10.3 acres in size. The park has athletic fields used for baseball and soccer, as well as a basketball court and playground.

The Pines

The Pines was recently purchased by the town and is located on High Street. The Pines is a forested parcel of land 41.5 acres in size and has hiking trails on it.

Town Forest

The Town Forest is a forested parcel with no direct



Figure 10-2. Chamberlin Park Baseball Field



Figure 10-3. Appalachian Trail marker

access; the closest streets are Anthony Road and Route 9. The Town is in the process of selling this to the state, as it is surrounded on three sides by Chalet Wildlife Management Area. The property consists of 107.5 acres.

Central Berkshire Regional School District Owned Recreation Land

The Central Berkshire Regional School District owns a 92.3 acre parcel of land between Old Windsor Road and Fox Road that contains Nessacus Regional Middle School and Wahconah Regional High School. The property contains numerous playing fields, used for football, track and field, soccer, baseball, tennis and lacrosse.

State Owned Recreation Areas

Dalton has almost 4,900 acres of state-owned forest. These areas and their uses are outlined as follows:

Day Mountain Wildlife Management Area

Day Mountain WMA is located in the southern portion of town between East and West Housatonic Streets to the north, and Grange Hall Road to the south. This area is 372.1 acres and has limited access, with two parking spots on East Street. The land is mostly used for hunting, and the Appalachian Trail runs through this corridor.

Chalet Wildlife Management Area

The Chalet Wildlife Management Area is located north of High Street and North Street, and runs to the northern border of town. The area is 3,669.4 acres in size, with limited access from Dalton. The WMA has several streams as well as Anthony Pond, and is mostly used for hunting. The Appalachian Trail borders the western edge of the WMA in town.

Appalachian Trail Corridor

Through a mix of 656.9 acres of state and 561.1 acres of federal ownership, the Appalachian Trail runs for 9.9 miles northwards through most of town, adjoining both the Day Mountain WMA and the Chalet WMA. The Appalachian Trail is dedicated exclusively to hiking with no other forms of transportation allowed on the trail. Hunting is prohibited on the federally owned land. Parking for several cars is available on Gulf Road.

Wahconah Falls State Park

Wahconah Falls State Park is a 21.8 acre park located on Wahconah Falls Road in Dalton, with land crossing into both Windsor and Hinsdale. The park has picnicking facilities as well as hiking trails to the falls and fishing. Wahconah Falls Brook flows over several smaller tiered falls then cascades about 40 feet into a deep pool.

Housatonic River Access

Two parcels of land totaling 27.3 acres are owned by the Department of Fish and Game (DFG) for providing access to the Housatonic River. One site has limited parking at the DFG offices on Old Windsor Road, while the other parcel, located off of Orchard Road, has no access.



Privately Owned Recreation Areas

The Boulders

The Boulders, recently transferred to Berkshire Natural Resources Council (BNRC) from Crane and Company, contains 72 acres within the town of Dalton. This land is located off of Gulf Road and has numerous hiking trails.

Old Mill Trail

The Old Mill Trail is on 90.6 acres of land owned by Crane and Company with a conservation restriction from the Department of Fish and Game. Housatonic Valley Association (HVA) designed and built the Old Mill Trail, running from Old Dalton Road in Hinsdale north along the Housatonic River. The trail is universally accessible for almost half of it and provides access to the river for fishing.

American Legion

The American Legion Post 155 has several athletic fields located on North Street on a 23.4 acre parcel. The fields include baseball, softball, soccer, and football. There is also a picnic area on the property.

Wahconah Country Club

The Wahconah Country Club is a semi-private 161 acre 18-hole golf course established in 1930. The course is located at the intersection of Orchard Road, Route 8, and Old Windsor Road.

KEY OPEN SPACE AND RECREATION ISSUES

Recreational Land

The town of Dalton has a significant amount of recreational land owned in various ways. It is important for the recreational opportunities to be maintained for the enjoyment of the residents of the town.

OPEN SPACE AND RECREATION GOALS, OBJECTIVES AND ACTIONS

Goal 1: Preserve land for open space and recreational needs

Objective 1.1: Create and expand recreational trail opportunities

Action: Establish running and walking trails.

Action: Establish bicycle trails in town and connecting to other towns.

Action: Work with recreational motorized vehicles & snowmobile clubs to identify areas appropriate for motorized uses.

Action: Improve access to town parks and trails to accommodate people of differing abilities.

Action: Determine the best route for a walking loop and prioritize sections for safety improvements.

Action: Work with HVA and BNRC to extend the Old Mill Trail into downtown Dalton, possibly linking to the Appalachian Trail.

Action: Connect the Boulders through Craneville School to Park Avenue.

Action: Create an accessible bicycle/pedestrian trail in the vicinity of Gulf Road and the Boulders, with the ultimate goal of connecting to the Ashuwillticook Rail Trail and Berkshire Crossings.

Action: Promote the existing trail system that connects the middle and high schools.

Objective 1.2: Expand the recreational opportunities in playgrounds and playing fields

Action: Improve playgrounds throughout town.

Action: Improve playing fields throughout town.

Action: Investigate expansion of athletic fields at Greenridge Park.

Action: Explore the interest, identify an appropriate location, for the creation of a skateboard park.

Action: Explore obtaining “the pits” that holds the pond and the surrounding environs for future use as a town swimming area.

Action: Explore the feasibility of moving the high school’s use of the softball fields at Pine Grove Park to the high school.

Action: Establish a non-athletic park in town,

containing items such as gardens, sculptures and benches.

Action: Develop a dog friendly area, such as a dog park or walking area.

Objective 1.3: Improve public access to Center Pond

Action: Improve access points on East Deming Street.

Action: Improve access points on Riverview Drive.

Action: Investigate the feasibility of dredging Center Pond to improve habitat, increase storage capacity and lessen chance of sedimentation downstream in storm events.

Objective 1.4: Pursue funding to support land conservation and protection initiatives

Action: Update the Open Space Plan in order to access grant funds to upgrade the parks.

Action: Investigate the Community Preservation Act to create a dedicated funding source for natural and historic resource preservation.

Action: Establish and strengthen relationships

between the town and existing land conservancy organizations and state agencies.

Objective 1.5: Develop and maintain The Pines

Action: Establish The Pines Committee to help the town develop and maintain The Pines.

Action: Develop a plan and program for improving the area.

Action: Develop a parking area for access to The Pines.

Action: Mark and reroute trails, as needed, to enable better navigation of the area.

Action: Map the trail system and post maps at the entrances.

Action: Establish routines for maintaining the area, such as volunteer trail days.

Objective 1.6: Promote the Appalachian Trail

Action: Become a designated Appalachian Trail Community.

Action: Develop better parking for the trail.

Action: Improve signage around town for locating the trail and promoting local resources for the hikers.

Action: Create an amphitheater at the trailhead on Gulf Road.



Figure 10-4. The Pines



CHAPTER 11: VISION

INTRODUCTION

The vision statement is a concise description of the Town's desired future. This may include both those qualities of the town that residents would like to keep and attributes the town would like to see added or changed in the future. A short vision statement was developed for each topic area of the master plan, based on the goals and objectives identified for each chapter.

VISION

Economy

Dalton's vision for the economy includes improving the daily life of year round residents and supporting its economic base of small and large local businesses through economic development efforts. Moreover, Dalton will work to increase attractions and draws for visitors that will help to strengthen the local economy.

Infrastructure

The town's vision for infrastructure includes maintaining and improving the existing infrastructure, including buildings, water, storm water, and waste water, as well as promoting energy efficiency for public and private buildings.

Services

Dalton's vision for services includes continuing to support a safe and healthy community, providing efficient and fiscally responsible services, and providing a cost effective education for our children. Moreover, the town will work to increase civic engagement.

Housing

Dalton's vision for housing includes supporting its residents by ensuring a diverse mix of housing options through zoning changes, as well as connecting residents with existing tools that promote affordable home-ownership and aging in place.

Transportation

The town's vision for transportation includes continuing to provide a well maintained system of roadways, reducing safety risks, and providing alternative transportation options.

Land Use

Dalton's vision for land use includes maintaining the open space, the dense, close-knit neighborhoods and the character of Main Street.

Natural and Cultural Resources

The town's vision for its natural and cultural resources includes promoting and developing its historic areas, such as the Fitch-Hoose House, and working to protect its cherished natural resources so that all residents in the community can remain close to nature.

Open Space and Recreation

Dalton's vision for its open space and recreation includes protecting its treasured open spaces and maintaining the natural and scenic beauty of the town. Moreover, the town will continue to invest in parks and open space.



CHAPTER 12: PLANNING PROCESS

INTRODUCTION

The Dalton Master Plan was developed by the Dalton Master Plan Steering Committee. This effort engaged members of the community in a robust public process.

PLANNING PROCESS

Dalton Master Plan Steering Committee

The Dalton Master Plan Steering Committee (MPSC) met 11 times from September 2015 to April 2016. The Berkshire Regional Planning Commission, based in Pittsfield, was hired by the town to work with the MPSC on plan development. These members included:

John Bartels (Select Board)
Bob Benlein (Dalton Fire District, Water Department)
Caleb Darby (Planning Board)
Edward Holub (Planning Board, Conservation Commission, Green Dalton Committee, Stormwater Management Commission)
Louisa Horth (Planning Board, Historic Commission)
Mike Kubicki (Dalton Fire District Water Department)
Andrea Lassar (Council on Aging)
Zack McCain (Planning Board)
Lisa Peltier (Town Planner)
Tom Renak (Senior Center Building Maintenance Committee)
John Roughley (DPW, Stormwater Management Commission)
Steve Sears (Citizen)
Ken Walto (Town Manager)

Berkshire Regional Planning Commission staff:

Thomas Matuszko (Assistant Director)
Mark Maloy (GIS, Data & IT Manager)

Stakeholder Interviews

BRPC conducted a number of stakeholder interviews to inform the development of the Master Plan. The intent of this effort was to assess ongoing or in progress work by the town and question those with first hand knowledge about town affairs as to the

PLANNING PROCESS AT A GLANCE

Public Opinion Survey

A public opinion survey was developed early in the process. The survey was available online throughout July 2015. The survey received 243 total responses.

Public Forums/ Informational Meetings

A public forum was held at the Senior Center on May 18, 2016.

Stakeholder Interviews

Representatives of several stakeholder groups and town staff and board members, were interviewed to gather data for the master plan.

MPSC Meetings

Members of the Dalton MPSC met 11 times from September 2015 until April 2016 to review draft material.

direction and steps the town should take in the future. Additionally, through the interview process, the committee hoped to gain perspective from important organizations involved in the town. Interviews were conducted in December 2015, and were intended to gather information early in the Master Plan process.

Potential stakeholders were identified as leaders or chairpersons of town boards and committees, other town officials and staff, as well as those involved in local entities. Many individuals beyond the list below were contacted to participate in the stakeholder interviews; however, they chose not to participate.

Questions asked were as follows:

1. What are your responsibilities (as a town employee or board/committee member, or with other organizations)?
2. What ongoing or in progress work or initiatives are you involved with?
3. What trends or recurring issues have you noticed in your work in town? How have these trends changed from the past?
4. What are the most important issues facing the town?
5. What actions or steps should be taken to address these issues?

Those interviewed included:

John Bartels, Dalton Select Board Chair
Bob Bishop, Conservation Commission Chair
Gerry Cahalan, Dalton Fire District Chief
Jane Carman, Tax Collector
Laurie Casna, Central Berkshire Regional School District Superintendent
Jeff Coe, Police Chief
Caleb Darby, Planning Board Chair
Ed Fahey, Health Agent
Richard Haupt, Building Inspector
Louisa Horth, Historic Commission
Laura Maffuccio, Principal Assessor
Deb Merry, Town Clerk
Kelly Pizzi, Council on Aging Director
Gibby Rudd, Dalton Fire District, Water Department Superintendent
Ken Walto, Town Manager

Public Opinion Survey

A public survey was developed early on in the planning

process to help gauge opinion on a variety of topics. The survey was made available online, through the website SurveyMonkey.com, throughout July 2015. In total, there were 243 responses to the survey. A copy of the survey results are included as Appendix E of the master plan.

Public Forums/Informational Meetings

The Dalton MPSC held a public forum or informational meeting on May 18th, 2016. The public forum presented general information about the master plan, findings from the survey and included an open discussion of the town's draft goals and objectives. After the presentation, public forum participants were asked to identify what they felt were the most important goals, objectives, and action items of the draft plan by marking them with a sticker dot. This activity could aid the town in identifying which areas the plan are most important, as well as which specific actions are a high priority for implementation

The results of the prioritization activity revealed that the economy and infrastructure sections of the plan were important to public forum participants, however these were biased based on the number of actions in each category. Once the results were equalized by the number of actions, Services was the most important followed by land use, Infrastructure, Economy and Transportation.

Economy— 154 dots in 40 actions.

Infrastructure— 118 dots in 29 actions

Housing—40 dots in 13 actions

Transportation—95 dots in 25 actions

Land Use—36 dots in 8 actions

Natural and Cultural Resources—71 dots in 20 actions

Open Space and Recreation—101 dots in 33 actions.



CHAPTER 13: IMPLEMENTATION STRATEGY

IMPLEMENTING THE PLAN

This chapter describes the types of actions that will be needed to implement this plan, who will be responsible for taking action on each item, and the relative priority for timing of implementation. It also describes the procedure for amending and updating the plan over time.

Implementation Actions

This plan will be implemented primarily through five types of actions:

- 1) Day-to-Day Policy Decisions
- 2) Regulatory Changes
- 3) Plans and Programs
- 4) Regional Coordination
- 5) Collaborative Action

Each of these actions will likely involve more than one group or individual in the town and region. Specific responsibilities will be detailed for each action in the next sections of this chapter.

Day to Day Policy Decisions

The town manager, boards, commissions, and departments will be responsible for many of the day-to-day decisions that will cumulatively help implement this plan. Many of these decisions will be made by the Select Board in the form of policy creation and support and task delegation.

Regulatory Changes

A number of significant recommendations of this plan are directly or indirectly related to the development of new regulations to govern growth and land use in the town. The Planning Board will be responsible for the initiation of the efforts to draft new bylaw language but it will take a united effort on the part of the town to conduct appropriate outreach to achieve a successful and appropriate bylaw product that meets the needs of the town.

Plans and Programs

The goals, policies, and actions of this plan impact other plans and programs of the town in a few ways. Future updates to other plans, such as the

Open Space and Recreation Plan, will need to be in compliance with this plan. New programs called for in this plan will need to be systematically pursued and implemented by the responsible entity as resources allow – such as economic development activities and infrastructure planning and implementation.

Regional Governmental Coordination

In many cases, the implementation of this plan can and should involve other municipalities, the state, or the Berkshire Regional Planning Commission. The town will need to take the first step of starting a dialogue on items where collaborative planning or action is needed or where technical assistance is needed or desired.

Collaborative Action

At a very basic level, successful implementation of this plan will require collaborative action outside of the realm of formal government. Residents, recreation groups, state agencies, local business owners, and others will need to actively engage in the implementation of this plan – through both direct action and through support and participation with town-led implementations actions. This plan is working to achieve a shared vision of the town's future – achieving that will take a whole- town effort.

Who Will Implement the Plan?

This plan will be implemented through the collaborative and individual effort of a number of organizations, agencies, and individuals. The action plan uses the abbreviations listed at the bottom of each page to identify the parties that will likely be involved in the achievement of the corresponding action. The town may wish to consider appointing an implementation committee that would help to organize efforts to implement the plan. This committee could be especially important in working to organizing and manage volunteers to help with implementation activities. The committee could also serve as an advocate for the plan and work with other town boards and committees on strategies for plan implementation. Moreover, it could work to “roll out” Master Plan implementation activities through

integration into its regular “all boards” meetings.

The Action Plan has been developed to span a period of more than five years after the Master Plan’s initial adoption. Actions were categorized based on several likely periods for implementation. Items listed as “ongoing” in the schedule are actions that the town is already in the process of implementing and will likely continue to work on in the future. Other actions are divided between three broad time periods; 1-3 years, 3-5 years, and 5+ years. Some actions, particularly those in the 1-3 year time period may reoccur regularly or continuously after initial implementation. It will be up to the town to evaluate its successes and determine if these actions occur once, or are implemented regularly.

Some items on the action plan can be completed within this five year period, while many others will not. It is recommended that the town reevaluate the action plan after this five year period to reflect on its successes and review its priorities. The town will likely not choose to pursue a full update of the Master Plan at this point, but may revise the action plan to more effectively implement the plan.

UPDATING THE PLAN

A Master Plan looks far into the future and establishes a roadmap of goals, policies, and actions for the town to implement over time. In order for the plan to remain a relevant document, however, periodic updates will be necessary. Updates can occur in two general ways: plan amendments and a full plan update.

Plan Amendments

The town may, from time to time, encounter changing conditions, new laws or programs, or other circumstances that it wishes to reflect or respond to through the Master Plan document. The plan amendment process is fairly simple (see below) and allows the planning board to make small but important changes to the document over time to keep pace with changing circumstances.

Plan Update

Eventually, conditions will shift to a degree that a minor amendment is insufficient to achieve a document that provides meaningful and forward-thinking guidance to the town. At this time, typically 10-15 years from initial adoption of a new or fully updated plan, municipalities can go through a plan update process. At this time, the community initiates a full new planning process to rethink or reaffirm the vision and chart out new policy directions and carry forward any relevant directions from the prior document.

Amendment and Update Procedure

MGL 41 S81D (Appendix D) describes the practice and procedure for amending and updating an adopted Master Plan.

Vote:

An amendment of the comprehensive plan may be made through a formal majority vote of the planning board and recorded for public record.

Filing:

The planning board must supply a copy of the amended or updated plan to the Department of Housing and Community Development. In the case of an amendment, a good practice would be to include a cover memo highlighting the amendment that was made.

ACTION PLAN

The action plan details each implementation action contained in the prior chapters of the Master Plan, the proposed timing for the action to be taken, potential leadership, and other interested parties responsible for implementing the action.

ECONOMY					
Goal 1: Improve the local economy					
Objective 1.1: Retrain and encourage growth of Dalton's existing businesses					
E1.1.1	Survey local businesses to see what the town can do to encourage them to stay and grow in Dalton.	DIC		1-3 years	High
E1.1.2	Inventory parking and access issues in downtown and develop plan to address them.	PB		5+ years	Low
E1.1.3	Encourage greater cooperation and self-promotion among local businesses.	GD		1-3 years	Medium
E1.1.4	Educate and inform the residents on the importance of the existing tax base of the mills.	SB		3-5 years	Low
E1.1.5	Develop a Mill Closure Mitigation Plan.	DIC		3-5 years	Medium
E1.1.6	Pursue Tax Incremental Financing (TIF) for job retention, creation and investment.	DIC		3-5 years	Low
E1.1.7	Study the impact of taxation on existing or perspective businesses.	DIC		5+ years	Low
E1.1.8	Promote vacant existing facilities nationally.	DIC		3-5 years	Low
E1.1.9	Designate members of the Design Review Board.	TM		Ongoing	Low
E1.1.10	Proactively deal with vacant buildings to promote their reuse, while maintaining the character of town.	DIC		1-3 years	Medium
Objective 1.2: Increase commercial industries in town					
E1.2.1	Assist Ashuelot Park in developing to its full potential	DIC		3-5 years	Medium
E1.2.2	Study rezoning land off of Hinsdale Road (Route 8) to industrial (formerly the GE Test Track).	PB		5+ years	Low
E1.2.3	Consider the rezoning of the Model Farm area to facilitate commercial use.	PB		1-3 years	Medium
E1.2.4	Review zoning on Main Street to maximize retail uses along the downtown corridor.	PB		5+ years	Low
E1.2.5	Investigate the use of 43D – Expedited Permitting in additional areas (expansion of the PIDD Zoning District).	PB		5+ years	Low
E1.2.6	Make sites developer-ready by proactively addressing zoning, infrastructure, or brownfield concerns.	DIC		3-5 years	Low
E1.2.7	Develop a drive-thru bylaw for the commercial zoning districts in town.	PB		3-5 years	Low
E1.2.8	Research and identify potential brownfield sites and work with the regional brownfields committee to remediate the sites.	DIC		5+ year	Low

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
ATC	Appalachian Trail Council	DIC	Development and Industrial Commission	HGWY	Highway Department	SB	Select Board		
BEAUT	Beautification Commission	FD	Fire District	HOUS	Housing Authority	SWC	Storm Water Commission		
BNRC	Berkshire Natural Resources Council	FFC	Farm & Forestry Commission	LIB	Library	TC	Town Collector		
CBRS	Central Berkshire Regional School District	GD	Grow Dalton	PARK	Parks Commission	TM	Town Manager		
CC	Conservation Commission	GREEN	Green Dalton Committee	PB	Planning Board	TRAF	Traffic Commission		

ECONOMY—Continued					
Objective 1.3: Promote business development					
E1.3.1	Create a business development guidebook and other promotional materials to assist and educate developers who may desire to do business in Dalton.	DIC		3-5 years	Medium
E1.3.2	Analyze the business mix and encourage clusters and linkages.	DIC		5+ years	Low
E1.3.3	Inventory vacancies in town and build relationships with commercial property owners.	DIC		1-3 years	Medium
E1.3.4	Pursue resource options and incentives to businesses to expand or locate in Dalton.	DIC		3-5 years	Medium
Objective 1.4: Support small businesses and startups.					
E1.4.1	Encourage startups to locate within Dalton.	DIC		1-3 years	Medium
E1.4.2	Develop Dalton-specific marketing material for perspective businesses.	DIC	GD	1-3 years	Medium
E1.4.3	Review zoning to ensure support of home-based businesses.	PB		3-5 years	Low
E1.4.4	Support the creation of flexible work spaces for startups, such as artisanal uses.	GD		1-3 years	Medium
E1.4.5	Advocate for a regional agency to provide gap funding to small businesses, potentially through a USDA loan or other grants.	DIC		5+ years	Low
Objective 1.5: Promote the town for new service oriented businesses (restaurants, financial, retail, general services, personal services, professional services, grocery)					
E1.5.1	Review the commercial zoning districts in town to ensure the ability for service-related businesses to be located in commercial zones by right.	PB		3-5 years	Medium
E1.5.2	Promote downtown events and festivals, such as performances and artists, to get residents and visitors into retail establishments.	GD		1-3 years	High
Objective 1.6: Maintain farming and agriculture					
E1.6.1	Reach out to local farmers to see what the town can do to encourage their continued farming activities in Dalton.	FFC		1-3 years	High

Parties Involved in Plan Implementation						
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN
ATC	Appalachian Trail Council	DIC	Development and Industrial Commission	HGMY	Highway Department	SB
BEAUT	Beautification Commission	FD	Fire District	HOUS	Housing Authority	SWC
BNRC	Berkshire Natural Resources Council	FFC	Farm & Forestry Commission	LIB	Library	TC
CBRSD	Central Berkshire Regional School District	GD	Grow Dalton	PARK	Parks Commission	TM
CC	Conservation Commission	GREEN	Green Dalton Committee	PB	Planning Board	TRAF
						Town Planner
						Select Board
						Stown Water Commission
						Town Collector
						Town Manager
						Traffic Commission

ECONOMY—Continued					
Objective 1.7: Increase tourism and recreation					
E1.7.1	Work with the Berkshire Visitors Bureau to better promote the town as a tourist destination.	GD		1-3 years	Medium
E1.7.2	Promote the Fitch-Hoose House and Crane Museum.	HC		1-3 years	Medium
E1.7.3	Review the zoning bylaws to ensure they allow for cultural and recreational attractions to be built in town by right.	PB		5+ years	Low
E1.7.4	Become designated as an Appalachian Trail Community.	GD	SB	1-3 years	High
Goal 2: Improve the financial wellbeing of residents within Dalton					
Objective 2.1: Support the development of high-tech companies					
E2.1.1	Review the zoning bylaws to ensure they allow high-tech companies to locate in Dalton's commercial and industrial zones by right.	PB		1-3 years	High
Objective 2.2: Support the education of residents					
E2.2.1	The Town of Dalton will continue to support the Central Berkshire Regional School District's (CBRSD) mission to ensure the highest quality education to its town residents.	CBRSD	SB	Ongoing	Medium
E2.2.2	Support the CBRSD in its renovation of schools in Dalton in order to provide the facilities to support the highest quality education, while balancing the needs of the town for other services.	CBRSD	SB	1-3 years	High
E2.2.3	Support and promote educational activities through the Dalton Public Library.	LIB		1-3 years	High
E2.2.4	Support and promote educational activities through the Dalton Senior Center.	COA		1-3 years	Medium
Objective 2.3: Promote the quality of life in Dalton					
E2.3.1	Develop a marketing campaign to promote Dalton as a good place to raise a family.	GD		1-3 years	High

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
ATC	Appalachian Trail Council	DIC	Development and Industrial Commission	HGWY	Highway Department	SB	Select Board		
BEAUT	Beautification Commission	FD	Fire District	HOUS	Housing Authority	SWC	Stowm Water Commission		
BNRC	Berkshire Natural Resources Council	FFC	Farm & Forestry Commission	LIB	Library	TC	Town Collector		
CBRSD	Central Berkshire Regional School District	GD	Grow Dalton	PARK	Parks Commission	TM	Town Manager		
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INFRASTRUCTURE						Suggested Leadership	Other Participants	Schedule	Priority
Goal 1: Maintain and improve the buildings in town									
Objective 1.1: Improve the Town Hall									
I1.1.1	Develop and implement a capital improvement plan for the Town Hall to address interior conditions.					TM	SB	1-3 years	Medium
I1.1.2	Develop and implement a plan to improve ADA accessibility in Town Hall, including the installation of an elevator.					TM	SB	1-3 years	Low
I1.1.3	Upgrade internet capabilities throughout town hall.					TM	SB	1-3 years	High
Objective 1.2: Resolve the Old Dalton High School building issue									
I1.2.1	Develop a workable plan to dispose of the Old Dalton High School building.					SB		Ongoing	High
Objective 1.3: Work with the School District on school improvements									
I1.3.1	Determine a future plan for the schools in the district, given enrollment declines.					CBRSD	SB	Ongoing	Medium
I1.3.2	Ensure that students at Wahconah Regional High School have a healthy, safe environment that is conducive to learning, while minimizing the impact to tax payers on improving the school.					CBRSD	SB	3-5 years	Medium
I1.3.3	Continue to support the school district in maintaining the school buildings in town.					CBRSD		3-5 years	Low
Objective 1.4: Maintain and improve town owned buildings									
I1.4.1	Expand and improve the Capital Improvement Plan for town-owned buildings.					TM	SB	1-3 years	Low
I1.4.2	Continue to maintain and improve town buildings, such as the Highway Garage and the Senior Center, consistent with the Capital Improvement Plan.					TM	SB	3-5 years	Medium
Goal 2: Maintain and improve the water, sewer and stormwater infrastructure									
Objective 2.1: Road construction coordination									
I2.1.1	Create a working group of Highway, Water and Administrative staff to review, on a semi-annual basis, the plan for upcoming road work to allow for better coordination and financial planning of improvements.					TM	HGWY, FD	1-3 years	Medium
Objective 2.2: Improve the sewer system									
I2.2.1	Implement the findings from the Inflow and Infiltration Study.					HGWY	SWC	3-5 years	Low
Objective 2.3: Guide new development									
I2.3.1	Guide development projects to areas where growth can be accommodated by existing infrastructure to minimize overall capital costs.					PB		5+ years	Low

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
ATC	Appalachian Trail Council	DIC	Development and Industrial Commission	HGWAY	Highway Department	SB	Select Board		
BEAUT	Beautification Commission	FD	Fire District	HOUS	Housing Authority	SWC	Stowm Water Commission		
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INFRASTRUCTURE—Continued						Priority
Objective 2.4: Make the water system payments equitable						
I2.4.1	Investigate and implement the installation of water meters throughout town.	FD		3-5 years		Medium
Objective 2.5: Make improvements to the stormwater system to comply with NPDES Phase II Requirements						
I2.5.1	Participate on the regional NPDES Phase II working group.	SWC		Ongoing		Low
I2.5.2	Map the stormwater system.	HGWY	SWC	1-3 years		Medium
I2.5.3	Systematically find and eliminate sources of non-stormwater discharges into the storm system and implement procedures to prevent such discharges.	HGWY	SWC	1-3 years		Medium
I2.5.4	Continue to implement and enforce the Stormwater and Erosion Control Bylaw.	SWC		Ongoing		Medium
I2.5.5	Develop street and parking lot design guidelines to ensure the reduction of pollutants in stormwater.	PB	SWC	5+ years		Low
I2.5.6	Develop regulations for green roofs, infiltration practices, and water harvesting devices.	SWC	PB	5+ years		Low
I2.5.7	Develop a program and procedures for maintenance of the stormwater system, including street sweeping, catch basin cleaning, and storage of salt and sand.	HGWY	SWC	3-5 years		Low
I2.5.8	Develop and implement a Stormwater Pollution Prevention Plan for the highway garage and transfer station.	HGWY	SWC	3-5 years		Low
Objective 2.6: Protect the water quality in private wells						
I2.6.1	Develop a blasting bylaw to protect private wells from disturbance.	PB		5+ years		Low
Goal 3: Improve the energy efficiency of town						
Objective 3.1: Improve the energy efficiency of town buildings						
I3.1.1	Upgrade the lighting in town hall to LEDs.	TM		2-4 years		Medium
I3.1.2	Upgrade the heating system in town hall.	TM		1-3 years		Low
Objective 3.2: Reduce the cost of street lights						
I3.2.1	Action: Work with Eversource to replace the street lights with LED lights.	TM		3-5 years		Medium

Parties Involved in Plan Implementation									
ASSES	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
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INFRASTRUCTURE—Continued					
Objective 3.3: Minimize tax impact					
I3.3.1	Support the development of solar farms on town property to reduce the cost of electricity for the town.	TM	GREEN	Ongoing	High
Objective 3.4: Reduce congestion and save energy					
I3.4.1	Work with MassDOT to replace the traffic lights to be more energy efficient and to be “smart” in reducing congestion and wait times.	TRAF	TM	3-5 years	Medium
Goal 4: Improve communication technology within town					
Objective 4.1: Improve cellular service					
I4.1.1	Work with cellular communication companies to provide additional service throughout town.	TM		1-3 years	High
I4.1.2	Work with MBI to provide more cost effective access to the MassBroadband123 network.	TM	DIC	1-3 years	Medium

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SERVICES		Suggested Leadership	Other Participants	Schedule	Priority
Goal 1: Maintain services currently offered in town					
Objective 1.1: Provide high quality town services in a cost-effective manner					
S1.1.1	Encourage additional cooperative regional arrangements for providing necessary municipal services.	TM		1-3 years	High
S1.1.2	Continue to investigate budget strategies to reduce costs, including financial forecasting and limiting borrowing to capital projects or revenue anticipation.	TM		1-3 years	High
S1.1.3	Investigate combining services (town services and the Fire & Water District) in order to meet all town needs and costs, and allocate resources accordingly.	TM	FD	1-3 years	High
Objective 1.2: Educate the voters					
S1.2.1	Improve education of the voters on the budget and the long term effects of their decisions.	SB	TM	1-3 years	High
S1.2.2	Work with Dalton Community Access TV to link budget recordings to the website.	TM		1-3 years	Medium
S1.2.3	Develop an electronic Town Newsletter to better educate the residents.	TM		1-3 years	High
Objective 1.3: Reduce costs of equipment and infrastructure					
S1.3.1	Reduce capital costs by sharing equipment with adjacent communities.	HGWY	TM	1-3 years	Medium
S1.3.2	Work with the Dalton Fire District Water Department to share equipment.	HGWY	FD	1-3 years	Medium
S1.3.3	Monitor the capacity utilization, operating performance, and fiscal impact of sewer services provided by the City of Pittsfield regional plant.	HGWY	TM	5+ years	Low
S1.3.3	Continue to participate in Group Purchasing for road supplies and work to expand it to other equipment and services.	HGWY		Ongoing	Low
S1.3.4	Work with the Dalton Fire District Water Department to develop a capital plan for water infrastructure upgrades.	FD	TM / HGWY	3-5 years	Medium

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
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SERVICES—Continued						Schedule	Priority
Objective 1.4: Share services among municipalities and districts							
S1.4.1	Work with adjacent communities to investigate potentially shared positions, such as animal control, inspectional services and dispatch.	TM				1-3 years	Medium
S1.4.2	Investigate sharing of administrative staff between the Town and the Fire District.	TM	FD			1-3 years	High
Goal 2: Minimize tax increases in town							
Objective 2.1: Minimize tax impact on residents							
S2.1.1	Research, implement, and promote tax break programs, such as senior abatements and work based programs with state reimbursement, for seniors of low income.	ASSESS				3-5 years	Medium
S2.1.2	Align tax discounts between the Dalton Fire District Water Department and the Town Sewer Bills.	TC	FD			1-3 years	Medium
Goal 3: Promote cost effective education through the CBRSD							
Objective 3.1: CBRSD regional cooperation							
S3.1.1	Improve cooperation between district members.	CBRSD	SB			3-5 years	Low
S3.1.2	Revisit the Regional Agreement between the seven towns to ensure equitable payments based on enrollment.	CBRSD	SB			1-3 years	High
S3.1.3	Revisit the Regional Agreement between the seven towns to ensure transportation expenses are equitably based on actual use.	CBRSD	SB			1-3 years	Medium

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
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HOUSING									
Goal 1: Address local housing needs									
Objective 1.1: Ensure zoning supports a variety of housing options									
H1.1.1	Review the zoning bylaws to ensure they allow for development of a range of housing, including middle-income housing, first-time homeowner, family and senior housing.	PB			1-3 years		High		
H1.1.2	Review the zoning bylaws to ensure they allow multi-family housing, specifically duplexes and conversions of duplexes to multi-families, in appropriate locations throughout town.	PB			3-5 years		Low		
H1.1.3	Consider adopting accessory apartment bylaws to allow in-law apartments.	PB			3-5 years		Medium		
H1.1.4	Consider creating a 40R housing district to allow high density housing, which may be attractive for younger adults and seniors.	PB			5+ years		Low		
H1.1.5	Review the zoning bylaws to ensure that infill housing development can occur.	PB			3-5 years		Low		
H1.1.6	Protect residential uses in a non-residential zone by requiring a buffer between different uses.	PB			3-5 years		Low		
Objective 1.2: Planning for new development									
H1.2.1	Complete, adopt, and implement the Housing Needs Assessment and Housing Action Plan.	BRPC	TM		Ongoing		Medium		
H1.2.2	Develop a plan to increase housing options for seniors in town.	SB	HOUS		1-3 years		High		
H1.2.3	Reconsider adopting the Community Preservation Act to help fund affordable housing projects.	SB			3-5 years		Medium		
H1.2.4	Review the locations for potential housing developments and determine the impacts those developments would create on community services, as well as the visual and environmental impacts. Require an educational and information process for any new development.	PB			5+ years		Low		
H1.2.5	Review subdivision controls and determine if they need to be updated.	PB			1-3 years		Low		
Objective 1.3: Improve quality of housing									
H1.3.1	Develop a Community Development Strategy to become eligible for a Community Development Block Grant (CDBG).	TM			3-5 years		Medium		
H1.3.2	Apply for and implement a CDBG Housing Rehabilitation Program.	TM			3-5 years		Medium		
Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
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TRANSPORTATION					
Goal 1: Provide a complete and well maintained system of roads					
Objective 1.1: Increase the Town's access to State funding					
T1.1.1	Work with MassDOT to update the list of town maintained roads to receive additional Chapter 90 funding.	HGWY	SB	1-3 years	High
T1.1.2	Continue to place eligible road maintenance needs on the transportation improvement program.	HGWY	TM/SB	3-5 years	Low
T1.1.3	Develop a multi-year spending plan to take full advantage of yearly Chapter 90 funding. Integrate this effort with larger capital improvement planning.	HGWY	TM	1-3 years	Medium
T1.1.4	Participate in the Complete Streets Program.	HGWY	TM	Ongoing	Medium
Objective 1.2: Work to improve conditions and safety of existing infrastructure					
T1.2.1	Implement a Pavement Management System.	HGWY		3-5 years	Low
T1.2.2	Review unaccepted streets and develop a plan to accept them.	TRAF	TM/SB	5+ years	Low
T1.2.3	Design improvements to Dalton Division Road.	TRAF	TM	5+ years	Low
T1.2.4	Design improvements to the intersection of Dalton Division Road, Williams Street and Washington Mountain Road.	TRAF	TM	3-5 years	Medium
T1.2.5	Repair/Replace High Bridge over the Housatonic River on Housatonic Street by South Carson Avenue.	TRAF	TM	1-3 years	High
T1.2.6	Work to reduce flooding of Walker Brook by replacing or modifying the culvert that brings Walker Brook from High Street to Main Street.	HGWY	TM	Ongoing—1-3 years	Medium
T1.2.7	Revisit the 2004 Main Street Corridor Study and implement relevant recommendations.	TM	SB	3-5 years	Low
Objective 1.3: Plan for and address future transportation needs					
T1.3.1	As existing culverts and bridges need replacement, ensure that replacement components are adequate to accommodate extreme weather events.	HGWY		1-3 years	High
T1.3.2	Work to coordinate infrastructure repair and replacement with future roadway projects.	HGWY	FD	1-3 years	Medium

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
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TRANSPORTATION—Continued						
		Suggested Leadership	Other Participants	Schedule	Priority	
T1.3.3	Develop a plan for replacement and/or repair of town-owned bridges throughout town and include them in the capital improvement plan.	HGWY	TM	1-3 years	Medium	
T1.3.4	Work with Pittsfield to improve Hubbard Avenue to handle potential economic development.	TM	DIC	3-5 years	Medium	
T1.3.5	Work with Pittsfield to consider converting the road in Ashuelot Park between South Street and Hubbard Avenue to a town road.	TM	DIC	3-5 years	Medium	
Goal 2: Improve alternative transportation options						
Objective 2.1: Improve walking conditions						
T2.1.1	In conjunction with the Senior Center, establish walking routes around town.	COA		3-5 years	Medium	
T2.1.2	Inventory sidewalk conditions around town and develop a plan for replacement and improvement.	HGWY		1-3 years	Medium	
T2.1.3	Construct pedestrian improvements around the intersection of Main Street and Daly Avenue.	TRAF	TM	5+ years	Low	
T2.1.4	Reevaluate the sidewalk snow removal routes with the idea of expanding the area cleared.	HGWY		5+ years	Low	
Objective 2.2: Improve bicycling options throughout town						
T2.2.1	Investigate bike routes and lanes through town.	TRAF		3-5 years	Low	
T2.2.2	Investigate possible bicycle route connections with the Ashuwillticook Rail Trail.	TM	PLN	5+ years	Low	
Objective 2.3: Improve Mass Transit options						
T2.3.1	Work with the Berkshire Regional Transportation Authority (BRTA) to expand public transportation routes in town.	TM		1-3 years	High	
T2.3.2	Continue and expand transportation for older and disabled residents.	COA		Ongoing	Medium	
T2.3.3	Review proposed development sites with the regional provider (BRTA) for inclusion in that organization's service plans.	DIC		5+ years	Low	

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
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LAND USE					Priority
Goal 1: Maintain the character of Dalton					
Objective 1.1: Update the zoning bylaws					
L1.1.1	Apply for grant funds to retain a consultant, experienced in land use law, to aid the town in accomplishing bylaw and regulation improvements.	PB		1-3 years	High
L1.1.2	Update zoning to match existing parcel size and uses, reducing the number of non-conforming parcels.	PB		3-5 years	Low
L1.1.3	Review the zoning boundaries in town to ensure that the zoning will maintain the predominate existing uses.	PB		3-5 years	Low
L1.1.4	Review Dalton's Subdivision Controls to ensure flexible zoning requirements and that developers are required to identify important natural, historic, and cultural resources in the preliminary and definitive application processes.	PB		3-5 years	Low
Goal 2. Preserve and support agricultural uses					
Objective 2.1: Maintain farmers' right to farm					
L2.1.1	Adopt a Right-to-Farm bylaw.	PB	FFC	1-3 years	High
Objective 2.2: Develop incentives to support the fiscal soundness of area farms					
L2.2.1	Promote the existing tax abatement programs, such as Chapters 61, 61A, 61B.	FFC	ASSESS	3-5 years	Medium
L2.2.2	Investigate possible tax deferment programs for new buildings or expansion of farm buildings, structures and other improvements.	FFC	SB	3-5 years	Medium
L2.2.3	Allow development of alternative energy sources to produce energy for the farm to reduce operations costs.	PB	FFC	1-3 years	High

Parties Involved in Plan Implementation									
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NATURAL AND CULTURAL RESOURCES					
Goal 1: Preserve and protect historic and cultural assets					
Objective 1.1: Preserve, protect, and promote the history of Dalton					
N1.1.1	Preserve history through public and private preservation endeavors.	HC		3-5 years	Medium
N1.1.2	Establish an education program on the history of Dalton, such as the Fitch-Hoose House, Crane papermaking, and the cemeteries, through the schools, library, senior center, television, web and other venues.	HC		1-3 years	High
N1.1.3	Complete the establishment of additional historic districts along Main Street and adjacent areas.	HC	SB	3-5 years	Medium
N1.1.4	Approve a Historic Preservation Bylaw.	HC		5+ years	Low
N1.1.5	Develop a better location to show the historic commission's collection.	HC		3-5 years	Medium
N1.1.6	Develop tax incentives for buying and improving older homes.	SB		1-3 years	High
N1.1.7	Continue to implement the plan to restore the historic cemeteries in town.	HC		5+ years	Low
Objective 1.2: Maintain and improve the diversified (New England) look and feel Dalton					
N1.2.1	Create and/or maintain zoning regulations that preserve the beautiful "small town" atmosphere while permitting change that is in keeping with the character of Dalton.	PB		3-5 years	Medium
N1.2.2	Conduct a campaign to maintain the beautiful look of Main Street and downtown.	GD		3-5 years	Low
Goal 2: Maintain and improve the natural resources in town					
Objective 2.1: Maintain and improve the quality of water resources and riparian habitat					
N2.1.1	Strengthen and support the activities of the Conservation Commission.	CC		5+ years	Low
N2.1.2	Consider a shared conservation agent and/or administrator with neighboring towns.	CC	TM	3-5 years	Medium
Objective 2.2: Protect sensitive natural areas and resources such as mountain ridges, steep slopes, rare-species habitat, forested areas, and prime agricultural soils					
N2.2.1	Implement zoning overlays and restrict use of sensitive areas.	PB	CC	5+ years	Low
N2.2.2	Prioritize needs and continually update and clarify zoning and other regulations to encourage greater open space protection, protect natural and historic resources, and limit negative fiscal conditions.	PB		5+ years	Low

Parties Involved in Plan Implementation						
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN
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						Town Planner
						Select Board
						Stown Water Commission
						Town Collector
						Town Manager
						Traffic Commission

NATURAL AND CULTURAL RESOURCES—Continued					
		Suggested Leadership	Other Participants	Schedule	Priority
Objective 2.3: Pass new bylaws and regulation amendments that aid local permitting boards in protecting the rural character of town					
N2.3.1	Develop standards that encourage Low Impact Development (LID) in zoning bylaws and subdivision regulations.	PB		5+ years	Low
Goal 3: Educate residents about the natural resources in town					
Objective 3.1: Education residents about nonpoint source pollution					
N3.1.1	Support the efforts of HVA to conduct environmental education, including storm drain labeling.	CC		3-5 years	Medium
N3.1.2	Partner with HVA to conduct water quality monitoring.	CC		3-5 years	Medium
N3.1.3	Conduct a volunteer benthic macro-invertebrate monitoring program to determine the biological health of local waterways.	CC		5+ years	Low
N3.1.4	Conduct a nonpoint source pollution educational program that includes education and outreach efforts as part of a town-wide or regional NPDES Phase II outreach campaign.	SWC		3-5 years	Low
Objective 3.2: Encourage educational programs which foster a spirit of preservation					
N3.2.1	Work with the schools to create an environmental class which includes a conservation project in the field.	CBRSD	CC	1-3 years	High
N3.2.2	Develop trail system with interpretive signs describing flora & fauna between Nessacus & Wahconah.	CBRSD		1-3 years	High

Parties Involved in Plan Implementation									
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BNRC	Berkshire Natural Resources Council	FFC	Farm & Forestry Commission	LUB	Library	TC	Town Collector		
CBRSD	Central Berkshire Regional School District	GD	Grow Dalton	PARK	Parks Commission	TM	Town Manager		
CC	Conservation Commission	GREEN	Green Dalton Committee	PB	Planning Board	TRAF	Traffic Commission		

OPEN SPACE AND RECREATION					
Goal 1: Preserve land for open space and recreational needs					
Objective 1.1: Create and expand recreational trail opportunities					
O1.1.1	Establish running and walking trails.	PARK		3-5 years	Medium
O1.1.2	Establish bicycle trails in town and connecting to other towns.	PARK		5+ years	Low
O1.1.3	Work with recreational motorized vehicles & snowmobile clubs to identify areas appropriate for motorized uses.	PARK		5+ years	Low
O1.1.4	Improve access to town parks and trails to accommodate people of differing abilities.	PARK		3-5 years	Medium
O1.1.5	Determine the best route for a walking loop and prioritize sections for safety improvements.	PARK	COA	3-5 years	Low
O1.1.6	Work with HVA and BNRC to extend the Old Mill Trail into downtown Dalton, possibly linking to the Appalachian Trail.	PARK	BNRC	3-5 years	Medium
O1.1.7	Connect the Boulders through Craneville School to Park Avenue.	BNRC		3-5 years	Medium
O1.1.8	Create an accessible bicycle/pedestrian trail in the vicinity of Gulf Road and the Boulders, with the ultimate goal of connecting to the Ashuwillticook Rail Trail and Berkshire Crossings.	PARK	BNRC	3-5 years	Medium
O1.1.9	Promote the existing trail system that connects the middle and high schools.	CBRSD		5+ years	Low
Objective 1.2: Expand the recreational opportunities in playgrounds and playing fields					
O1.2.1	Improve playgrounds throughout town.	PARK		5+ years	Low
O1.2.2	Improve playing fields throughout town.	PARK		3-5 years	Medium
O1.2.3	Investigate expansion of athletic fields at Greenridge Park.	PARK		3-5 years	Medium
O1.2.4	Explore the interest, identify an appropriate location for the creation of a skateboard park.	PARK		5+ years	Low
O1.2.5	Explore obtaining “the pitts” that holds the pond and the surrounding environs for future use as a town swimming area.	PARK		1-3 years	High
O1.2.6	Explore the feasibility of moving the high school’s use of the softball fields at Pine Grove Park to the high school.	PARK	CBRSD	1-3 years	High
O1.2.7	Establish a non-athletic park in town, containing items such as gardens, sculptures and benches.	PARK		5+ years	Medium
O1.2.8	Develop a dog friendly area, such as a dog park or walking area.	PARK		3-5 years	Medium

Parties Involved in Plan Implementation					
ASSES	Assessors	COA	Council on Aging	HC	Historic Commission
ATC	Appalachian Trail Council	DIC	Development and Industrial Commission	HGWY	Highway Department
BEAUT	Beautification Commission	FD	Fire District	HOUS	Housing Authority
BNRC	Berkshire Natural Resources Council	FFC	Farm & Forestry Commission	LIB	Library
CBRSD	Central Berkshire Regional School District	GD	Grow Dalton	PARK	Parks Commission
CC	Conservation Commission	GREEN	Green Dalton Committee	PB	Planning Board
					Town Planner
					Select Board
					Stown Water Commission
					Town Collector
					Town Manager
					Traffic Commission

OPEN SPACE AND RECREATION—Continued					
Objective 1.3: Improve public access to Center Pond					
O1.3.1	Improve access points on East Deming Street.	PARK		5+ years	Low
O1.3.2	Improve access points on Riverview Drive.	PARK		5+ years	Low
O1.3.3	Investigate the feasibility of dredging Center Pond to improve habitat, increase storage capacity and lessen chance of sedimentation downstream in storm events.	CC		3-5 years	Medium
Objective 1.4: Pursue funding to support land conservation and protection initiatives					
O1.4.1	Update the Open Space Plan in order to access grant funds to upgrade the parks.	PARK		3-5 years	Medium
O1.4.2	Investigate the Community Preservation Act to create a dedicated funding source for natural and historic resource preservation.	SB		3-5 years	Medium
O1.4.3	Establish and strengthen relationships between the town and existing land conservancy organizations and state agencies.	TM	SB	5+ years	Low
Objective 1.5: Develop and maintain The Pines					
O1.5.1	Establish The Pines Committee to help the town develop and maintain The Pines.	SB		3-5 years	Low
O1.5.2	Develop a plan and program for improving the area.	PARK		3-5 years	Low
O1.5.3	Develop a parking area for access to The Pines.	PARK		5+ years	Low
O1.5.4	Mark and reroute trails, as needed, to enable better navigation of the area.	PARK		3-5 years	Medium
O1.5.5	Map the trail system and post maps at the entrances.	PARK		3-5 years	Low
O1.5.6	Establish routines for maintaining the area, such as volunteer trail days.	PARK		3-5 years	Low
Objective 1.6: Promote the Appalachian Trail					
O1.6.1	Become a designated Appalachian Trail Community.	GD	PARK/SB	1-3 years	High
O1.6.2	Develop better parking for the trail.	ATC		3-5 years	Medium
O1.6.3	Improve signage around town for locating the trail and promoting local resources for the hikers.	PARK		1-3 years	High
O1.6.4	Create an amphitheater at the trailhead on Gulf Road.	PARK	BNRC/ATC	5+ years	Low

Parties Involved in Plan Implementation									
ASSESS	Assessors	COA	Council on Aging	HC	Historic Commission	PLN	Town Planner		
ATC	Appalachian Trail Council	DIC	Development and Industrial Commission	HGWY	Highway Department	SB	Select Board		
BEAUT	Beautification Commission	FD	Fire District	HOUS	Housing Authority	SWC	Stowm Water Commission		
BNRC	Berkshire Natural Resources Council	FFC	Farm & Forestry Commission	LIB	Library	TC	Town Collector		
CBRSD	Central Berkshire Regional School District	GD	Grow Dalton	PARK	Parks Commission	TM	Town Manager		
CC	Conservation Commission	GREEN	Green Dalton Committee	PB	Planning Board	TRAF	Traffic Commission		



Appendix

Appendix A: Maps

Appendix B: Key Issues

Appendix C: Existing Conditions Summary

Appendix D: MGL 41: Master Planning Law

Appendix E: Public Survey Results





APPENDIX A: MAPS

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Map 6—Development Trend

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Map 8—Unique Features

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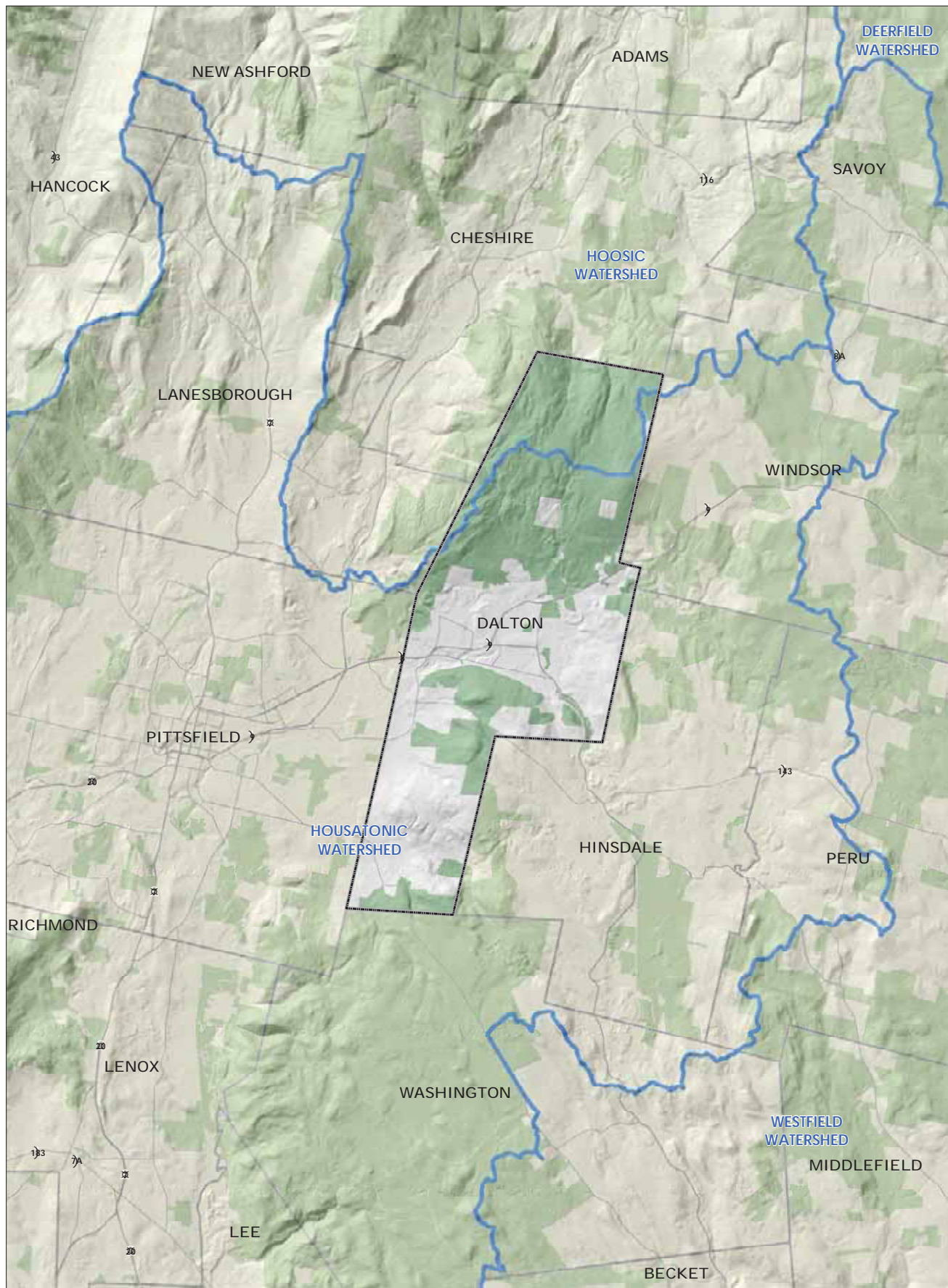
Map 10—Vegetation and Fisheries and Wildlife

Map 11—Inventory of Lands of Conservation and Recreation Interest

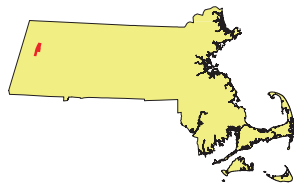
Map 12—Historic Resources

Map 13—Neighborhoods

Map 14—Public Facilities



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- Towns
- Major Road
- Minor Road
- Major Watersheds
- Protected Land

3

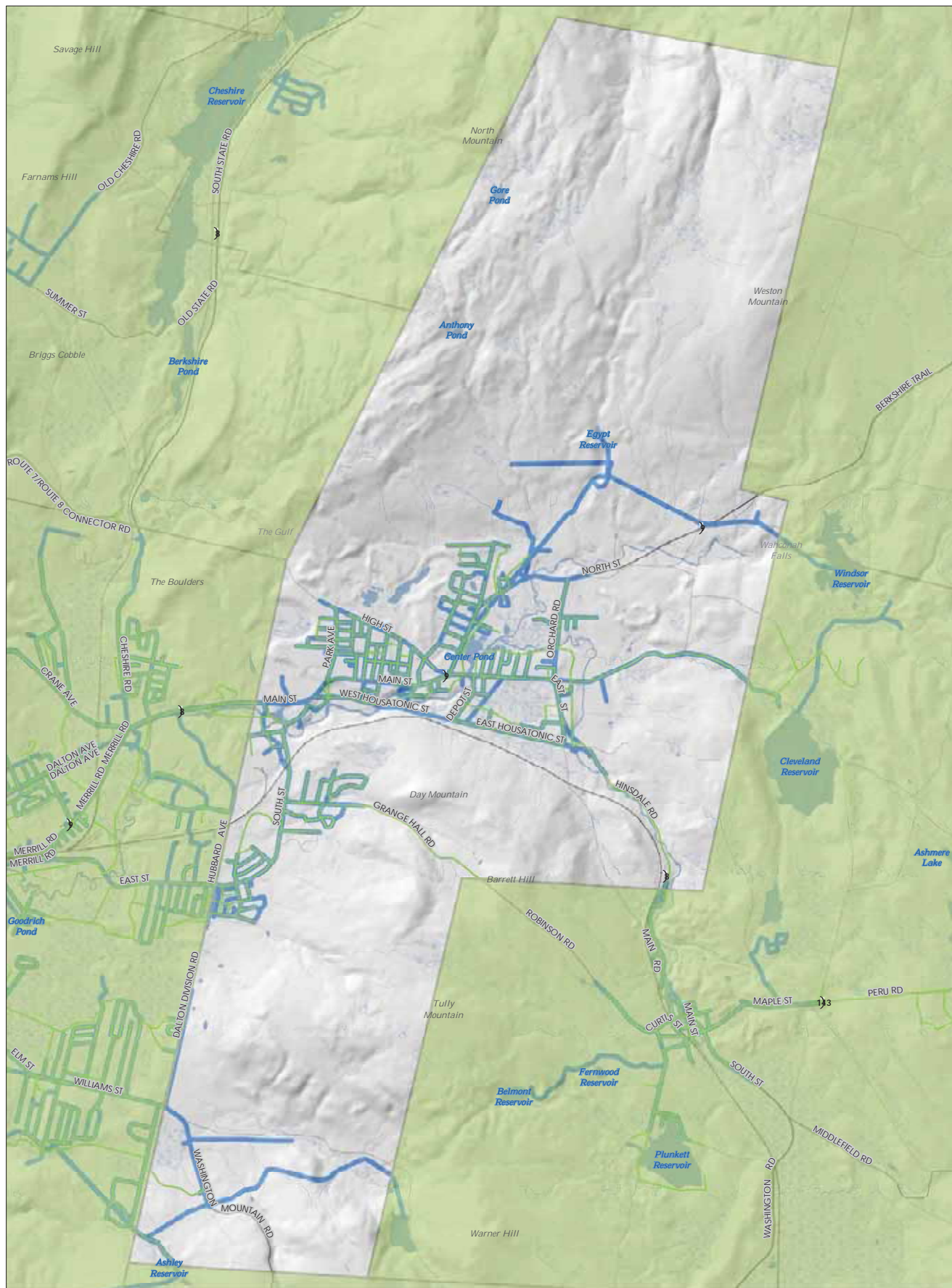
0 0.5 1
Miles

Town of Dalton

Master Plan

Map 1

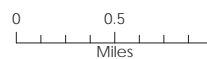
Regional Context



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- Water Pipes
- Wastewater Pipes
- Railroad
- Interstate
- Major Road
- Minor Road
- Local Road
- Towns
- ~ Stream
- Wetland
- Open Water

3

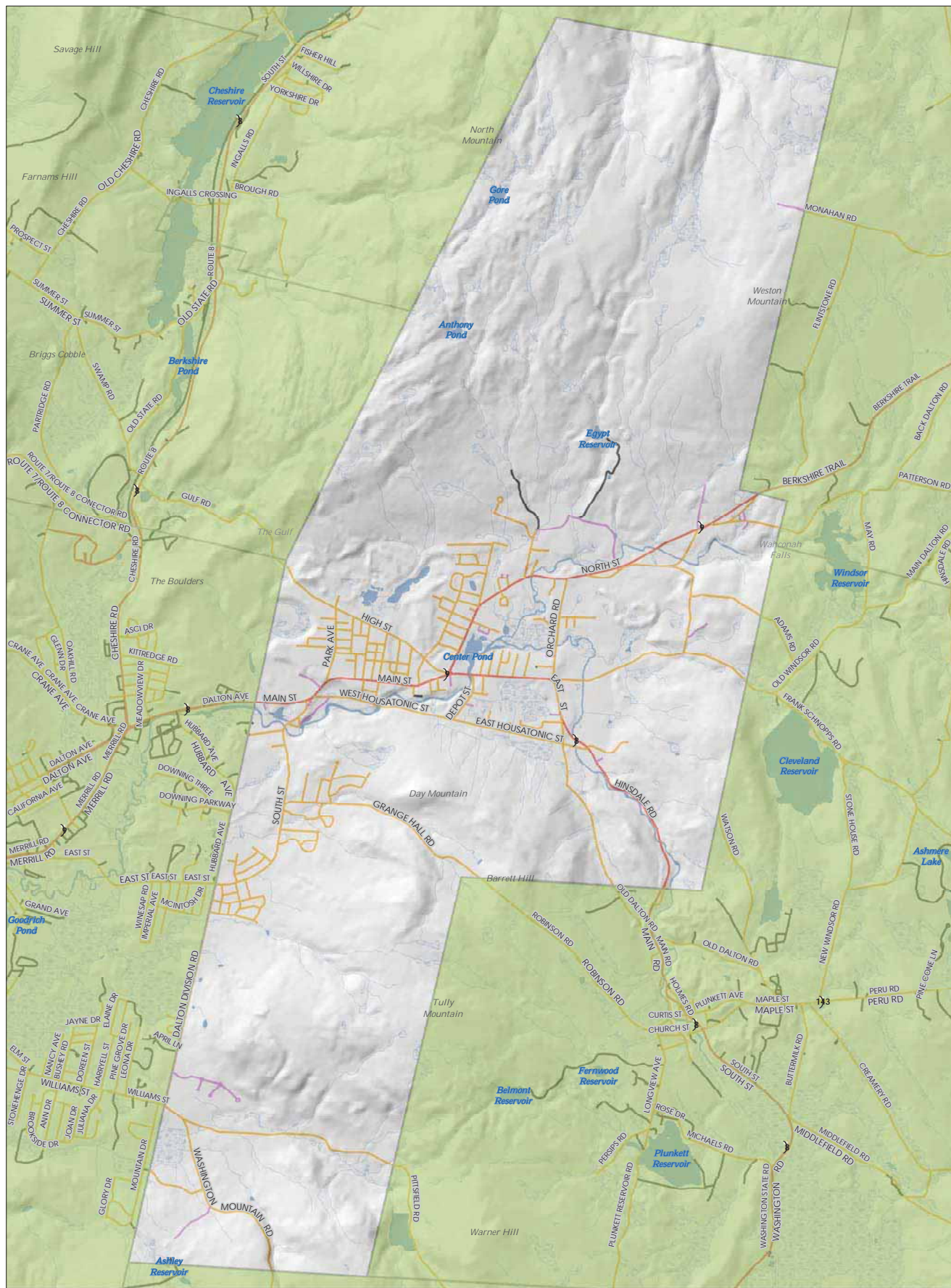


Town of Dalton

Master Plan

Map 2

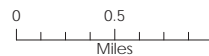
Infrastructure Map



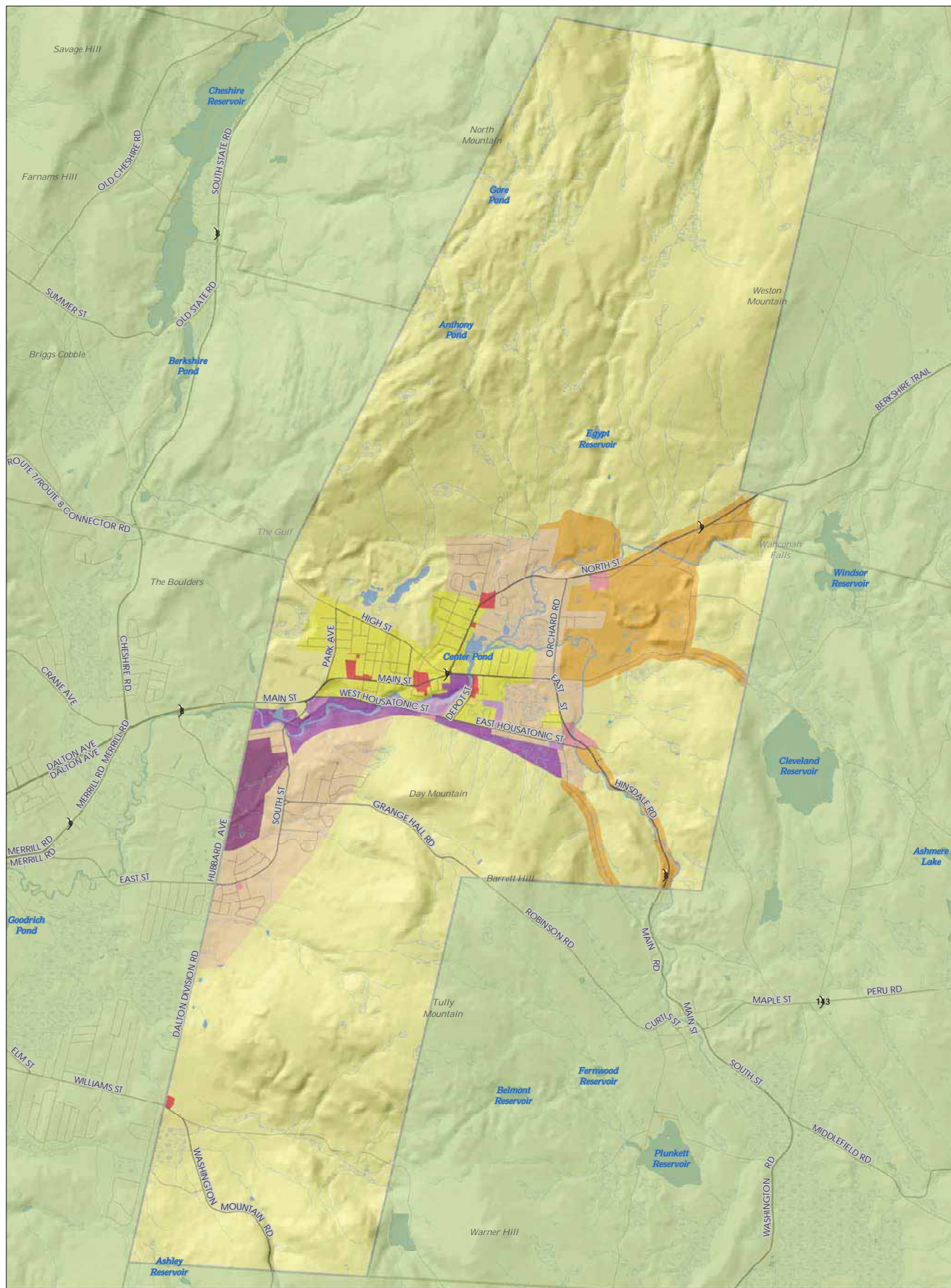
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- MassDOT Ownership
- Town Ownership
- Private Ownership
- Unknown Ownership
- Towns
- Stream
- Wetland
- Open Water

3



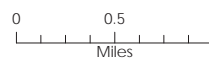
Town of Dalton
Master Plan
 Map 3
 Road Jurisdiction



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Zoning			
B-1	R-1	Towns	Interstate
B-2	R-2	Major Road	Minor Road
I-1	R-3	Local Road	Stream
I-2	R-4	Wetland	Open Water

3



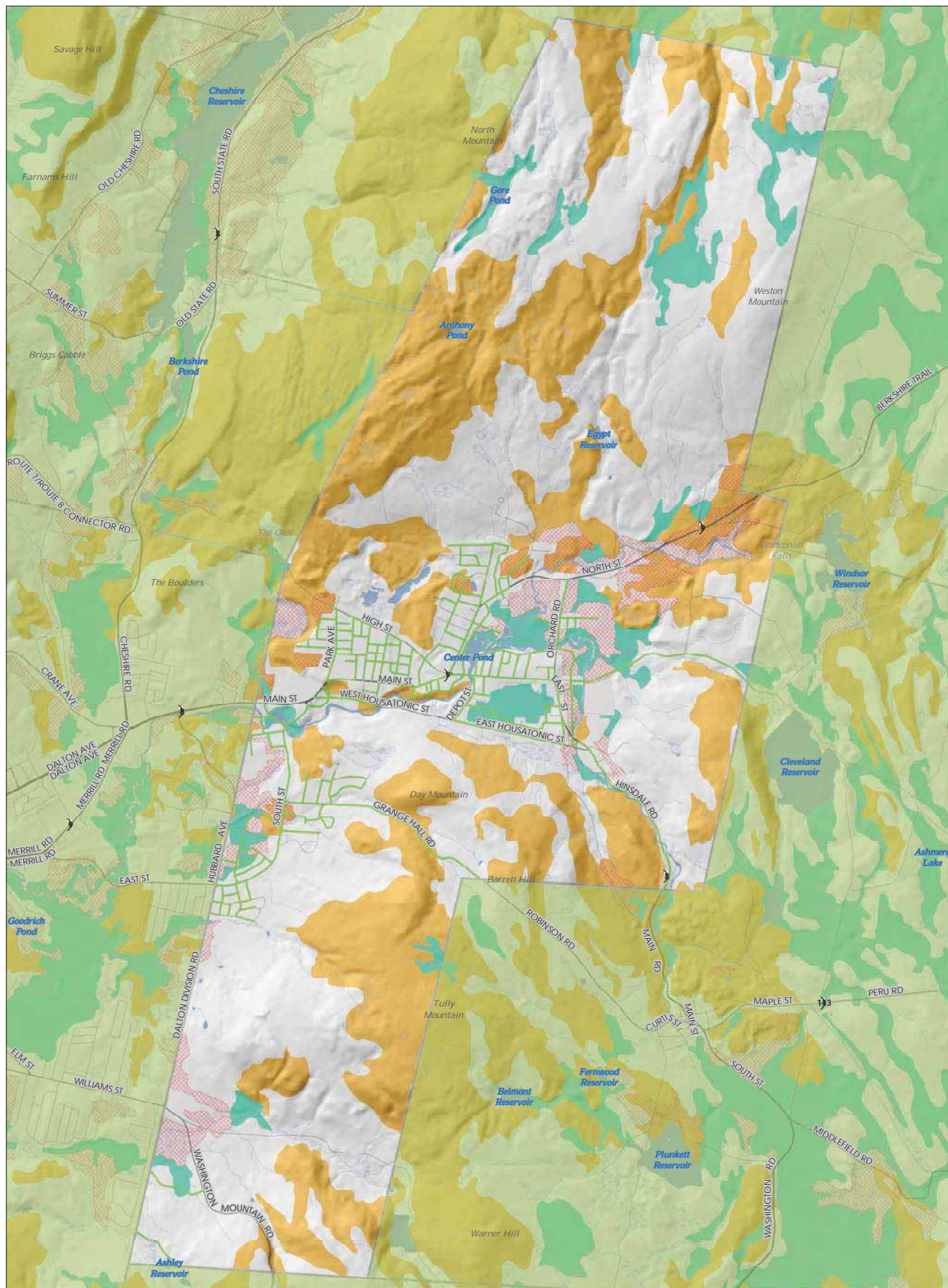
Town of Dalton

Master Plan

Map 5

Zoning Map





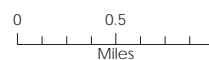
This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, BRPC or the municipality may have supplied portions of this data.

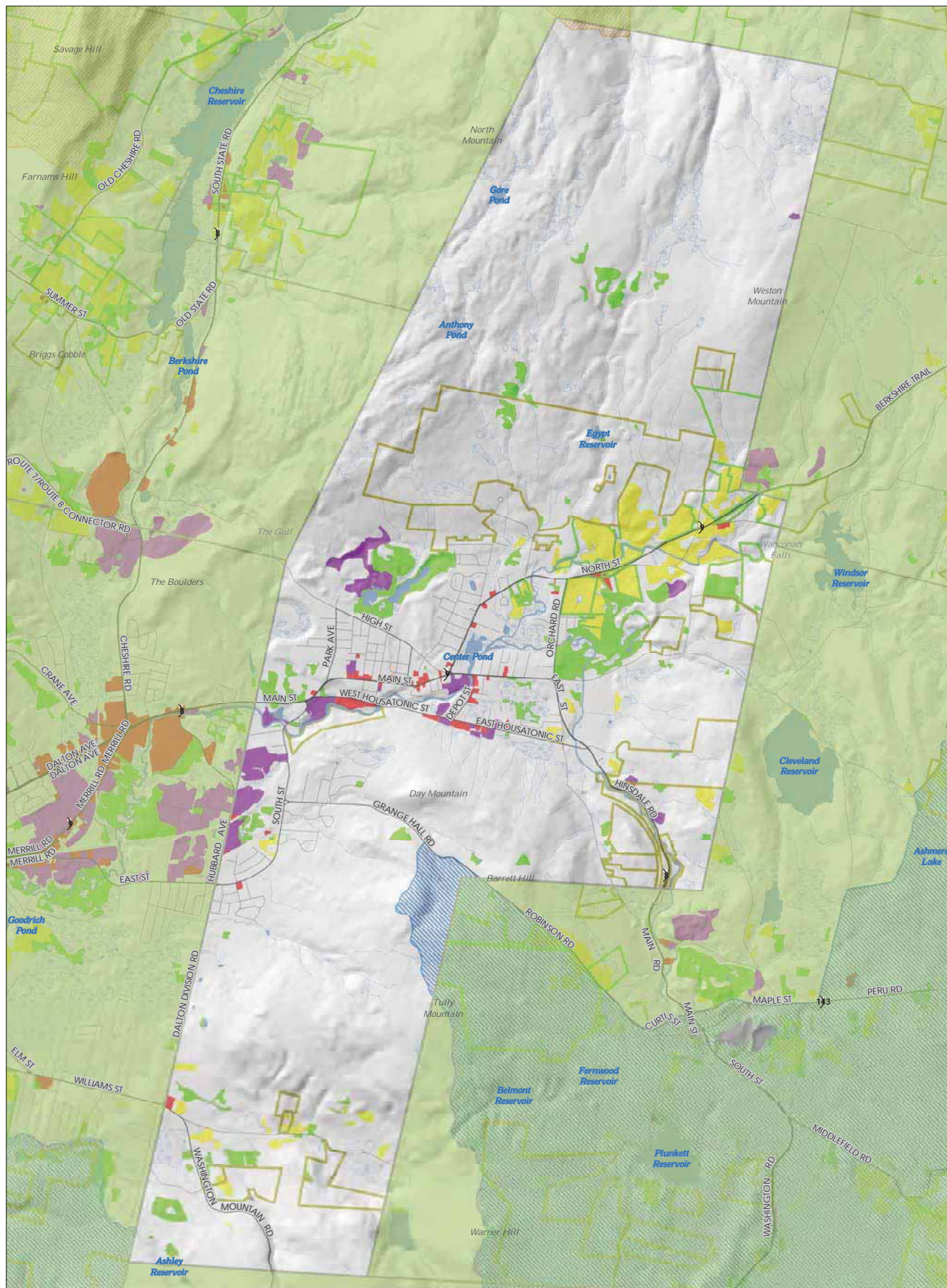
- | | | | |
|--|---------------------------|--|------------|
| | Prime Agricultural Soils | | Towns |
| | Poorly Drained Soils | | Interstate |
| | Excessively Drained Soils | | Major Road |
| | Wastewater Pipes | | Minor Road |
| | | | Local Road |
| | | | Stream |
| | | | Wetland |
| | | | Open Water |

Town of Dalton Master Plan

Map 7 Soils and Geologic Features

3





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- DCR Scenic Landscapes
- Chapter 61
- Chapter 61A
- Areas of Critical Environmental Concern
- Open Land
- Agricultural Land
- Commercial Land
- Industrial Land

- Towns
- Interstate
- Major Road
- Minor Road
- Local Road
- Stream
- Wetland
- Open Water

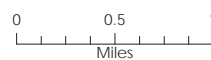
Town of Dalton

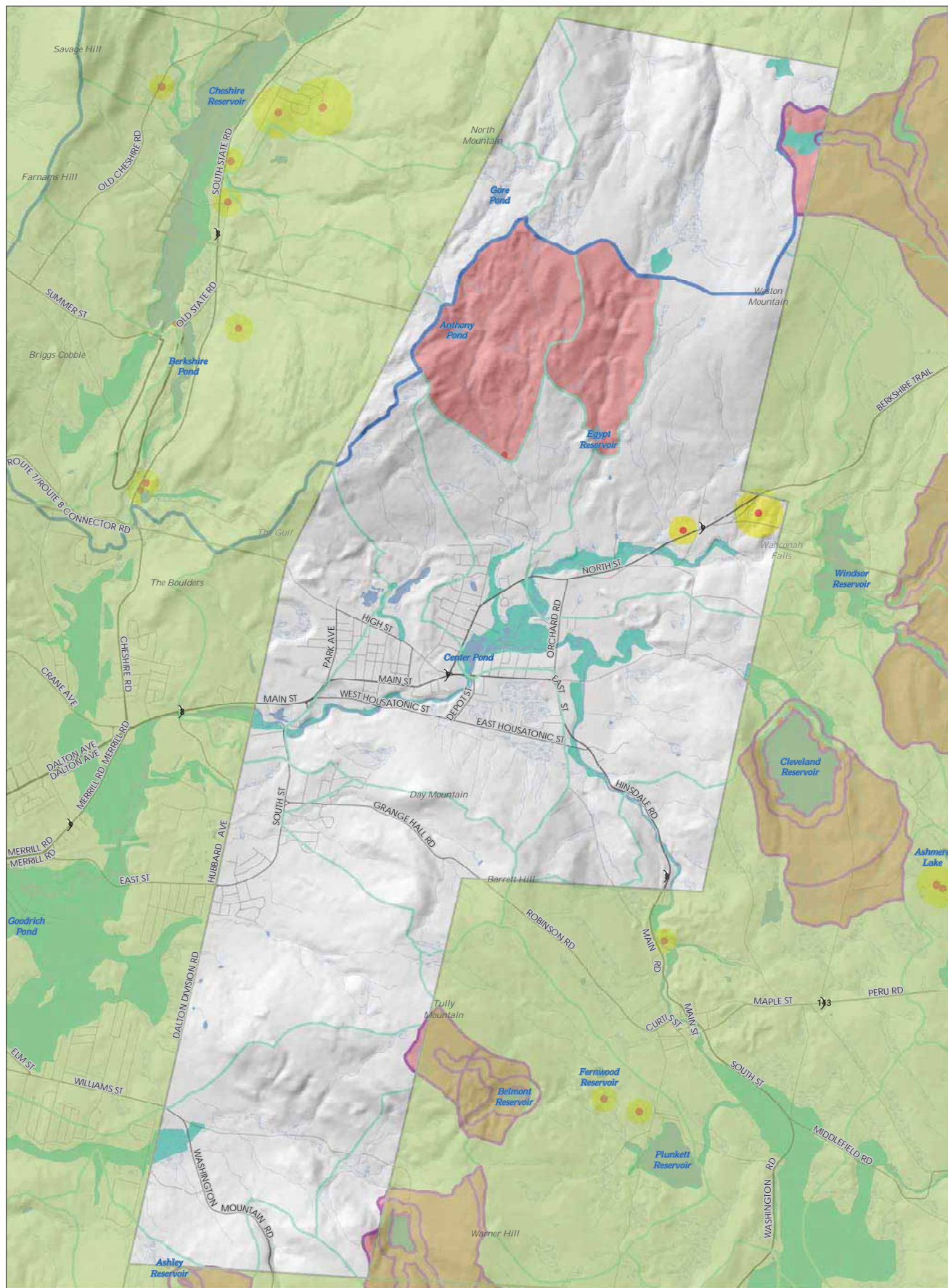
Master Plan

Map 8

Unique Features

3





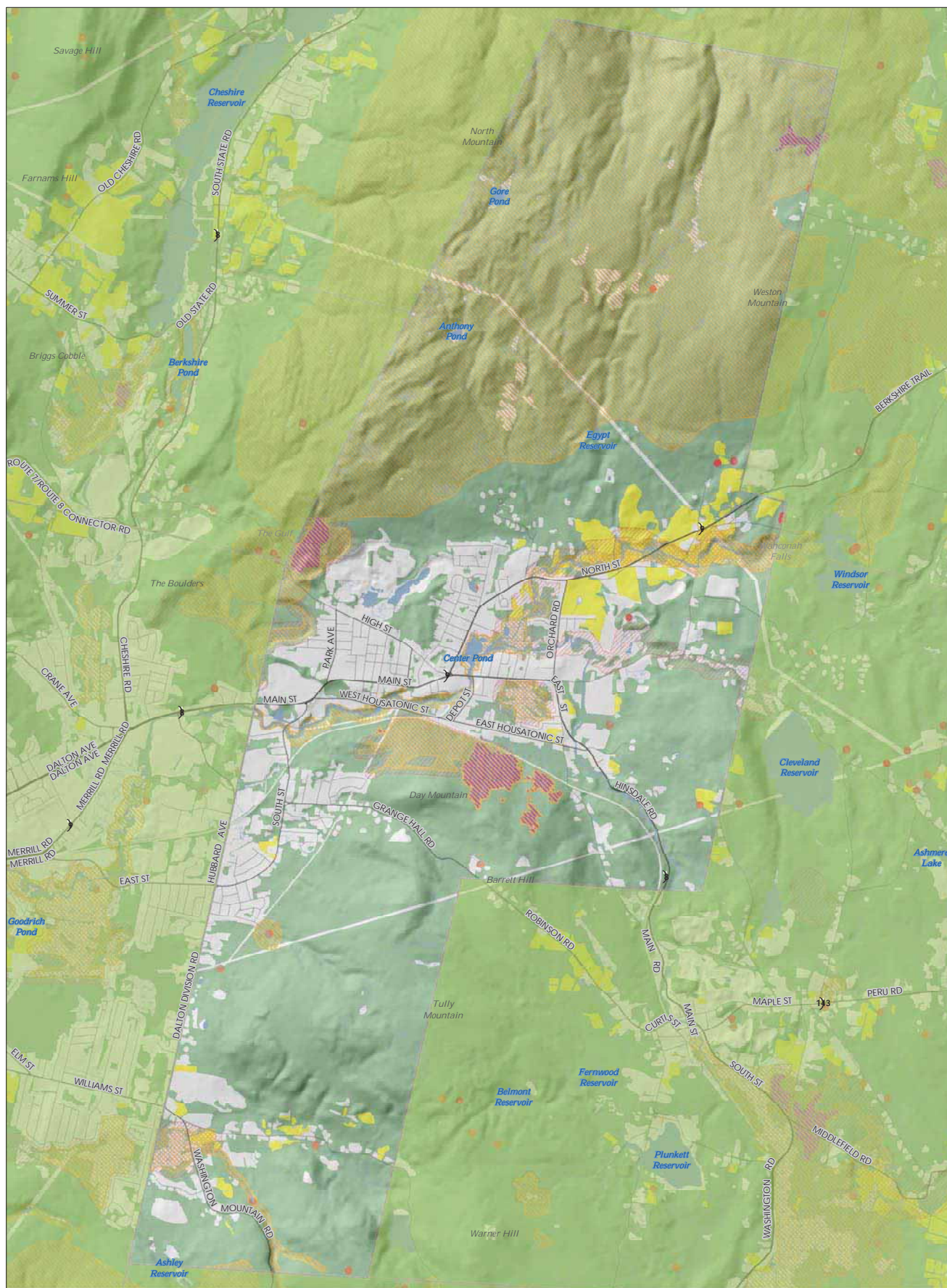
This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, BRPC or the municipality may have supplied portions of this data.

- | | |
|----------------------------------|------------|
| Surface Water Protection Zone | Towns |
| Watersheds | Interstate |
| Subwatersheds | Major Road |
| Public Water Supplies | Minor Road |
| Interim Wellhead Protection Area | Local Road |
| Water Supply Zone II | Stream |
| FEMA 100yr Floodplain | Wetland |
| Outstanding Resource Waters | Open Water |

Town of Dalton Master Plan Map 9 Water Resources

3

0 0.5 1
Miles



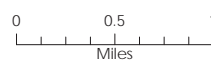
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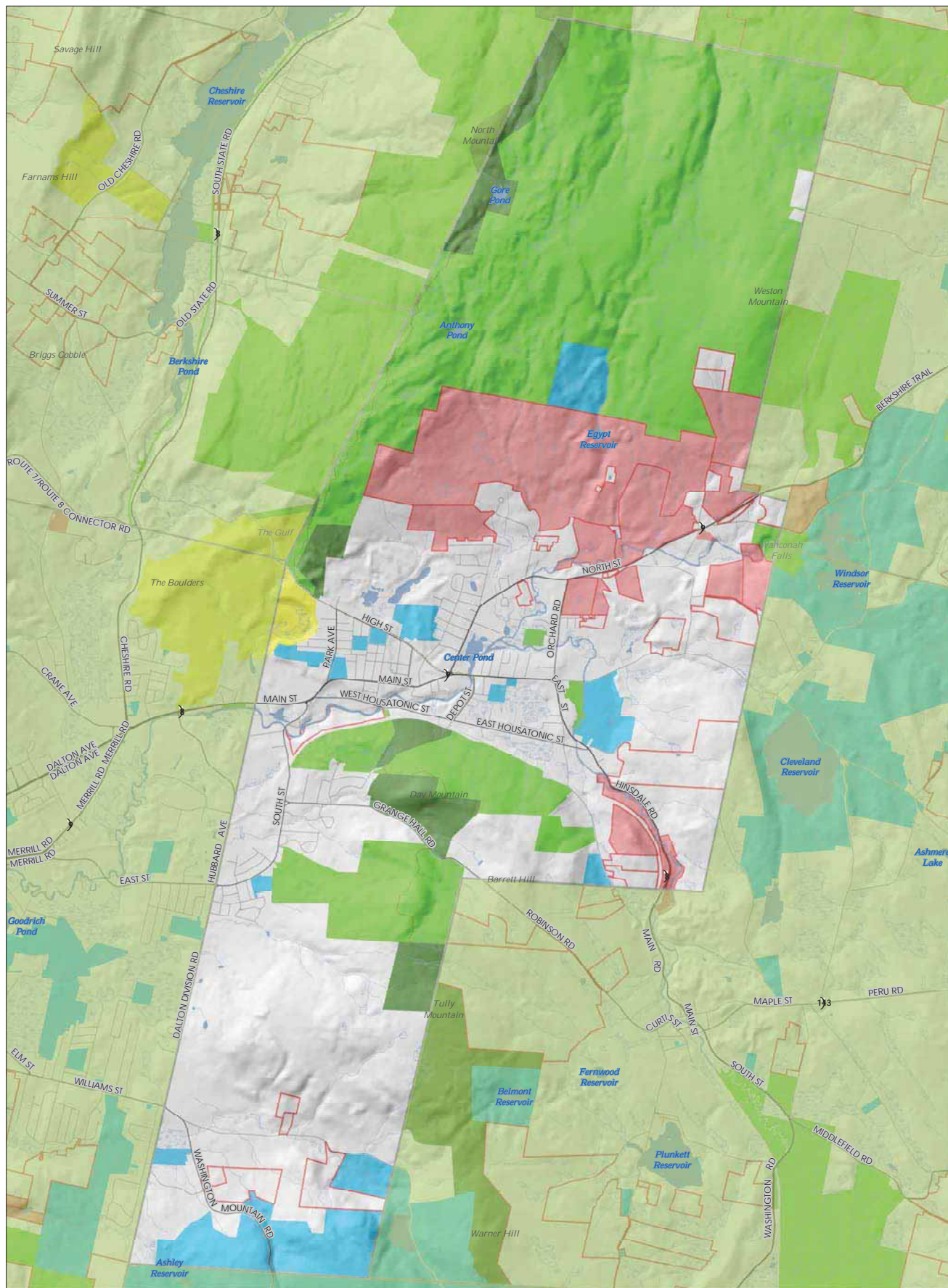
- ! Certified Vernal Pool
- ! Potential Vernal Pool
- BioMap2 Core Habitat
- Natural Communities
- NHESP Priority Habitats of Rare Species
- Agriculture
- Forest
- Towns
- Interstate
- Major Road
- Minor Road
- Local Road
- Stream
- ~ Wetland
- Open Water

Town of Dalton Master Plan

Map 10
Vegetation, Fisheries and Wildlife

3

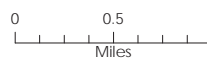




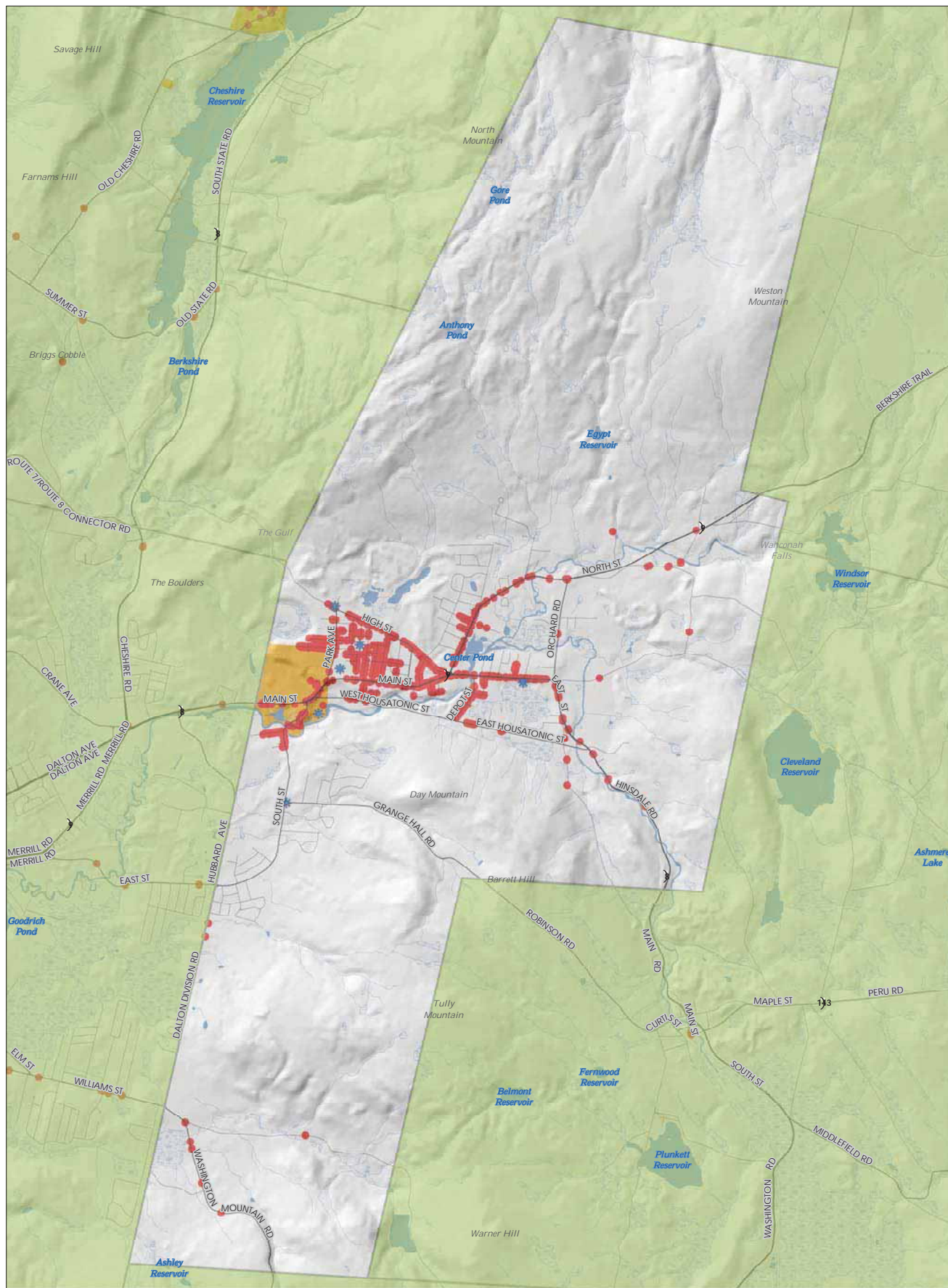
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- Appalachian Trail
- Federal
- State
- Municipality
- Land Trust
- Private
- Chapter 61, 61A, 61B
- Towns
- Interstate
- Major Road
- Minor Road
- Local Road
- Stream
- Wetland
- Open Water

3



Town of Dalton Master Plan Map 11 Inventory of Land of Conservation and Recreation Interest



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- | | |
|------------------------------|------------|
| Historic Properties (NR) | Towns |
| Historic Site (NR) | Interstate |
| Historic Properties (MACRIS) | Major Road |
| | Minor Road |
| | Local Road |
| | Stream |
| | Wetland |
| | Open Water |

3

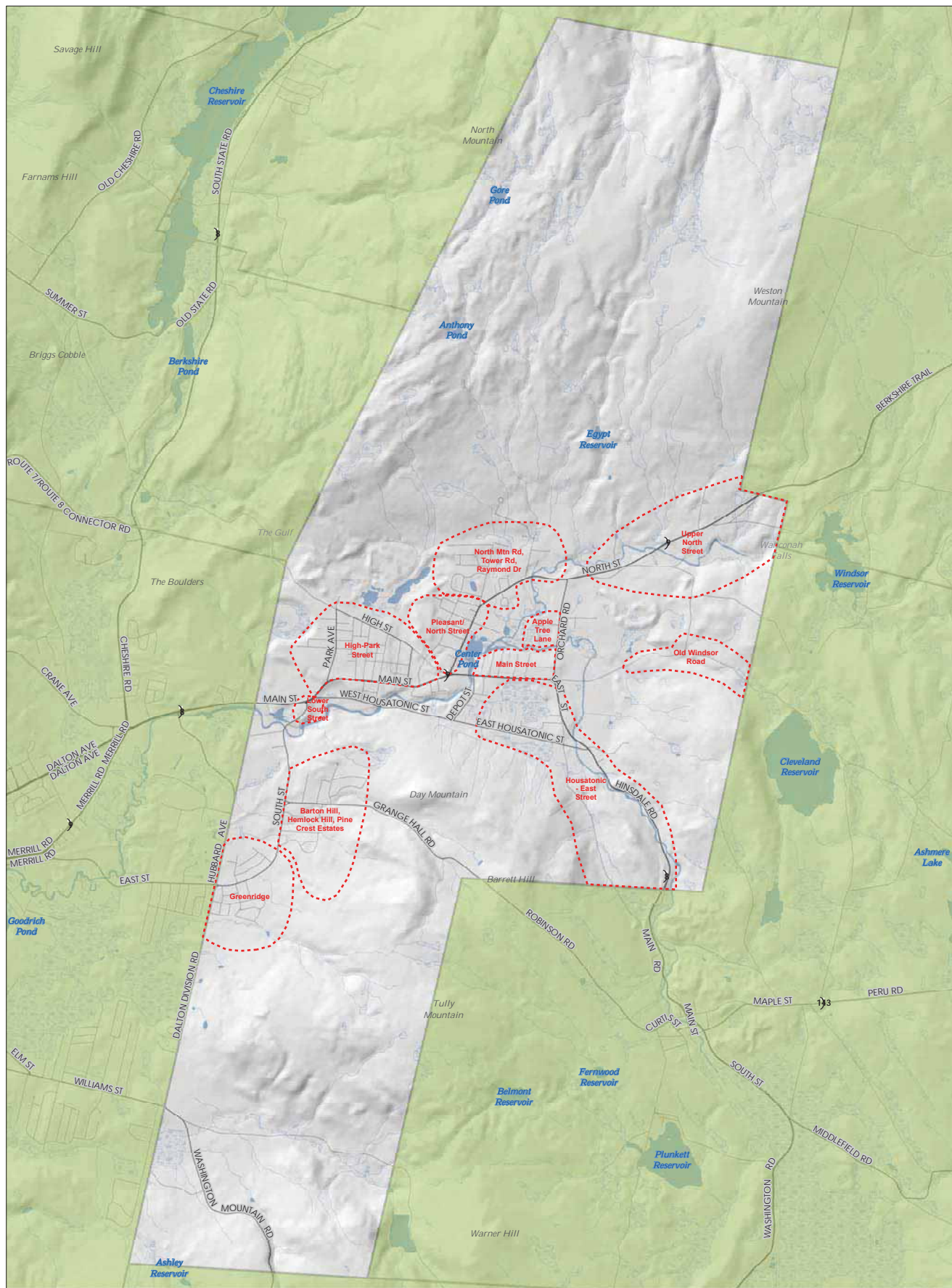


Town of Dalton

Master Plan

Map 12

Historic Resources



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- Neighborhoods
- Towns
- Interstate
- Major Road
- Minor Road
- Local Road
- Stream
- Wetland
- Open Water

3

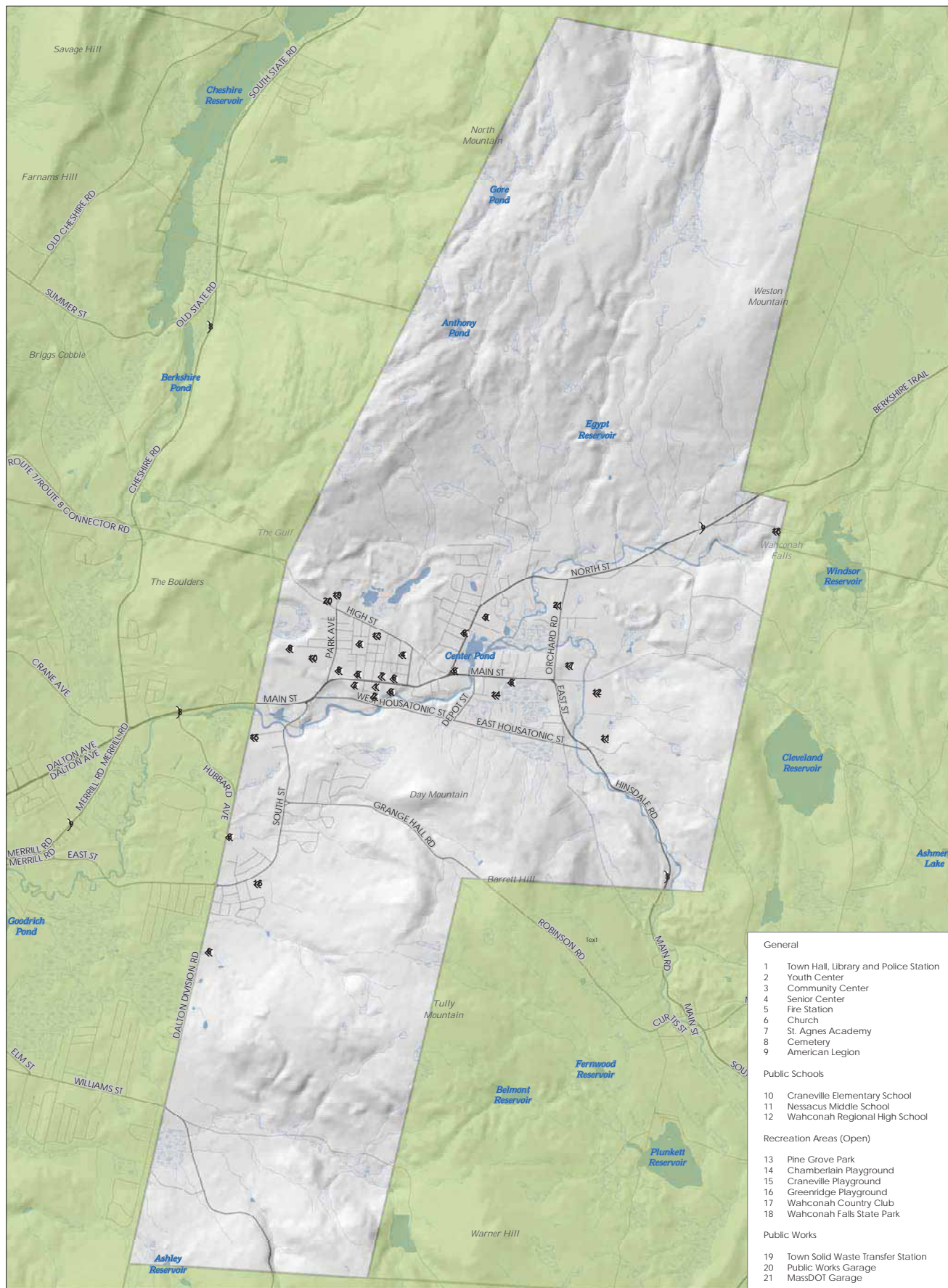


Town of Dalton

Master Plan

Map 13

Neighborhoods



- General
- 1 Town Hall, Library and Police Station
 - 2 Youth Center
 - 3 Community Center
 - 4 Senior Center
 - 5 Fire Station
 - 6 Church
 - 7 St. Agnes Academy
 - 8 Cemetery
 - 9 American Legion
- Public Schools
- 10 Craneville Elementary School
 - 11 Nessacus Middle School
 - 12 Wahconah Regional High School
- Recreation Areas (Open)
- 13 Pine Grove Park
 - 14 Chamberlain Playground
 - 15 Craneville Playground
 - 16 Greenridge Playground
 - 17 Wahconah Country Club
 - 18 Wahconah Falls State Park
- Public Works
- 19 Town Solid Waste Transfer Station
 - 20 Public Works Garage
 - 21 MassDOT Garage



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- Facilities
- Towns
 - Interstate
 - Major Road
 - Minor Road
 - Local Road
 - Stream
 - Wetland
 - Open Water

3



Town of Dalton Master Plan Map 14 Public Facilities



APPENDIX B: KEY ISSUES

INTRODUCTION

This appendix summarizes the key issues identified in the planning process that formed the basis for the goals, policies, and priorities established in the plan. These issues were identified through an inventory of existing conditions, feedback from Town Master Plan Steering Committee members, input from public forums / informational meetings, the public survey, and stakeholder interviews.

POPULATION AND DEMOGRAPHICS

An Older Populace

The increased number of older residents may affect the range of services the town wishes to provide, as well as the range of housing options available. Additionally, it makes the need for accessibility of town buildings or amenities more important due to potential mobility impairment issues.

Declining Population

The decline in Dalton's total population may also affect many of the services and housing that is available in town. With a 5.6% decrease over the last 20 years and a projected continued decrease, the town will need to balance its resources efficiently to still provide the services the community expects while keeping taxes low.

School Enrollment

As can be seen in Table 2.2, the number of Dalton students in total, as well as within the Central Berkshire Regional School District (CBRSD), has declined significantly over the last 14+ years, with a -18% enrollment in CBRSD and -15% enrollment total. The town has seen a 110% increase in out of district enrollment (Choice and Charter) and at least a 50% decline in private and Parochial school enrollment. This declining enrollment trend, which is seen throughout Berkshire County, causes concerns.

KEY ECONOMY ISSUES

Economic Development

Dalton has been experiencing a decline in its manufacturing base, which used to be the main

industry in town. As manufacturing continues to decline region-wide, Dalton will need to attract new businesses to town to replace the loss of manufacturing jobs.

Aging / Changing Demographics

The town's aging of the population presents an economic issue, in that the town will face a shortage of labor in the coming decades as older workers retire and fewer young workers available to take their place. The Town of Dalton will need to find ways to help bring young adults to the town to sustain its businesses.

Change in Income

The town has experienced a decline in income, adjusted for inflation, since 2000. With the loss of higher paying manufacturing jobs and the increase in lower paying jobs, the town has seen a significant increase in poverty. In 2000, the residents of Dalton were more prosperous than the residents in adjoining towns, however they are now less prosperous than adjoining towns, many of whom have seen a decrease in poverty.

KEY INFRASTRUCTURE ISSUES

Infrastructure Maintenance and Repair

The majority of the infrastructure in town is aging and needs to be maintained in order to preserve its usefulness for the future. The town needs to be proactive in repairing problems and improving the overall condition of the water, sewer, and stormwater systems. Infrastructure upgrade are expensive, but it is less expensive than repairing systems only after they fail and cause further damage.

Building Maintenance and Repair

The town has been working for a number of years to improve the buildings in town, including building a new senior center as well as performing major upgrades to the building envelope of town hall. However, the interior of town hall still needs work. In addition, the DPW garage needs some improvements. The town also needs to work with the school district to ensure the condition of the schools are adequate for educational purposes.

Old Dalton High

The town has been working for the last decade to come up with a plan for the Old Dalton High on First Street. While the recent plans to convert it into affordable housing by partnering with Berkshire Housing have fallen through, largely due to neighborhood opposition, the town needs to come up with a plan to get rid of the buildings that will satisfy the neighborhood while minimizing the cost to the town.

KEY SERVICE ISSUES

Budget Related

The town has a limited budget with which to provide services. Residents of town expect current services to be provided, and in some cases expanded. Dalton will need to balance the services needed and the fiscal impact of the services.

Public Participation and Civic Engagement

The residents of Dalton are proud of their town and exhibit a loyalty to it, however often times this does not extend to participating in government. The town has trouble getting people to serve on boards and is often faced with the public voicing their opinions on town government without getting better educated on the subject. The town shall strive to increase the involvement of the public in the running of the town government.

KEY HOUSING ISSUES

Lack of Affordable Housing

The increase in the poverty rate among Dalton residents results in a need to ensure housing availability for all income ranges within the town. The town will need to work with housing developers to ensure quality housing throughout town.

Aging Population / Changing Demographics

The aging population also has housing impacts. Recent survey data from BRPC indicates that most older Berkshire residents want to remain in their own homes as they age, rather than transitioning to other housing or into assisted living facilities. The town

needs to work with business to examine potential services to support the housing needs of this population. Moreover, the town should participate in programs to address the housing needs of all its residents, and work to connect these residents to existing tools that support affordable home ownership and enable older residents to live within their residences as long as they choose.

KEY TRANSPORTATION ISSUES

Transportation Infrastructure Maintenance

Transportation infrastructure maintenance needs are a major town expense. Roadways, bridges, and sidewalks need to be maintained and kept in good shape, while minimizing the impact on the taxpayers. Improvements to Walker Brook are needed to minimize future flooding, however the town will need to minimize the financial impact of the improvements.

KEY LAND USE ISSUES

Land for Development

New development opportunities for residential, commercial, and industrial uses are fairly constrained in Dalton due to existing development patterns as well as the topology of the land and the amount of land that is protected. In order for Dalton to grow it will need to ensure that land is available and zoned for new development.

KEY NATURAL AND CULTURAL RESOURCE ISSUES

Preserving the Character of Town while Promoting Economic Development

As mentioned in previous chapters, maintaining the character of town is important to the residents. A critical component of this is the natural resources. Preserving the open views, maintaining habitat, and maintaining and improving the quality of the water resources are vital to maintaining the character of town.

Planning of Town Historic Resources

The town's Historical Commission has taken the lead on promoting the town's historic resources, including



significant work to restore the Fitch-Hoose House. The town should continue its ongoing work to develop and promote this site, as well as working to protect other historical sites. These historic resources create a potential draw for tourists and other visitors, which are economically important.

KEY OPEN SPACE AND RECREATION ISSUES

Recreational Land

The town of Dalton has a significant amount of recreational land under a variety of ownership types. It is important for the recreational opportunities to be maintained for the enjoyment of the residents of the town.



APPENDIX C: EXISTING CONDITIONS POPULATION AND DEMOGRAPHICS

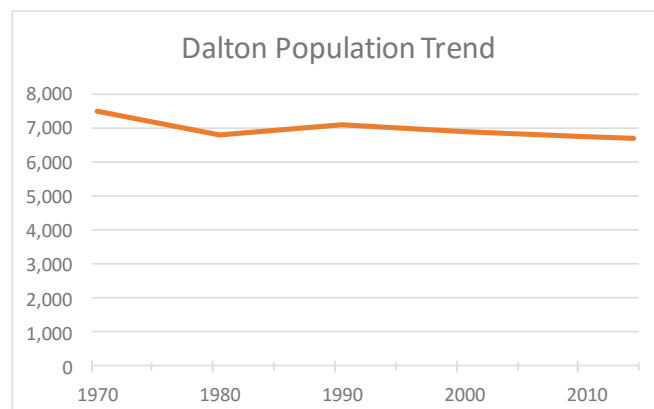
Historic and Projected Growth Rates

At the town's peak population in 1970, there were 7,505 inhabitants. The town has since seen a decrease to 6,756 as of 2010 (Figure C1). The US Census has estimated that the population has continued to decline since then, with an estimated population of 6,693 (2014). The town did see a rise between 1980 and 1990, but it has declined again since then. Additionally, Dalton is like many other Berkshire County communities in that it is projected to continue to decline in the future. The Donahue Institute at UMass Amherst projects that Dalton will shrink by roughly 291 additional residents over the next two decades, reaching 6,379 year-round residents by 2035 (see Table C1).

Population Composition

The population of Dalton is predominantly white (96.9%), with a median age of 46.9 years (2013). The median age of a Dalton resident increased by over 6

Figure C1. Population Trend



years since 2000 (40.1). Dalton's age distribution is similar to that of Berkshire County, except the town has fewer young adults than the county and more 45 to 59 year olds (see Figure C2). Between 2000 and 2013, the population of residents 45 and older increased, while those younger than 44 decreased. Those in the 45-64 age bracket increased the most at 9.8% (see Table C2 and Figure C3). Some of the increase and loss may be attributable to the aging of existing town residents as well as young people who move away to pursue jobs or educational opportunities.

The decreasing number of younger residents and increasing number of older residents is a trend that has been identified in regional county-wide planning. This trend also reveals itself in enrollment data from the Craneville Elementary School; since 2007, enrollment at the school has declined by about 12.3%. This elementary school contains pre-school through 5th grades. Although Dalton is part of the combined Central Berkshire Regional School District (CBRSD), which also receives students from Becket, Cummington, Hinsdale, Peru, Washington and Windsor as well as school choice students, the

Figure C2. Age Distribution Comparison (2013)

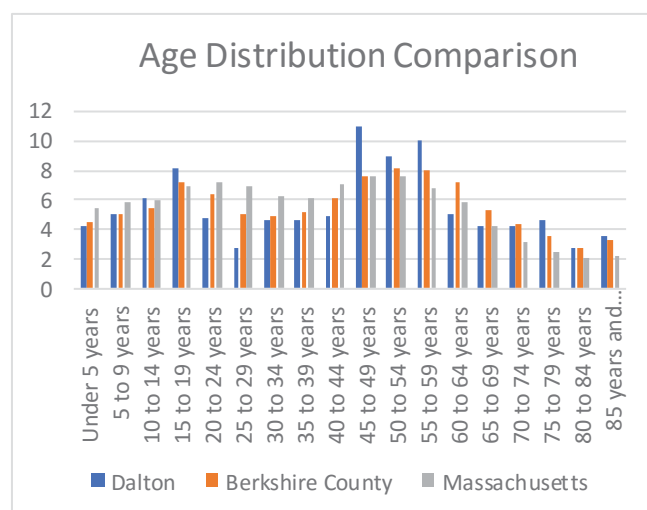


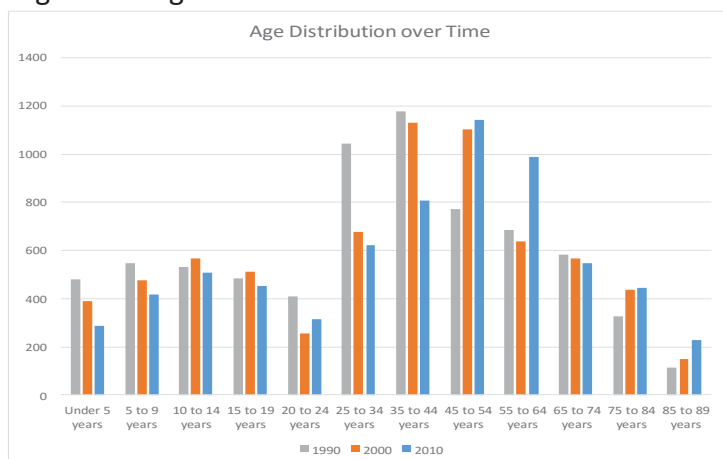
TABLE C1 - Projected Population Change in Dalton from 2010 to 2035

Source: Donahue Institute, University of Massachusetts - Amherst, 2015

Year	U.S. Census 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030	Projection 2035	Projected 2015-2035 Change
Population	6,756	6,670	6,654	6,619	6,519	6,379	-5.6%

Table C2 - Dalton Population Characteristics 2000-2013				
<i>Source: 2000 and 2009-2013 American Community Survey</i>				
	2000		2013	
Total Population	6,892	100%	6,744	100%
Age (total for each age range and % of total population)				
Under 5 years	388	5.6%	290	4.3%
5 to 9 years	476	6.9%	344	5.1%
10 to 14 years	565	8.2%	411	6.1%
15 to 19 years	510	7.4%	553	8.2%
20 to 24 years	254	3.7%	324	4.8%
25 to 34 years	676	9.8%	506	7.5%
35 to 44 years	1,131	16.4%	642	9.5%
45 to 54 years	1,104	16.0%	1,342	19.9%
55 to 59 years	360	5.2%	680	10.1%
60 to 64 years	276	4.0%	344	5.1%
65 to 74 years	566	8.2%	566	8.4%
75 to 84 years	438	6.4%	506	7.5%
85 years and over	148	2.1%	236	3.5%
Median Age	40.1		46.9	
Households	2,712		2,953	
Average Household Size	2.5		2.43	
Minority Population (%)	2.73%		2.40%	
Median Household Income	\$47,043		\$49,597	
Families below poverty level (%)	1.20%		9.10%	
Mean travel time to work (Minutes)	17.7		17.5	
Population Density (Residents/square mile) Based on town area of 52.97 sq. miles)	315.1		308.4	

Figure C3. Age Distribution Over Time



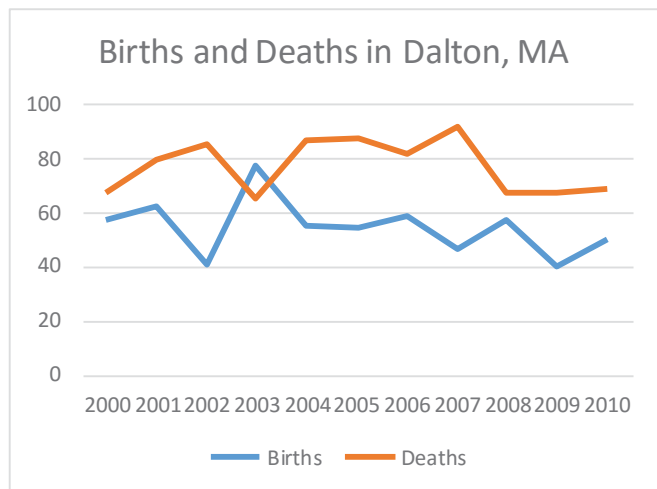
majority of the students at Craneville are from Dalton. Beyond 5th grade, students attend the regional middle and high schools in Dalton, where they join students from the other communities in the district. The number of Dalton residents attending all CBRSD schools has declined by 17.8% since 2007, from 1,119 to 923.

Race, Ethnicity and Diversity

The population of several ethnic groups including African Americans and Asians decreased between 2000 and 2013. The number of African Americans



Figure C4. Births and Deaths



dropped by 1, but the number of Asians dropped by 109. The number of Latinos increased from 70 to 160. The population of two or more races also saw a decline.

Births and Deaths

Figure C4 outlines births and deaths in Dalton between 2000 and 2010. Births have ranged from 77 in 2003 to 40 in 2009, but have been averaging in the mid 50's throughout this time period. Deaths are slightly higher, with the year 2007 recording 91 total deaths in the town, the most over the 10 year period, however they have been averaging 76 deaths per year, close to 20 more than the number of births.

ECONOMY

Labor Force

As of the end of 2014, the total number of residents age 16 and older in Dalton was 5,510 persons, or approximately 82% of the total estimated population of the town (6,756 residents as of the 2009-2013 Census ACS). Of this population, 3,545 are considered “in the labor force”, meaning they are either employed or unemployed; this figure represents around 52.5% of the town’s year-round residents (see Figure C5). The remaining 1,965 individuals are considered “not in the labor force”.

The unemployment rate was measured as 5.6% as the 2014 annual rate and represents an estimated 197 out of 3,545 individuals. This value is lower than the county (6.5% according to the Bureau of Labor Statistics) (see Figure 6).

It is important to note how employment figures are calculated. Only persons over the age of 16 who are not members of the military, or institutionalized (such as in prison, in a nursing home, or mental health facility) are used to calculate employment figures. This population of individuals over the age of 16 is considered the population that is eligible to work. Employed and unemployed individuals are combined to estimate what is considered the “civilian labor force”. Individuals who have received any payment for work are considered employed. Individuals who are laid off from work or are

Figure C5. Employment Status

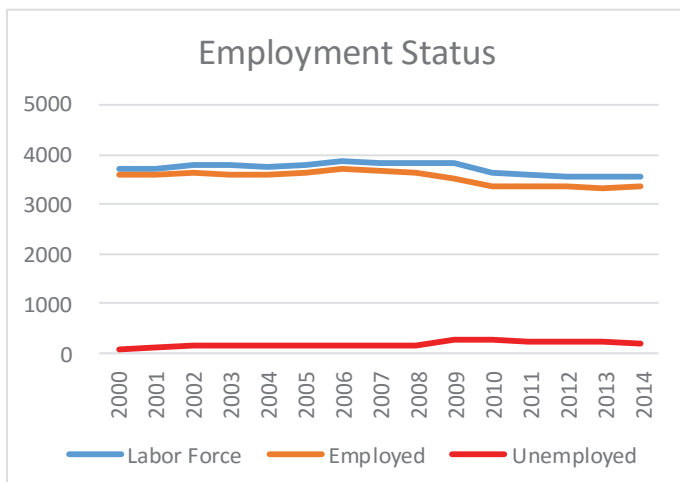
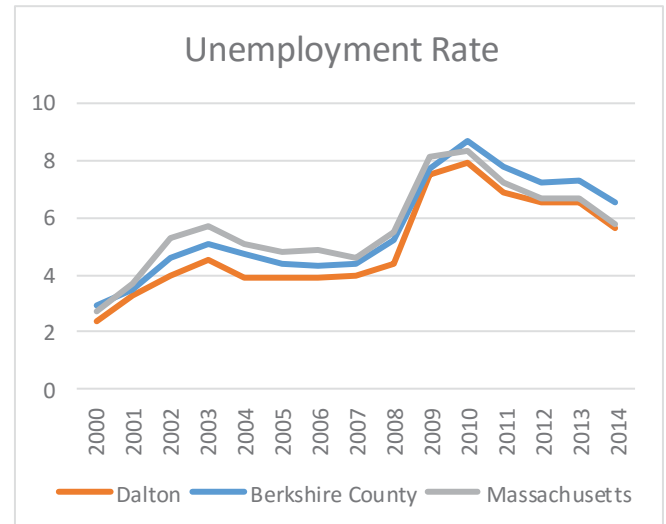


Figure C6. Unemployment Rate Comparison



actively seeking employment are considered unemployed. Individuals who are not employed, laid off, or actively seeking employment are considered not in the labor force. Individuals in this category might include retirees, homemakers, students, the independently wealthy, or a person without a job who has stopped looking for work (perhaps temporarily). A person in this last category is sometimes referred to as a “discouraged worker.”

The 2009-2013 American Community Survey is able to provide a breakdown of employment status by age within the Town of Dalton (see Table C3). These numbers are different than those provided earlier because they are a five-year average, as compared to a one year average. An estimated 287 individuals of the 16-24 year old age group are considered employed (42%) with 208 individuals of this age group considered not in the labor force. This high percentage of individuals not in the labor force might represent high school or college students who are attending school and do not have a job or recent graduates that have not yet begun to look for work. The percentage of employed individuals is highest in the 25-44 age group with 84.8% of 1,153 people employed. Unemployment was highest for 45 to 54 year olds, with 138 members of the labor force unemployed.

For individuals in the 55-64 year old age group, almost



30% were considered “not in the labor force,” meaning they are neither employed, laid off, nor seeking employment. Beyond the age of 65, the number and percentage of individuals not in the labor force increases to 82%. This likely includes retired individuals who are no longer working or seeking work. Forty seven (47) of the residents older than 75 were considered in the labor force.

Approximately 16% of the population in Dalton is over the age of 65 and considered not within the labor force. This can be estimated by comparing the total number of individuals older than 65 and not within the labor force (1,072) to the total estimated population (6,756). This method approximates the number of retired individuals within the town. While this percentage includes individuals who are no longer in the labor force, it also might include individuals who have never worked, such as an individual who has always been financially independent, or homemakers who never received pay for work. Additionally, this number would not include individuals who are retired but are younger than the age of 65.

Approximately 735 (22.1%) of employed residents of Dalton work in Dalton, with the remaining working outside of Dalton.

Income

Per capita income was \$27,937 as measured in the 2009-2013 American Community Survey. (U.S. Census ACS 2009-2013). When comparing per capita income between 2000 and 2013, it has gone up over \$4,000, however once adjusted for inflation, it has gone down by just over \$4,000.

Median household income was \$49,597. Dalton’s median household income was higher than the surrounding city of Pittsfield and Berkshire County as a whole, but lower than the other surrounding towns of Cheshire, Hinsdale, Lanesborough, Washington and Windsor. Median household income has gone up by just over \$1,700 between 2000 and 2013, yet after adjusting for inflation, Dalton has seen a decrease in median household income of over \$15,000.

Based on the jobs that are located in Dalton, the average salary is just over \$50,000, which is higher than the average salary in the surrounding communities.

Table C3 - Employment Status by Age, Town of Dalton, MA

Source: 2009-2013 American Community Survey

	In Civilian Labor Force (employed and unemployed individuals) (64.8% of population over the age of 16)						
AGE (Population 16 years and over only)	Estimated Number of Individuals	Employed	% of pop. age 16 and older	Unemployed (Laid off or looking for work)	% of pop. age 16 and older	Not in labor force (Individuals Not in Labor Force (not employed, laid off or looking for work)	% of pop. age 16 and older
16 to 19 years	365	153	2.8%	103	1.9%	109	2.0%
20 to 24 years	322	134	2.4%	89	1.6%	99	1.8%
25 to 44 years	1,153	978	17.7%	93	1.7%	69	1.3%
45 to 54 years	1,338	1,035	18.8%	138	2.5%	165	3.0%
55 to 64 years	1,024	702	12.7%	17	0.3%	305	5.5%
65 to 74 years	569	164	3.0%	0	0.0%	405	7.4%
75 years and over	739	47	0.9%	0	0.0%	667	12.1%
Total	5,510	3,213	47.6%	440	8.0%	1,819	33.0%

Table C4 - Occupation by Industry of Workers in Dalton, MA

Source: 2000 U.S. Census , 2009-2013 American Community Survey

	2000	2000 (%)	2013	2013 (%)	% Change
Employed civilian population 16 years and over	3460	100.0%	3308	100.0%	-4.4%
Agriculture, forestry, fishing and hunting, and mining	13	0.4%	25	0.8%	92.3%
Construction	188	5.4%	239	7.2%	27.1%
Manufacturing	663	19.2%	356	10.8%	-46.3%
Wholesale trade	40	1.2%	42	1.3%	5.0%
Retail trade	475	13.7%	345	10.4%	-27.4%
Transportation and warehousing, and utilities	100	2.9%	133	4.0%	33.0%
Information	81	2.3%	118	3.6%	45.7%
Finance, insurance, real estate, and rental and leasing	271	7.8%	211	6.4%	-22.1%
Professional, scientific, management, administrative, and waste management services	267	7.7%	211	6.4%	-21.0%
Educational, health and social services	912	26.4%	916	27.7%	0.4%
Arts, entertainment, recreation, accommodation and food services	216	6.2%	259	7.8%	19.9%
Other services (except public administration)	149	4.3%	250	7.6%	67.8%
Public administration	85	2.5%	203	6.1%	138.8%

Poverty

Since 2000, poverty within Dalton has increased significantly. In 2000, 1.2% of families and 2.7% of individuals were in poverty; in 2013, the rates had climbed to 9.1% of families and 11.4% of individuals. In 2000, Dalton had the lowest rate of all surrounding communities for both families and individuals; in 2013, Dalton had the second highest rate of surrounding communities, behind Pittsfield, for both families and individuals, while many of the surrounding communities saw decreases in poverty over the 13 year period. Children in poverty have seen a dramatic increase as well, going from 1.5% in 2000, the lowest of surrounding towns, to 19.5% in 2013, the third highest behind Pittsfield and Cheshire (see Table C5).

Occupation

Since 2000, the employment and occupations of Dalton workers has shifted. Between 2000 and 2013, industries that saw gains in the percentage of workers include agriculture; construction; transportation and warehousing; information; arts, entertainment, recreation, accommodation and food services; public administration; and “other services”. Gains were greatest in the public administration (118 workers, or 138.8%) and other services (101 workers, or 67.8%). Industries that saw declines in the percentage of workers include manufacturing; retail trade; finance, insurance, real estate and rental and leasing; and professional, scientific, and management, and administrative and waste management services. Declines in the percentage of Dalton workers were greatest in the manufacturing (307 workers, or 46.3%) and retail trade (130 workers, or 27.4%) (see Table C4).

The “other services” category is used to describe four broad occupation areas including repair and maintenance, personal and laundry services, religious, grantmaking, civic, professional and similar organizations, and private households (cooks, maids, housekeepers, gardeners, etc.).

Dalton matches regional patterns in Berkshire County in the declines it has seen in the manufacturing occupations (Sustainable Berkshires 2013). The manufacturing industry is projected to decline the

**Table C5 - Percent in Poverty***Source: 2000 Census, 2009-2013 American Community Survey*

	Families below poverty		Individuals below poverty		Children under 18 below poverty	
	2000	2013	2000	2013	2000	2013
Cheshire	4.6	7.7	6.6	11.8	9.3	24.2
Dalton	1.2	9.1	2.7	11.4	1.5	19.5
Hinsdale	6.4	3.7	8.2	4.4	11.5	3.4
Lanesborough	3.7	1.3	5.7	2.3	5	3.7
Pittsfield	8.9	14.9	11.4	17.1	16.7	28.8
Washington	4.8	0.7	6.9	6.3	12.5	0
Windsor	4.3	4	5.1	6.7	6.4	11.9

most in the county in the coming years. However, the town matches Berkshire County in growth occupations such as educational, health and social services, the broad “other services” category described above. Table C8 shows wages by employment sector.

Table C6 shows the major employers in town, and the approximate number of employees for each. Approximately 3.6% of locals work from home. While this doesn’t necessarily mean these people are all self employed, it provides an indicator of the amount who are.

Regional Services

Dalton borders the city of Pittsfield and therefore many Dalton residents use businesses and services in Pittsfield rather than Dalton. At the same time, several adjoining towns such as Winsor and Hinsdale utilize Dalton for services in addition to Pittsfield.

Local Business Resources

There are two active economic resource and business marketing groups in Central Berkshire County: the Berkshire County Chamber of Commerce and Berkshire Grown. There are also numerous additional businesses that are not part of either of these organizations. The Town Clerk also maintains a list of companies registered as Doing Business As (DBA’s), which are mostly sole proprietors (see Table C9).

Berkshire Chamber of Commerce

Berkshire Chamber of Commerce is an active network of businesses throughout the Berkshire region.

Member Organizations Located in Dalton:

There are 68 members of the Chamber located in Dalton. They can be found on Table C7.

Berkshire Grown

Berkshire Grown is a not-for-profit organization working to promote local farms and the local businesses that support them.

Member Organizations Located in Dalton:

Berkshire Blue Cheese
Berkshire Organics
Dr. Lahey’s Garden Center
Holiday Brook Farm

Table C6. Major Employers	
Company	Number of Employees
Crane & Company	250-499
Balance Staffing*	100-249
Craneville Place of Dalton	100-249
Bay State Elevator*	50-99
Craneville School	50-99
Dalton Community House	50-99
Nessacus Middle School	50-99
Wahconah Country Club	50-99
Wahconah Regional High School	50-99
Berkshire Bridge & Iron Co	20-49
Berkshire Special Education	20-49
Brown Oil Company	20-49
Cross Surety Inc	20-49
Hill-Engineers Architects Planners	20-49
Kelly’s Package Store	20-49
LP Adams Co	20-49
Northern Foundations Inc	20-49
Pierce Machine Co	20-49
Re/Max Integrity Realtors	20-49
Studley Press Inc	20-49
Sugar Hill	20-49
Dalton Police Dept	10-19
* Includes employees in other locations	

Source: Massachusetts Office of Labor and Workforce Development

Table C7. Berkshire Chamber of Commerce Members	
Company	Address
2 Flights Up	399 1/2 Main Street
Academy Mortgage Corporation	395 Main St.
Ali Enterprises	399 Main St.
All Seasons Claim Service	219 Yvonne Drive
Bay State Elevator Co.	PO Box 5
Benjamin Rose	14 Appletree Lane
Berkshire Bank	488 Main St.
Berkshire Dream Home LLC	12 Flansburg Ave.
Berkshire Organics, LLC	813 Dalton Division Rd.
Best Impressions - Div. of Eagar Enterprises Inc.	850 Main St.
Billiken Landscaping & Excavation	244 Washington Mountain Rd.
Boino Masonry Inc.	42 Elmore Dr.
Brown Oil	33 Daly Ave
Celerity Properties	399 1/2 Main St.
Clemente Fane Concrete/Pittsfield Sand & Gravel	320 Hubbard Ave
Community Recreation Association, Inc.	400 Main St.
Craneville Place of Dalton	265 Main St.
Craneville Place Rehabilitation & Skilled Care Center	265 Main St.
Dalton Appraisal Co.	850 Main St.
Day Mountain Sound	274 Old Windsor Rd.
Decision Frameworks	47 East Street
Drury Mechanical Contractors, Inc.	130 E. Housatonic St.
Enviro-Resources TC Inc.	399 1/2 Main St. Ste. 2D3
Finn & Associates Home Inspection Company	805 Grange Hall Rd.
Four Seasons Heating, Cooling, Refrigeration, Inc.	134 E. Housatonic St.
George Stevens Construction, Inc.	1140 Main St.
Holiday Brook Farm	100 Holiday Cottage Road
Katy Levesque Design & Illustration	79 Meadow Dr.
Kelly's Package Store, Inc.	653 Main St.
Kowalczyk Development Corp.	130 Raymond Dr.
L.P. Adams Company, Inc.	484 Housatonic St.
MacPherson Lawn Care	366 Washington Mountain Rd.
Mary Kay Cosmetics	83 Elmore Dr.
McMahon & Vigeant, PC	399 Main St., Ste. 2G

Table C7. Berkshire Chamber of Commerce Members (cont.)	
Company	Address
Milltown Tavern	16 Depot Street
Mountain View Variety	813B Dalton Division Road
National City Mortgage	399 Main Street
Navigation For Caregivers	149 Park Ave.
New Creations Stained Glass Studio	79 John St.
New Dalton Group	63 Flansburg Ave.
Northern Building Systems, Inc.	540 Hinsdale Rd.
Pierce Machine Company	74 East Housatonic St.
Pizzeria Rustica Cafe & Grill	1088 South St.
RDL Enterprise, Inc.	90 Housatonic St.
Realty Street	2 Depot St.
Reliable Yardworks	252 Hubbard Avenue
Riverbank Farm	619 East St.
Sinicon Plastics Inc.	455 W. Housatonic St.
Small Office & Special Occasion Services	113 Pine St.
Smart Robots, Inc.	399 Main St., Ste. 2F
St. Agnes Academy	30 Carson Ave.
Stationery Factory LLC	63 Flansburg Ave.
Sugar Hill	45 Main St.
Sugar Hill Senior Living Community	45 Main St.
T & M Electric Inc.	130 East Housatonic St.
TD Bank	431 Main St.
The Depot	450 Housatonic Street
The Home Shop, Inc.	757 Dalton Division Rd.
The Pittsfield Cooperative Bank	431 Main St.
Thomas Allessio Masonry	261 Kirchner Rd.
Thompson Construction, Inc.	101 Main St.
Town of Dalton, Development and Industrial Commission	462 Main St.
Union Bakery & Dalton Restaurant	401 Main St.
Variety Trucking and Demolition Co. Inc.	29 Johnson Rd.
Verizon Super Pages	60 Anthony Rd.
West Automotive Inc	24 Depot St.
Whitaker's Yardwork & Landscaping	631 East St.
Wm. E. Tatro Construction	62 Tower Rd.

Source: Berkshire Chamber of Commerce



Table C8. Major Employment Sectors and Wage Comparison				
Town	Major Employment Sector	2001	2014	% Change
Dalton	Health Care and Social Assistance	\$35,152	\$50,856	45%
Cheshire	Retail Trade	\$28,496	\$40,404	42%
Hinsdale	Construction	\$20,592	\$28,548	39%
Lanesborough	Retail Trade	\$16,952	\$22,204	31%
Pittsfield	Health Care and Social Assistance	\$35,880	\$48,048	34%
Washington	Services	\$28,444	\$25,688	-10%
Windsor	Construction	\$32,812	\$38,376	17%
Source: Massachusetts Office of Labor and Workforce Development				

Table C9. Town Clerk Business Listing	
Name of Business	Business Address
9 East Screen Printing	63 Flansburg Ave
A. Corriveau Home Renovation	989 Main Street
Abacus Support Services	188 Park Avenue
About Your Kin	95 Pleasant Street
Ace of Seasons	389 High St.
All Covered Contracting	122 Johnson Rd.
All Towns Sewer & Drain Service	32 River St
Alpha Whiskey Trading	164 Greenridge Dr.
AnElek Consulting	525 Old Windsor Road
Angelina's Subs	657 Main Street
Appletree Products	33 Apple Tree Lane
Art Smart Creations	92 Marcella Way
B&B Painting & Home Improv.	86 High Street
Belly Giffles Day Care	569 Main Street
Berkshire Building & Develop	475 W. Housatonic St
Berkshire Construction Svc	P. O. Box 162
Berkshire Elite Lawn Care & Maintenance	39 Meadow Drive
Berkshire Physical Therapy & Wellness	400 Main Street
Berkshire Striping	135 W. Housatonic St
Brennan's Catering	514 Main Street
Brian Heath Property Services	1023 South St
Cesco Plumbing & Heating / Brown Oil	33 Daly Avenue
Chipper Clipper Beauty Shoppe	601 Main Street
Christopher Clapper	53 Sunnyside Dr
Craneville Place	265 Main Street
Dalton Ballet Studio	401 Main St., Suite 3A
Dalton Car Wash	349 North St.
Dalton Community Acupuncture	63 Flansburg Ave

Table C9. Town Clerk Business Listing	
Name of Business	Business Address
Dalton Laundry	300 North Street
Dalton Quilting	17 Orchard Road
Danforth Printing	37 Pleasantview Drive
Danielle Tyer Massages	14 Depot Street
Downs Application & Aresource Technologies	66 Curtis Street
Dave's Caves	1106 South St.
Daves Device Repair	51 Warren Ave
Delaney Carpentry	56 Daly Ave
DM Intelisano	56 Gulf Rd
E & B Trucking	45 Mt. View Terrace
Elysium Apparel	642 Main St, Apt 2
Fluent Mobile Motors	139 Sunnyside Dr.
Frost Enterprises	94 Carson Avenue
Giovanni's Home Improvements	66 Hubbard Ave
Good Dogs	29 Otis Ave.
Gordon's Tree Service	36 Divison Road
Green Grounds	1106 South Street
Harminy Entertainment	1089 Main St.
Heart and Sole	65 High Street
Holiday Brook Farm LLC	100 Holiday Cottage Rd
Honest Fit Farrier Service	100 Holiday Cottage Rd
In & Out Home Improvement	44 Eleanor Rd.
JoJo's Photography	60 Carson Ave
Katy Levesque Design & Illustration	79 Meadow Drive
Keil Handy Man	85 Pine Street
Key Realty	164 Hinsdale Rd
Kowalczyk Construction Co. LLP	130 Raymond Drive
Lean Harrington Therapethic	63 Flansburg Ave

Table C9. Town Clerk Business Listing	
Name of Business	Business Address
Limitless Diesel Performance	290 Hubbard Ave
Marcland Mass	325 Hinsdale Road
ME3D, LLC	58 Curtis Avenue
Michael Eastland General Contracting	52 Tower Rd
Mill Town Tavern	16 Depot Street
MJI Transport	56 Gulf Road
Myofascial Pain Treatment Center	33 North Street
Navigation for Caregivers	149 Park Avenue
Neighborhood Accessory Installation	574 Main St, Apt 3
New Moon Gifts	1086 South Street
Northern Wild Roots	6 Claremont Road
O'Connell Convenience Plus	621 Main Street
October Realty Associates	9 High Street
Pat's Auto Transport	47 Tower Road
Pazzo Pizza	1088 South Street
PHD, Pete Hiser Development	164-168 Hinsdale Rd
Phoenix Inferno Memorial	25 Glennon Avenue
Piano Kids	147 Pine Street
Q.T. Investigating Detective & Security Agency	P.O. Box 45
Quality Moving & Storage	181 N. Mountain Rd.
R & A Bertolino DBA The Shamrock Restaurant & Pub	645 Main Street
Rapid Response CPR	226 Orchard Road
Rapid Solutions	455 W. Housatonic St
RCS Crafts	105 John Street
Rebel Games Interactive	80 First Street
Riverbank Farm	619 East St
Roofing Express	33 Crane Avenue
Savmore Citgo	650 Main St
Scruffy Mutts	10 Depot St
Simply Clean	799 Main Street
Smitty's Bait & Tackle	200 North Street
Stockbridge Stone LLC	70 Anthony Rd.
Stone Blue Gardening	P.O. Box 241
Sugarhill	45 Main Street
Superior Graphics	399 1/2 Main Street
Sweet Occasions	164 Hindale Rd.
Sweet Pea Floral Design	80 Division Road
Sweet Pea's	6 Depot St
T & B Trucking	78 South Street
Timothy F. Grace & Assoc.	63 Lindsay Drive
Tina's Kiddie Junction	78 South Street

Table C9. Town Clerk Business Listing	
Name of Business	Business Address
Tiny Blessings Day Care	78 Renee Drive
Turbo Weedless Spinner	153 Housatonic Street
Two Flights Up	399 1/2 Main Street
Verdi Music	107 Anthony Road
Vosburgh Automotive	290 Hubbard Avenue
Walton Home Improvement	23 Florence Street
Wheeler & Taylor Realty Co.	397 Main Street
White Goose Gardens	100 Holiday Cottage Rd
Whiting Oil Corp/Energy Fuels	11 Cleveland Rd.
Wood-Works Home Improvement LLC	60 Audrey Drive
Source: Dalton Town Clerk	



INFRASTRUCTURE

Existing Town Infrastructure

The Town of Dalton currently owns three buildings in town, the town hall/library/police station, the senior center, and the highway garage. The Dalton Fire District owns the fire station and the garage on Old Windsor Road, along with several pumping stations and the filter plant. The Central Berkshire Regional School District currently owns Craneville Elementary School, Nessacus Regional Middle School, and Wahconah Regional High School. The Community Recreation Association currently owns the Community Center and the Dalton Youth Center.

For discussion of the town's roadways please refer to the transportation section of this appendix and Chapter 7—Transportation.

Wastewater Treatment

The majority of wastewater in town is currently treated by the City of Pittsfield. Homes not on the public wastewater system manage their waste with septic systems. The town is currently conducting an Inflow & Infiltration (I & I) Study of its sewer system to determine where there may be leaks as well as connections to the stormwater systems or house drains, gutters or sump pumps. The system is aging and needs upgrades throughout. Currently, replacement of sewer lines only occurs when problems arise. The I & I study will help prioritize which sections of the system will need to be replaced. The Dalton Selectboard has been transferring leftover funds from the stabilization account and from fees into a separate account to deal with sewer replacements as needed. In addition, the City of Pittsfield is planning to upgrade the treatment plant, however the cost of this upgrade to the Town of Dalton is currently unknown.

Drinking Water

The majority of Dalton's drinking water is supplied by the City of Pittsfield from its Cleveland Reservoir and the Ashley-Farnham Complex. The Dalton Fire District Water Department has a well off of Wahconah Falls Road that supplies water for the Victoria Villa mobile home park, as well as Windsor Reservoir, Anthony Pond, and Egypt Reservoir that act as Backup

Table C10- Public Water Supplies in Dalton, MA			
Source: Mass GIS Public Water Supplies 2014			
SOURCE_ID	Site Name	Type	PWS_ID
1070003-01G	Garden and Nursery	TNC	1070003
1070000-01G	Wahconah Falls Road Well (01G)	GW	1070000
1070000-01S	Anthony Brook Reservoir (01S)	ESW	1070000
1070000-02S	Egypt Brook Reservoir (02S)	ESW	1070000
1070000-03S	Windsor Reservoir	ESW	1070000
GW = Community Groundwater Well, serves multiple homeowners (quasi-public) TNC = Transient Non-Community Well, serve fewer than 25 people daily, such as at a camp or restaurant ESW= Emergency Surface Water Note: Public well data is from 2014. Some business names may have changed.			

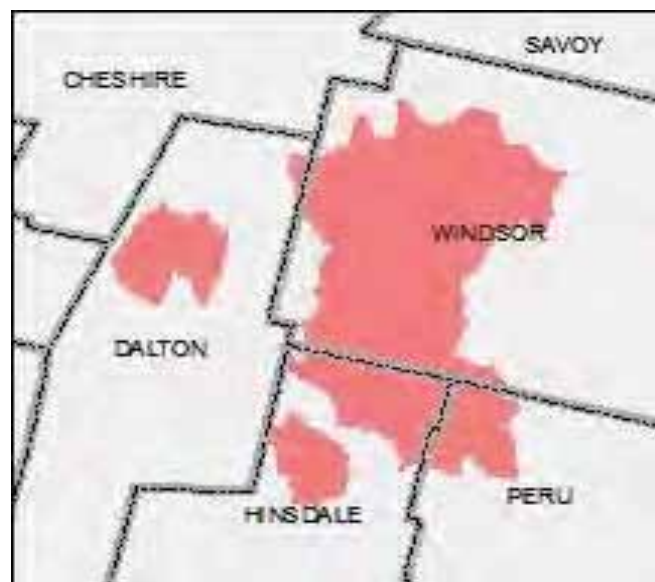


Figure C7. Dalton Water Supply Watershed

Table C11 - Town Buildings and Facilities in Dalton, MA		
Name	Address	Needs / Possible Work Identified
Town Owned		
Town Hall, Library and Police Station	462 Main Street	Elevator, wiring, Interior maintenance and improvements
Senior Center	40 Field Street	Heating improvements, lighting improvements
Public Works Garage	40 Gulf Road	New roof and electrical upgrade are needed
Craneville Elementary School	71 Park Avenue	HVAC will need to be replaced soon.
Old Dalton High	120 First Street	Major renovation or demolition needed
Hoose House	6 Gulf Road	Currently being reconstructed
Dalton Fire District Owned		
Fire Station	20 Flansburg Ave	
Water Department Garage	Old Windsor Road	The building is in good condition, however a larger space is needed
Central Berkshire Regional School District Owned		
Nessacus Regional Middle School	35 Fox Road	Roof replacement
Wahconah Regional High School	150 Old Windsor Road	HVAC, roof, windows, gym, greenhouse need replacing, labs are inadequate, overall space is inadequate for current educational needs

Emergency water supplies (see Figure C7 and Table C10). The Dalton Fire District Water Department owns substantial land along Windsor and Cady Brooks, which feed into Windsor Reservoir and Cleveland Reservoir.

The surface watersheds (Anthony, Ashley-Farnham, Cleveland, Egypt, and Windsor Reservoirs) all have Surface Water Supply Protection Areas around them. The Wahconah Fall Well has an Interim Wellhead Protection Area surrounding it.

The majority of drinking water is provided by the town through the Dalton Fire District Water Department, which manages the water supply pipes throughout town. The District tries to replace the existing infrastructure when roads are reconstructed. The remaining water is provided by private well systems.

Residential users of the system pay for water through a flat unmetered bill, while commercial users are metered.



Stormwater System

The town of Dalton has an extensive storm sewer system to direct precipitation off the roads. The town's Stormwater Management Commission oversees the implementation of the town's stormwater management plan. Dalton is an EPA designated National Pollutant Discharge Elimination System (NPDES) community, which requires the town to meet certain guidelines on storm water discharges into the streams and rivers. The commission distributes information to the public on the impacts of stormwater, develops a plan to detect illicit discharges and dumping, prohibits non-stormwater discharges into the storm system, regulates construction site runoff controls and promotes the use of appropriate Best Management Practices.

Kinder Morgan Tennessee Gas Pipeline—Northeast Energy Direct

Recently, Tennessee Gas Pipeline and its parent company, Kinder Morgan, have announced plans to build a natural gas pipeline from Wright NY to Dracut MA that would pass through Dalton. The current proposal follows a power transmission line from Cheshire in the north part of town to North Street, and then into Hinsdale.

At its annual town meeting in June of 2014, the Town of Dalton approved a resolution to ban the pipeline expansion project in town. Among the reasons for banning its construction, the resolution cited potential damage to natural resources and the town's scenic beauty, as well as the project's undermining of state climate change mitigation efforts and commitments to renewable energy. Moreover, Dalton's Selectboard has been actively working with the county pipeline working group to protect the interests of the town.

In April 2016, Kinder Morgan announced that it was suspending the Northeast Energy Direct project.

Town Buildings

For mapped town buildings and town owned lands, please see Map 14—Public Facilities.

For a complete list of town buildings and potential repairs identified, please refer to Table C11.

Library

The Dalton Free Public Library is located at 462 Main Street. The library provides books, audiobooks, and DVDs to its patrons, and has six public use computers. The library has recently gone through a renovation and is in good shape.

Town Hall /Police Station

The Dalton Town Hall is located at 462 Main Street and aside from town offices, provides a meeting space for town boards and committees. Recently, the building has gone through extensive improvements including renovating the windows, exterior walls and heating system. The interior needs an elevator, new wiring, and general maintenance and improvements.

Highway Department / DPW Garage

Dalton's highway department and DPW garage is located at 40 Gulf Road. The structure houses the Department of Public Works and its equipment. Overall, this structure is sufficient for the DPW, however a new roof and an electrical upgrade is needed.

Senior Center

Dalton built a new senior center in 2010 located at 40 Field Street. The Senior Center provides exercise, recreation, nutrition, information and referral, and health programs. The Senior Center has an ongoing heating system problem that has not been able to be resolved, as well as an issue with the exterior lighting.

Old Dalton High

Dalton's old high school at 120 First Street has been vacant since the late 1990s. Despite numerous attempts at reusing the building for various purposes, it remains empty. The building is in poor shape and needs extensive renovation. The town currently needs to determine whether to sell it or demolish it.

Fitch-Hoose House

Dalton's historic Fitch-Hoose House, located at 6 Gulf Road has undergone a rehabilitation to bring the house back to its 1846 appearance.

School Buildings

The Central Berkshire Regional School District's buildings in Dalton all will require work in the next few years.

Craneville Elementary, providing education for kindergarten through 5th grade, is in good shape, however it will need a new HVAC system (air handlers) in the next few years. Craneville does border on overcrowding at the current time, however with projections showing a decline in enrollment for the district, this issue may be alleviated.

Nessacus Regional Middle School was built in the late 1990s and is in good shape. The roof will need replacement within the next few years. The school is adequate for the current 6th—8th grade classes, however it will not be suitable if other grades are moved in.

Wahconah Regional High School, which serves 9th through 12th grades, has had several items renovated in 2010, including doors, security locks, sprinkler system, lockers, and part of the seating in the auditorium. Additional improvements that are needed include the HVAC system, roof, windows, gym, and the greenhouse. The lab space is currently inadequate for current science and the temporary pod classrooms are also inadequate.



SERVICES

Existing Conditions

Dalton offers a range of services to its residents including police, fire, library, road maintenance, and building inspection services, among others.

Police Department

Dalton has a police force comprised of 10 full time officers and 5 reserve officers, and provides law enforcement services to the Town of Dalton. The police department provides basic patrol functions and assistance for all medical related calls. The police department also has a K9 unit and participates in community police programs, including DARE, Police Explorers, School Emergency Planning, Emergency Management, Traffic Commission, Berkshire Law Enforcement Task Force, and TRIAD. The officers are trained in school emergency response, narcotics, crime scene evidence collection and photography, sexual assault investigation, and cell phone forensic evidence recovery. Trends over the last 18 years that continue today have been dealing with property related crimes such as vandalism and larceny.

The police department also oversees the Animal Control Officer and houses the Communications Center, which dispatches emergency calls to the police, fire and ambulance service.

Fire Department

Dalton's Fire Department is operated by the Dalton Fire District, a separate entity from the town. The Department operates from one fire station located on Flansburg Avenue. The Dalton Fire Department also operates the Dalton Ambulance Service. The fire department is comprised of a full time chief, two full time firefighters/emergency medical technicians, and 32 volunteers that are a mix of EMTs and Firefighters. The Fire District owns three pumpers, one aerial, one pumper/rescue, one ambulance and two ATVs.

Water Department

The Dalton Fire District Water Department manages the water distribution within the town. The Water Department currently has four employees.

Library

Library services are provided by the town. The library has books and other media available to be checked out. The library also provides interlibrary loan services in coordination with other libraries in the region. The library conducts programs on Children's STEM (Science, Technology, Engineering, Math), story time, a summer reading program, a book discussion group, and a variety of additional programs.

Highway, Cemetery & Parks Department

The Dalton Highway, Cemetery & Parks Department primary mission is to maintain and improve the town's roads, sewers, and drainage systems as well as maintaining the town's parks and cemeteries. The Highway Department has a staff of 8, including the Highway Superintendent and an administrative assistant. The Highway Department also brings on two additional employees in the summer.

The town has nine trucks (five large and four small), which all have plow capabilities, as well as a loader, backhoe, sewer flusher, catch basin cleaner, and street sweeper as well as numerous smaller items such as mowers and rollers.

The town utilizes group purchasing through the Berkshire County Group Purchasing Program, which enables the town to purchase bulk material such as asphalt and fuel oil at a discounted rate.

Transfer Station

Dalton provides for waste removal services through its transfer station located on Bridle Road. Household trash and recyclable materials can be brought here for transfer to a regional landfill.

Planning Board

The Dalton Planning Board is primarily responsible for issues involving land uses such as Zoning Bylaws and subdivision construction, as well as division of land. The Planning Board reviews and decides on certain types of permits/approvals and administers the subdivision of land within the town.

Council on Aging

The Dalton Council on Aging (COA) advocates on behalf of residents over the age of 60 to make the senior voice heard in the community and beyond, link elders and their families to community resources (homecare, transportation, and wellness programs), and provide opportunities for community engagement, such as educational programming, social engagement, and volunteer opportunities. The COA operates the Dalton Senior Center which is used throughout the year for exercise, recreation, nutrition, information and referral needs and health programs. The center hosts the nutritional Senior Lunch Program in partnership with Elder Services, as well as Soup & Sandwich.

The Council also provides lift van service to residents who are 60 and over or disabled of any age. Trips typically are for medical, nutritional, social/recreational, shopping, and other, such as personal grooming or banking.

Conservation Commission

The Dalton Conservation Commission provides site plan review and administers the Massachusetts Wetland Protection Act (WPA) as well as the Rivers Protection Act (RPA). Work includes site inspections, attending training workshops, attending meetings and issuing enforcement orders.

Development and Industrial Commission

The DIC is the town's principal economic development agency and is empowered to promote and develop the industrial resources of the town and to investigate and assist in the establishment of education or commercial projects for the purpose of strengthening the local economy.

Historical Commission

The Dalton Historical Commission's purpose is to encourage and plan for the preservation and protection of the community's historical and archaeological assets. The Historical Commission has been working to restore the Fitch-Hoose House to its 1868 appearance.

Select Board

The Dalton Select Board is comprised of five members and is responsible for the long range planning of the town and to set town policy. The Dalton Select Board also serves as the licensing board, the mobile home park rent control board and the sewer commission.

Central Berkshire Regional School District

Dalton is part of a combined school district with the nearby towns of Becket, Cummington, Hinsdale, Peru, Washington and Windsor. The towns utilize Craneville Elementary School in Dalton, Kittredge Elementary School in Hinsdale and Becket-Washington Elementary School in Becket for K-5 education. Nessacus Regional Middle School in Dalton serves the entire district for grades 6-8 and Wahconah Regional High School also in Dalton, serves the entire district for grades 9-12. See Table C12 for enrollment of Dalton students.

Fiscal Conditions

Revenue

Currently, all municipal functions are funded by property, excise, and other taxes; service fees; licenses; and state and federal transfer payments (see Figure C8). For Fiscal Year (FY) 2015, the property tax rate was \$19.47 per \$1,000 of assessed value. This rate has gone up since 2000, when it was \$18.46/\$1,000. Property taxes in FY15 made up 74% of Dalton's revenue. This is up from 61% in 2003. Total property tax revenue has gone from \$6,749,009 in 2003 to \$11,489,078 in 2015, an increase of 70%. State aid has dropped from 12% to 9% of the overall revenue, however the actual amount has gone up just over \$90,000 to \$1,451,217. Local receipts have seen a 34% increase to \$1,677,573 and have stayed at 11% of total revenue. Other revenues have dropped by 52% and are down to \$813,828. Overall, revenue has gone up 40% to 15,431,696 in FY15.

In 2000, the average single family property was assessed at \$118,875 and had a tax bill of \$2,194. In 2014, the average single family home was assessed at \$201,838 and had a tax bill of \$3,736. The average single family tax bill has gone up 70.3% during that time, while assessed value has gone up 69.8%.



Inflation has gone up 37% during this time period.

A key component in raising revenue is the valuation of property. In 2015, the valuation of the town was just over \$590 million. This has declined from 2009 when the valuation was over \$617.6 million. The loss of over \$27 million in valuation forces the tax rate to go up in order to raise the same amount of money. The tax rate has gone up from \$15.00/\$1000 assessed in 2009 to \$19.47/\$1000 assessed in 2015. In addition, the taxes raised through property taxes has gone up from \$9,265,487 in 2009 to \$11,489,078 in 2015. This increase amounts to \$2,223,591 or almost 24% over seven years.

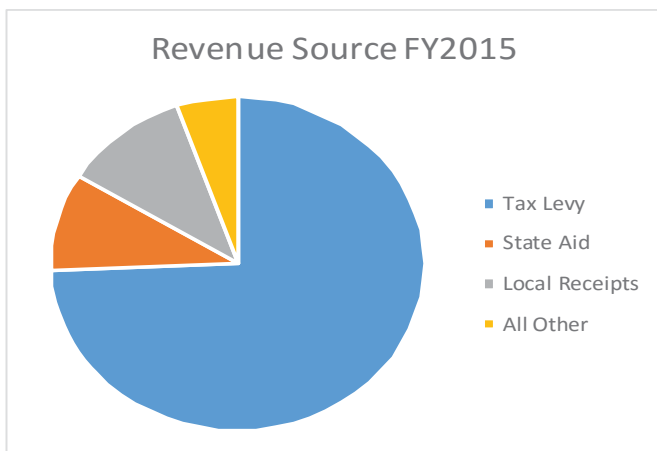
Expenditures

TABLE C12. Dalton Residents attending Central Berkshire Regional School District Schools

Source: Massachusetts Dept. of Education*

Year	Total In-District Enrollment	Out-of-district enrollment	Vocational	Private and Parochial	Other (Home/Charter)
2001	1129	28	9	174	0
2002	1116	33	10	139	0
2003	1141	23	0	156	
2004	1154	18	0	157	0
2005	1147	27	0	152	0
2006	1121	45	0	132	0
2007	1123	45	0	128	0
2008	1119	40	0	91	0
2009	1097	47	0	101	0
2010	1079	53	0	87	0
2011	1046	40	0	79	7
2012	978	47	0	87	7
2013	949	52	0	78	10
2014	923	59	0	18	10
2015	892	60	0	85	14

Figure C8. Town of Dalton Revenue



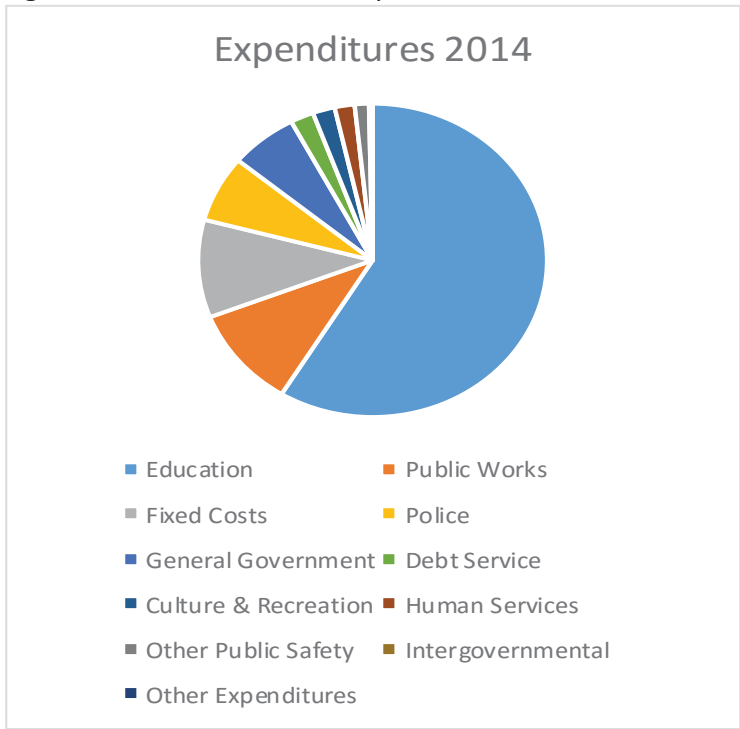
In FY2014, Dalton expended \$8,339,029, or 58.7% of its budget, on education, an increase of 75.4% since 2000. Public Works saw an increase of \$76,305 or 5.5%, to bring its total expenditures to \$1,471,737. General government expended \$891,687, or 2.2% of its budget, which amounted to an increase of 93%, while fixed costs saw an increase of 84% bringing its total to \$1,432,176 and Human Services saw an increase of 340%, bringing its total to \$262,556 (see Figure C9). Overall, expenditures have gone from \$9,244,320 in 2000 to \$14,198,331 in 2014, an increase of 53.6%.

As the town's population gets older, those on fixed incomes will face an increased challenge in paying their taxes as the rate continues to go up, but the incomes do not.

Levy Limit

For fiscal year 2015, the town had a tax levy of approximately \$11,489,078 and excess levy capacity of \$10,288. Dalton's FY15 levy ceiling, which is the highest taxes can be raised and is based on 2.5% of assessed value, is \$14,752,283. This results in a difference of \$3,263,205 between the current levy and the ceiling. Based on current trends, Dalton will approach the levy ceiling in the next 5-10 years. Dalton will need to expand the tax base by attracting new growth, both commercial and residential, in order to avoid hitting the ceiling.

Figure C9. Town of Dalton Expenditures



HOUSING

Existing Conditions

While Dalton has seen a decrease in population, it has seen an increase in dwelling units (see Figure C10). As of the 2013 American Community Survey, there were 2,953 housing units in Dalton. Of those, 2,044 units, or 69.2%, are owner occupied and 623 units (21.1%) are renter occupied. The remaining 9.7% (286 units) are considered vacant, which includes units for sale, units for rent, seasonal units and other vacant units (see Table C14).

Housing Characteristics

Dalton's 2,667 occupied households are predominantly owner occupied homes (76.6%) with three or more bedrooms. Seventy-seven percent of housing is in the form of single family homes, 10.6% have 2 housing units, and 7.7% have 3-4 units. Only 3.9% of housing units have more than 4 units.

Dalton's housing stock is predominately older stock, with 61.8% of housing built prior to 1960 and only 3.6% built since 2000. Rental housing is disproportionately affected by housing age, with 70.0% built prior to 1960.

Housing Ownership and Occupancy

The town has a predominantly single-family housing stock with most being owner occupied. Between 2000 and 2013, there was a 1.3% increase in the number of owner occupied housing units in Dalton, with 26 units of housing added during that time. The number of

Figure C10. Comparison of Population and Dwelling Units

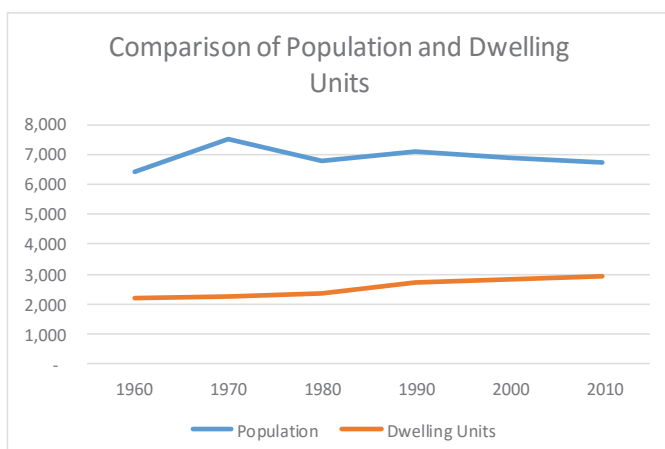


Table C13. Home Value and Housing Costs in Dalton, MA

Source: 2009-2013 American Community Survey

Value of Homes	Number	%
Less than \$50,000	92	4.5%
\$50,000 to \$99,999	79	3.9%
\$100,000 to \$149,999	204	10.0%
\$150,000 to \$199,999	606	29.6%
\$200,000 to \$299,999	577	28.2%
\$300,000 to \$499,999	419	20.5%
\$500,000 to \$999,999	21	1.0%
\$1,000,000 or more	46	2.3%
Total (owner occupied units)	2044	100.0%
Median value: \$205,700		
Median Monthly Housing Cost (with mortgage): \$1,600		
Median Monthly Housing Cost (with no mortgage): \$631		
Median Rent: \$743		

rental units decreased by 10.2% or 71 units. Vacant housing increased by 136%, or 165 units, with 36 of these units classified as seasonal (see Table C14).

One hundred and fifty eight (158) of the town's housing units are listed by the Department of Housing and Community Development (DHCD) as Chapter 40B qualifying units (DHCD, 2014). "Chapter 40B Units" are units considered affordable by low- and moderate-income households with long-term restrictions that ensure that it will continue to be affordable. Low income is defined as income equal to or less than 80% of the median income for the area. Moderate income is defined as income between 80 and 95% of the median income for the area. Chapter 40B authorizes a housing agency or developer to obtain a single comprehensive permit for the construction of subsidized low- or moderate-income housing. If a community in which less than 10% of its total year-round housing stock is subsidized low- or moderate-income housing denies a comprehensive permit, or imposes conditions that make the project economically unviable, the developer may appeal to the state Housing Appeals Committee for review of the local action. Dalton currently has 5.5% of its housing units classified as 40B.

Table C14. Housing Occupancy in Dalton 2000-2013*Source: 2000 U.S. Census and 2013 American Community Survey*

	Number in 2000	% of total, 2000	Number in 2013	% of Total, 2013	% Change 2000-2013
Owner-Occupied Year Round	2018	71.2%	2044	69.2%	1.3%
Renter Occupied Year Round	694	24.5%	623	21.1%	-10.2%
Vacant Units (includes unoccupied homes for sale or rent and other vacancies)	120	4.2%	249	8.4%	107.5%
Seasonal	1	0.03%	37	1.3%	3600%
Total Housing Stock:	2833		2953		4.3%

Based on the Sustainable Berkshires plan, Dalton is recommended as high priority for affordable housing. Based on Dalton's poverty level, access to jobs, proximity to transit, access to services, and presence of utilities, the town has a high opportunity for affordable housing. This, combined with the current low supply of affordable housing, results in a high priority for affordable housing.

According to the 2009-2013 American Community Survey, 70% of housing units have had the same residents since 1990 and 53% since 2000. Close to 10% of housing units have been occupied by the same resident since prior to 1969.

Home Value Trends

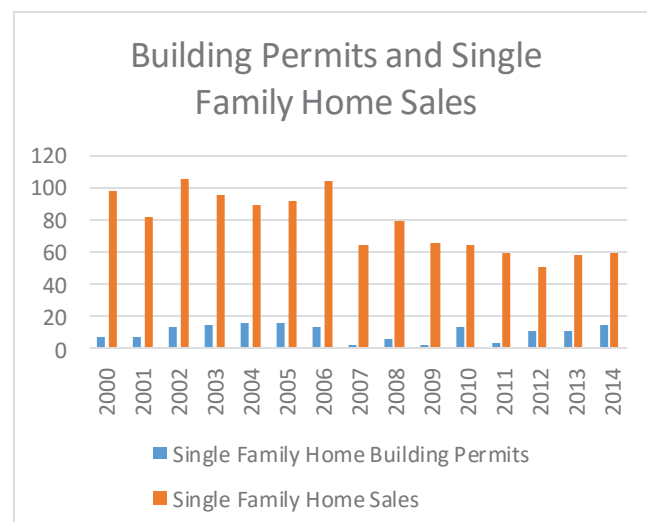
As of the 2009-2013 American Community Survey, 78.4% of homes, or 1602 total homes, in Dalton had a value of between \$150,000 and \$499,999. An estimated 46, or 2.25% of all homes had a value of \$1,000,000 or more.

In the year 2000, the median sales price of a single family home in Dalton was \$142,000. In the year 2014, the median sales price of a single family home was over \$168,500. Adjusting the 2000 sales price for inflation, the result is \$195,218, significantly higher than the 2014 median sales price. In comparison, in 2014 the median sales price for a single family home in Berkshire County was \$182,625, or just over \$14,000 more than the sales price of a home in Dalton (Banker

& Tradesman) (see Table C13). In November 2015, there were 42 houses on the market, with an median price of \$234,900. The prices range from \$59,900 to \$789,000 (Berkshire Realtors).

The median sales price of a home in Dalton in 2014 was lower than those of its surrounding towns except for Pittsfield (\$149,500). The median sales price of a home was higher in Cheshire (\$180,000), Hinsdale (\$219,000), Lanesborough (\$180,000), Washington (\$202,400) and in Windsor (228,000)(Banker & Tradesman) (see Figure C12).

Figure C11. Building Permits and Single Family Homes Sales



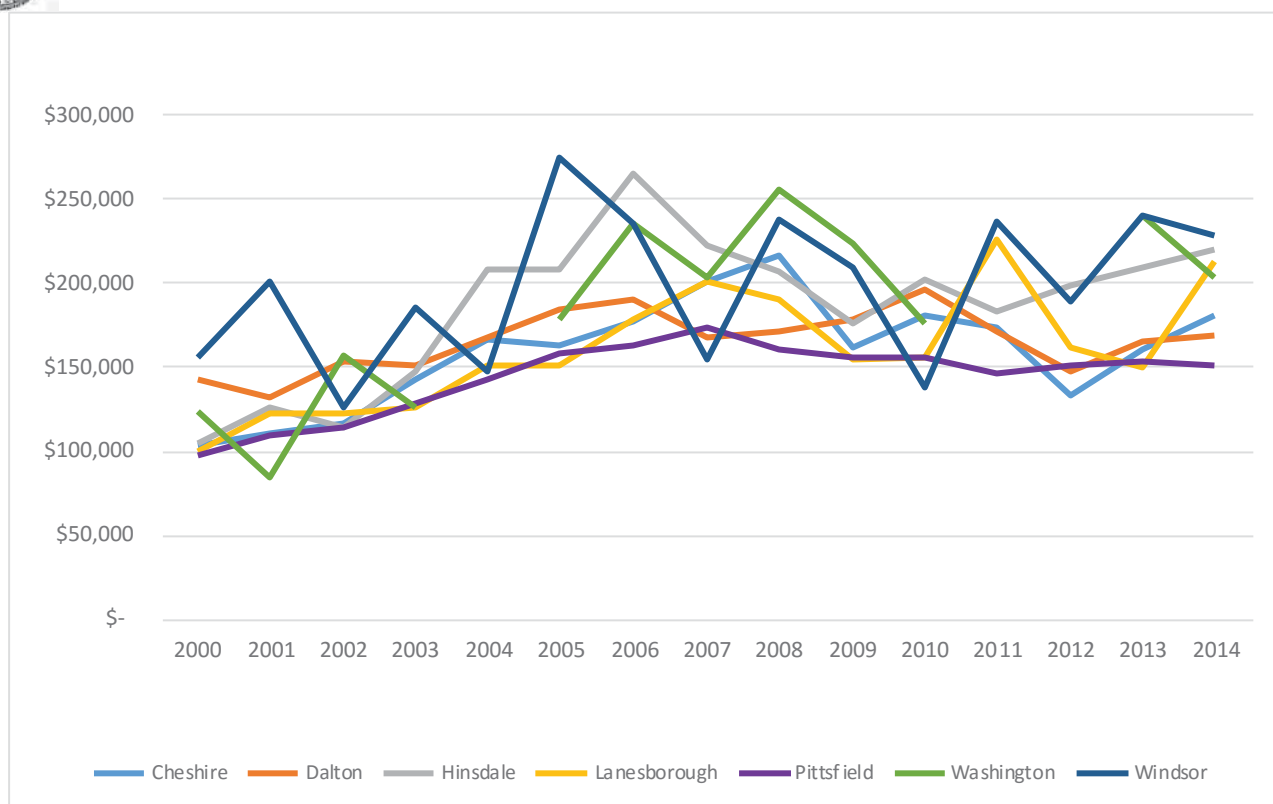


Figure C12. Median Sales Price Single Family Residential Housing

Rental Costs

As of the 2009-2013 American Community Survey, the median rent in Dalton was \$743, which has increased from \$534 in 2000. The rent from 2000 adjusted for inflation comes out to \$734, just slightly lower than 2013's rent. Thirteen point five percent (13.5%) of rental housing cost less than \$500 per month, while 32% costs over \$1,000/month (see Table C15).

Home Sales Vs. New Construction

The number of sales of single family homes in Dalton fell from a high in 2002 of 106 homes, to a low in 2012 of 51 homes. The number of sales has slightly increased from this low point to 59 home sales per year during 2014 (Banker & Tradesman). Similarly, between 2004 and 2012, the number of building permits issued for single family homes peaked in 2004 at 35 homes. This number decreased until 2007, when two building permits for single family homes were issued. The number of building permits has stayed mostly between 2 and 3 new single family homes each year since (see Figure C11).

Housing Affordability

Data from the U.S. Department of Housing and Urban

Development (HUD) indicates that based on income levels determined from the 2008-2012 American Community Survey, approximately 67.6% of Dalton households, or 1,770 total households, earn less than 80% of the HUD Area Median Family Income (HAMFI) (see Table C16). This means that approximately 67.6% of households would be eligible for affordable housing based on their status as low income wage earners.

Table C15. Gross Rent			
Source: 2000 US Census and 2013 American Community Survey			
	Census 2000	ACS 2009-2013	Change
Less than \$200	30	0	-100%
\$200 to \$299	89	0	-100%
\$300 to \$499	166	74	-55.4%
\$500 to \$749	301	204	-32.2%
\$750 to \$999	79	93	17.7%
\$1,000 to \$1,499	8	146	1,725.0%
\$1,500 or more	7	29	314.3%
No Cash Rent	15	77	413.3%

Table C16 - Housing Issues in Dalton, MA*Source: HUD, 2015 based on the 2008-2012 Census American Survey*

Income Distribution Overview	Owner	Renter	Total	% of Total
Household Income <= 30% HAMFI*	200	215	415	15.84%
Household Income >30% to <=50% HAMFI	265	95	360	13.74%
Household Income >50% to <=80% HAMFI	450	65	515	19.66%
Household Income >80% to <=100% HAMFI	375	105	480	18.32%
Household Income >100% HAMFI	800	55	855	32.63%
Total	2090	530	2620	100.00%
Housing Problems** Overview	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	720	255	975	37.21%
Household has none of 4 Housing Problems	1340	275	1615	61.64%
Cost Burden not available	25	0	25	0.95%
Total	2090	530	2620	100.00%
Housing Cost Burden*** Overview	Owner	Renter	Total	
Cost Burden <=30%	1340	280	1620	61.83%
Cost Burden >30% to <=50%	495	140	635	24.24%
Cost Burden >50%	225	115	340	12.98%
Cost Burden not available	25	0	25	0.95%
Total	2090	530	2620	100.00%
*HAMFI stands for "HUD Area Median Family Income". For the year 2015, HAMFI in the town of Dalton was equal to \$67,700. HUD calculates its own income values differently from those reported in Census information. Census data for income is adjusted based on the consumer price index (CPI) and inflation trends. Finally the value is rounded to the nearest \$100.				
**The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.				
***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.				
Note: All data is by household. HUD household totals have been rounded.				

HAMFI for Dalton in 2015 was \$67,700. This value is derived from the Census American Community Survey median income value for the town and is adjusted for inflation and the Consumer Price Index (CPI). Moreover, 37.2% of households, or 975 households in total, are currently considered housing cost burdened. Cost burden is defined as the ratio of housing costs to household income. When housing costs are equal to or greater than 30% of income, a household is considered housing burdened. Thirteen percent (13%), or 340 total households, have a cost burden of over 50%.

In 2000, only 22.3% of households were cost burdened over 30%.

The average housing value in Dalton is \$205,700. Homeowners with a mortgage (62.3% of homeowners) pay on average \$1,600 monthly on housing costs. Homeowners without a mortgage (37.7%) pay \$631 monthly for housing costs. One-third of current homeowners are cost-burdened, and it can be challenging for aspiring homeowners earning the median income



to afford a home in Dalton. There is an \$8,962 difference, called an affordability gap, between what a resident can afford to pay at 30% of income and what a home actually costs.

Although ownership housing encompasses the majority of housing in Dalton, there are 623 rental units. The median gross rent has increased from \$534 in 2000 to \$743 today. Nearly half (48.7%) of renters are struggling to cover housing costs. While rental housing represents only 19.3% of total occupied housing in the town, this housing stock is aging: 81.6% is at least 54 years old, significantly higher than the state average of 59%. Older housing is generally more costly to heat and maintain.

Dalton has also been impacted by foreclosures since the 2008 housing crisis, having 49 housing units foreclosed upon. Dalton saw 13 units foreclosed at its peak in 2012, but was down to 5 in 2014. Prior to 2008, Dalton averaged 2.5 foreclosures per year. The 49 units is higher than other communities in the county of similar size, who ranged from 20 to 42 units (Registry of Deeds).

TRANSPORTATION

Regional Roadways

Two major regional roadways serve Dalton, Route 8 and Route 9. Route 8 runs north from Hinsdale into the downtown area, where it turns west and heads to Pittsfield. Route 9 travels along Route 8 from Pittsfield into downtown, where it turns north and heads into Windsor. In Massachusetts, most regional roadways and numbered routes are generally the jurisdiction of the Massachusetts Department of Transportation (MassDOT).

Local Roadways

Dalton’s predominant form of transportation is by automobile or trucks. Dalton Division Road, South Street, Grange Hall Road, East and West Housatonic Street, Park Ave, High Street, Glennon Ave, Depot Street, and Orchard Road are the collectors throughout town.

Traffic Counts

Traffic counts are conducted throughout the county each year by the Berkshire Regional Planning Commission and MassDOT. Overall, traffic counts throughout town appear to be relatively stable since 2000. Some roads have seen increases and some have seen decreases, but overall, the volume has held steady.

Rail

Passenger rail service is available from a station located in the City of Pittsfield. This station is about a fifteen minute drive from Dalton.

Airports

Major airports are located in Albany, NY at Albany International Airport and in Windsor Locks, CT at Bradley International Airport. Albany International is approximately a one hour and fifteen minute drive from Dalton, and Bradley International is roughly a one and a half hour drive away.

Bus Transit

Within Berkshire County, bus transit service is provided throughout the county by Berkshire Regional Transit Authority (BRTA). There is one bus route that

Table C17—Summary of Road Jurisdiction in Dalton, MA

Source: MassDOT Road Inventory File 2015

Jurisdiction	Miles	% of All Roads
State	6.6	12.7%
Town	39.9	76.7%
Private	4.2	8.1%
Unknown	1.3	2.6%
Total	50.0	

currently runs through town as it travels from Pittsfield to Hinsdale.

Elderly and Disabled Transportation

Berkshire Regional Transportation Agency (BRTA) Paratransit transportation services for elderly and disabled residents is offered in Dalton through various providers. BRTA paratransit is a county wide on-demand ride service. A small fee for rides is charged, and a reservation must be made in advance. BRTA paratransit passengers must fill out an application before being approved to use the service.

The Council on Aging also provides lift van service to those over 60 and those who are disabled, owned through BRTA.

Road Jurisdiction

For roadways by jurisdiction, please see Map C—Road Jurisdiction

For a breakdown of road miles by jurisdiction, please see Table C17; for a breakdown of jurisdiction by individual roads, please see Table C18.

State

The Commonwealth of Massachusetts is responsible for around 6.6 miles of roadway in Dalton, which is approximately 12.7% of all roads in Town. This includes all of Route 8 and Route 9.



Town

The Town of Dalton is responsible for 39.9 miles of road, or approximately 76.7% of all roads.

Private Roads

Privately maintained roads comprise 4.2 miles of roadway in Dalton, or approximately 8.1% of all roads in town. The town would like to convert the private roads to town roads, however many of the roads do not currently meet acceptable standards to change management.

Unknown Jurisdiction

Several roads have unknown jurisdiction in town (1.3 miles or 2.6%). These may be public or private roads, but are listed as having unknown jurisdiction in the MassDOT's Road Inventory File (RIF). More research is required to determine the jurisdiction of these roadways. All of these roads appear to have low levels of maintenance, if any maintenance at all.

Transportation and Roadway Funding

Federal Funding

In Massachusetts, towns may nominate potential road repairs and improvements to their Regional Planning Agencies as part of the regional Transportation Improvement Program (TIP). This program helps to designate federal funding towards eligible road projects. Only roadways designated as "arterial" or "collector" are eligible for funding through the TIP. Additionally, the town has a representative that serves on the regional Transportation Advisory Committee (TAC). The TAC helps to prioritize projects nominated by the TIP program.

State Funding

The Commonwealth of Massachusetts provides additional roadway funding through its Chapter 90 reimbursement program. This program provides funding for other roadway projects not eligible for the TIP program and is allocated based on population, employment level, and miles of roadway within town. However, as a reimbursement program, the town

must fully fund any roadway project before it can be compensated by state funding. Annual Chapter 90 funding for Dalton is around \$226,270. Chapter 90 funds account for almost all road improvement projects in town.

Town Funding

The town currently budgets approximately \$67,400 per year on road maintenance, which is spread among materials and contractors. The town's budget for public works in FY14 was just under \$1.5 million, which is 5.5% higher than in 2000. The town uses town funds to pay for engineering of road improvements, which get built through Chapter 90 funds.

Road Maintenance and Upcoming Roadway Work

Roadway Needs

Overall, the roads in Dalton are considered in fair condition, however there are areas that have problems. The town does not have a long term plan for road repair and renovation, and instead tends to plan on an annual basis for a cluster of roads to be improved the following year. In calendar year 2016, the town plans to resurface the roads between North Street and Pleasant Street as well as see the long awaited reconstruction of Housatonic Street. In CY2018, the town will likely convert Johnson Road from a dirt road to a paved road and extend sewer service to the houses on the road, which are currently on individual septic systems. The roads in the area of Frederick Drive are also in poor condition and will need to be improved, however these are relatively newer subdivision roads which were poorly built and may need more work than just resurfacing. Washington Mountain Road also needs repairs.

The town has expressed interest in having a pavement management system in place to evaluate existing conditions and recommend the most efficient way to improve the overall condition of the roads given the financial restrictions the town has.

Bridge Needs

The bridges in town are in fair shape, however the town needs to proactively work on ensuring their condition and safety.

Sidewalk Needs

The sidewalks in town overall are in poor shape. The town tries to rebuild sidewalks when they rebuild streets, but there is not always funding for this.

Walking Loops

Several Berkshire towns have identified “walking loops” in town centers and on quiet rural roads. These walking loops help to encourage pedestrian use and exercise, especially for elderly residents. Walking loops should be well marked and located on relatively flat terrain to enable use by residents of any age. Dalton does not have any designated walking loops in town, however the town does have the Keep Dalton Walking bench project, which places benches around Main Street for use by pedestrians. The Senior Center is interested in the creation of walking loops and paths around it.

Transportation and the Environment

Flooding

Dalton is included in the Berkshire County Hazard Mitigation Plan, which calls out various disasters and their impact on town. As with most communities in the county, the major environmental hazard facing the town is flooding. There are several locations in town that will flood periodically. These include Wahconah Falls Road where it crosses Weston Brook, and Kirchner Road where it crosses Sackett Brook. Walker Brook is also a flooding concern. Walker Brook goes underground at High Street and travels underground until it reaches the Housatonic River. The pipe that Walker Brook flows through is too small and causes periodic backups during major storm events and spring snow melt, overflowing onto High Street and Field Street, where it threatens the Senior Center and the Old Dalton High School. The town has applied for grant funding to replace the culvert with a larger pipe.

Center Pond is also a concern, as it has been filling with sediment and is thus reducing flood storage.

Climate Change Adaptation

In Massachusetts and greater New England, climate change is expected to cause increases in storms and precipitation. Since 1970, annual temperatures have increased by 2° Fahrenheit (F) and winter temperatures have increased 4°F. Regionally, most winter precipitation now falls as rain, not snow (U.S. EPA, 2015). Existing roadway infrastructure, such as culverts and bridges, may be undersized and unable to accommodate the greater amount of water anticipated with climate change, leading to a higher likelihood of damage to the roadway requiring costly replacement. Simple climate adaptation measures could take the form of increasing the size of culverts and bridges during replacement. Additionally, the amount of gravel or stone armoring around these pieces of infrastructure could be increased to help reduce scour and erosion caused by larger and more frequent storms. Towns should consider their road infrastructure as one of the key ways to best adapt to future climate change.



Table C18- Road Jurisdiction in Dalton, MA					
Source: MassDOT Road Inventory File, 2015					
Street Name	Jurisdiction	Miles	Street Name	Jurisdiction	Miles
Adams Road	Local	0.53	Elaine Avenue	Local	0.20
Anthony Road	Local	0.29	Eleanor Road	Local	0.21
Apple Tree Lane	Local	0.18	Elm Street	Local	0.09
Ashuelot Street	Local	0.39	Elmore Drive	Local	0.21
Audrey Drive	Local	0.17	Ensign Street	Local	0.15
Barton Hill Road	Local	0.37	Evelyn Street	Local	0.11
Beverly Street	Local	0.16	Falls Brook Terrace	Local	0.13
Birchwood Terrace	Local	0.08	Field Street	Local	0.07
Braeburn Road	Local	0.13	Field Street Extension	Local	0.17
Bridle Road	Local	0.09	First Street	Local	0.31
Broadview Terrace	Local	0.12	Flansburg Avenue	Local	0.18
Bruce Drive	Local	0.23	Florence Street	Local	0.12
Burr Drive	Local	0.24	Fox Road	Local	0.33
Carson Avenue	Local	0.35	Franklin Street	Local	0.15
Centennial Avenue	Local	0.06	Frederick Drive	Local	0.21
Central Avenue	Local	0.26	Gertrude Road	Local	0.24
Chamberlain Avenue	Local	0.11	Glennon Avenue	Local	0.27
Chestnut Street	Local	0.11	Grange Hall Road	Local	1.57
Chivers Drive	Local	0.13	Greenridge Drive	Local	0.36
Claremont Road	Local	0.17	Gulf Road	Local	0.48
Clark Road	Local	0.06	Hale Street	Local	0.15
Cleveland Road	Local	0.93	Hale Street Extension	Local	0.08
Cliff Street	Local	0.06	Haworth Street	Local	0.08
Crane Avenue	Local	0.24	Hazelwood Court	Local	0.12
Crane Place	Local	0.07	Hemlock Hill	Local	0.28
Cumberland Circle	Local	0.06	High Street	Local	0.91
Curtis Avenue	Local	0.40	Holiday Cottage Road	Local	0.02
Dalton Division Road	Local	1.61	Jarvis Street	Local	0.06
Daly Avenue	Local	0.20	Jennings Avenue	Local	0.17
David Street	Local	0.10	Jericho Road	Local	0.05
Deming Street	Local	0.15	John Street	Local	0.22
Deming Street Extension	Local	0.12	Johnson Road	Local	0.74
Depot Street	Local	0.36	Judith Drive	Local	0.19
Diamond Terrace	Local	0.08	Kimberly Drive	Local	0.25
Dwight Street	Local	0.06	Kirchner Road	Local	1.56
East Deming Street	Local	0.21	Lake Street	Local	0.19
East Housatonic Street	Local	0.96	Lindsay Drive	Local	0.20
East Street	Local	1.51	Maple Street	Local	0.08
Edgemere Road	Local	0.13	Marcella Way	Local	0.13
Edward Drive	Local	0.10	Meadow Drive	Local	0.19

Table C18- Road Jurisdiction in Dalton, MA

Source: MassDOT Road Inventory File, 2015

Street Name	Jurisdiction	Miles	Street Name	Jurisdiction	Miles
Merriam Street	Local	0.05	Sunnyside Drive	Local	0.32
Mill Street	Local	0.14	Sunset Drive	Local	0.13
Mountain View Terrace	Local	0.19	Third Street	Local	0.12
Myrtle Street	Local	0.11	Tower Road	Local	0.46
North Mountain Road	Local	0.54	View Street	Local	0.10
North Street	Local	0.02	Wahconah Falls Road	Local	0.37
Norwich Drive	Local	0.25	Warren Avenue	Local	0.26
Oak Street	Local	0.12	Washington Mountain Road	Local	1.55
Oak Street Extension	Local	0.15	Washington Street	Local	0.11
Off Prospect Street	Local	0.07	West Housatonic Street	Local	1.00
Old North Street	Local	0.39	Weston Avenue	Local	0.13
Old South Street	Local	0.14	Westview Drive	Local	0.13
Old Windsor Road	Local	1.46	Whippoorwill Lane	Local	0.08
Orchard Road	Local	0.73	Williams Street	Local	0.01
Otis Avenue	Local	0.19	Willis Street	Local	0.07
Park Avenue	Local	0.52	Woodside Avenue	Local	0.10
Park Circle Drive	Local	0.09	Yvonne Drive	Local	0.44
Patricia Avenue	Local	0.33	Ashley Way	Private	0.36
Pease Avenue	Local	0.26	Berkshire Terrace	Private	0.04
Pine Street	Local	0.36	Bridle Path	Private	0.02
Pinecrest Drive	Local	0.43	Chalet Road	Private	0.32
Pleasant Street	Local	0.65	Charles Street	Private	0.05
Pleasant View Drive	Local	0.35	Cider Lane	Private	0.10
Pomeroy Avenue	Local	0.10	Holiday Cottage Road	Private	0.87
Porter Avenue	Local	0.10	Home Terrace	Private	0.07
Prospect Street	Local	0.03	Johnson Place	Private	0.06
Raymond Drive	Local	0.56	Justin Way	Private	0.03
Renee Drive	Local	0.20	Library Square	Private	0.05
Reservoir Road	Local	0.05	Martin Way	Private	0.06
Richard Drive	Local	0.17	Melissa Way	Private	0.03
River Street	Local	0.07	Mitchell Place	Private	0.08
Riverview Drive	Local	0.15	Mobile Terrace	Private	0.05
Ruby Terrace	Local	0.07	Model Farm Road	Private	0.18
Ruth Drive	Local	0.07	Monahan Road	Private	0.20
School Street	Local	0.10	Park Terrace	Private	0.07
Second Street	Local	0.12	Pioneer Street	Private	0.35
Sleepy Hollow Drive	Local	0.36	Pomeroy Manor	Private	0.15
South Carson Avenue	Local	0.16	Red Barn Road	Private	0.66
South Street	Local	1.74	River Birch Lane	Private	0.13
Stockbridge Avenue	Local	0.09	Taunton Terrace	Private	0.08

Table C18- Road Jurisdiction in Dalton, MA					
Source: MassDOT Road Inventory File, 2015					
Street Name	Jurisdiction	Miles	Street Name	Jurisdiction	Miles
Unknown	Private	0.18	North Street	State	2.78
Cleveland Road	State	0.01	Hillside Avenue	Unknown	0.01
East Street	State	0.06	Reservoir Road	Unknown	0.75
Hinsdale Road	State	1.52	River Street	Unknown	0.06
Main Street	State	2.23	Unknown	Unknown	0.50

LAND USE

Location and Context

The Town of Dalton is approximately 21.87 square miles, or around 13,996 acres in size. Dalton is bordered to the east by the towns of Windsor and Hinsdale, to the south by Washington, to the west by Pittsfield, Lanesborough, and Cheshire, and to the north by Cheshire.

Land Use

State Aerial Photography Analysis

The state, via the University of Massachusetts Amherst's Resource Mapping - Land Information Systems Lab in the Department of Natural Resources Conservation, conducted an aerial photography analysis of land use in 1971, 1985, and 1999 (see Table C19). While 1999 data is fairly dated at this point, this analysis still presents the best picture of the development footprint of Dalton and how it has changed over that 28 year period.

It is important to note that a similar land use inventory was conducted by the state in 2005. However, a change in methodology makes comparison of the 2005 data with the 1971-1999 data statistically impossible.

Prior to 2005, land use data was derived manually, from analysis of aerial photography. After 2005, these processes became automated.

Additionally, the state began to integrate existing data sets into its analysis. Land use from 1971-1999 as well as the 2005 analysis have been included in this report. However, these data sets should not be compared in such a way to determine land use trends between 1999-2005. For example, 1999 land use data indicates 90.61 acres of wetland, while 2005 data indicates 448.5 acres of wetland. In reality, those additional wetland acres always existed within Dalton, but were previously classified as agriculture or vacant. In 2005, wetland extents determined from on-the-ground field work were integrated into land use data. Previously, wetland extents were mapped from aerial photography, which made the determination of wetland areas difficult.

Land Use Change 1971-1999

Between 1971 and 1999, residential acreage increased more than any other land use category. Residential land use increased by over 450 acres during this time, from 8.42% to 11.75% of the total land in the town. Forest land decreased the most over the period from

Table C19- Land Use in Dalton 1971-1999

Source: MassGIS Land Use 1971-1999							
	1971		1985		1999		% Change 1971-1985
	Acres	%	Acres	%	Acres	%	
Agriculture	927.79	6.62%	858.62	6.13%	640.34	4.57%	-30.98%
Commercial	91.76	0.66%	95.02	0.68%	118.72	0.85%	29.38%
Forest	10,939.49	78.09%	10,784.85	76.99%	10,541.89	75.25%	-3.63%
Industrial	122.95	0.88%	132.93	0.95%	125.13	0.89%	1.77%
Mining / Waste Disposal	138.00	0.99%	145.68	1.04%	63.65	0.45%	-53.87%
Recreation	182.84	1.31%	185.46	1.32%	202.11	1.44%	10.54%
Residential	1,179.57	8.42%	1,363.76	9.73%	1,646.12	11.75%	39.55%
Transportation	0.00	0.00%	7.98	0.06%	7.98	0.06%	#DIV/0!
Vacant	319.16	2.28%	327.27	2.34%	527.93	3.77%	65.41%
Water	41.09	0.29%	41.09	0.29%	44.51	0.32%	8.33%
Wetland	66.34	0.47%	66.34	0.47%	90.61	0.65%	36.59%
Total	14,009.00	100.00%	14,009.00	100.00%	14,009.00	100.00%	0.00%



1971-1999, losing almost 400 acres, from 78.09% of all land to 75.25% of all land in Dalton. Other categories that saw increases in Dalton during this time include commercial, recreational, vacant, and wetland land uses. Categories that saw decreases between 1971 and 1999 include agriculture, and mining/waste disposal (see Table C19).

Land Use 2005

For mapped land uses, please see Map 4—Current Land Use (2005).

While available land use data from 2005 should not be compared with earlier data to determine trends, it does provide the most recent “snapshot” of land use within Dalton (see Table C20). The 2005 data does not paint a substantially different portrait of the town than the earlier data provides. As of 2005, Dalton is primarily forested, with over 10,500 acres, or 76.2% of all land in the town is covered by forest. Residential land use is also significant, far exceeding the acreage devoted to institutional, commercial, or industrial land uses. Residential land use covers just over 1,297 acres, or 9.3% of all land within the town.

Concerns

There are several items related to land use that are of concern to the town. The Old Dalton High School facility and its future use is uncertain at this time. What happens to this piece of land has implications on other areas of town. The town needs affordable housing, but it also needs athletic fields. These two options for the old school are exclusive of one another.

Additionally, there is concern that there is not enough industrial land within town.

Existing Zoning

For a map of current zoning districts, please see Map 5—Zoning.

Dalton currently has nine zoning districts, four districts specifically for residential and five districts for commercial development (see Table C21). The zoning was originally created in 1954 and subsequently

Table C20 - 2005 Land Use in Dalton, MA		
Source: Mass. GIS Land Use 2005		
	Acres	%
Agriculture	436.4	3.1%
Commercial	61.4	0.4%
Forest	10,655.3	76.2%
Industrial	114.5	0.8%
Institutional*	121.2	0.9%
Mining / Waste Disposal	87.9	0.6%
Recreation	176.8	1.3%
Residential	1,297.0	9.3%
Transportation	140.1	1.0%
Vacant**	351.7	2.5%
Water	99.2	0.7%
Wetland***	448.5	3.2%
Total	13,990.0	100.00%
*Institutional category includes town owned facilities as well as cemeteries.		
**Vacant category includes abandoned agriculture, areas like power lines and areas of no vegetation, as well as brushland and successional environments not dense enough to be classified as forest.		
***Wetland category includes both forested and non-forested wetlands.		

updated. In the past decade, the town’s zoning was recodified to modernize it.

In addition to the traditional zoning districts, there are a few special districts covering a variety of interests.

Open Space Residential District

The Open Space and Residential District (OSRD) is an overlay district that encompasses the parcels located within the R-1 district. The OSRD allows for higher a density residential development than would be allowed in the underlying zoning, but requires the developer to set aside land for conservation.

Floodplain Overlay District

The Dalton Floodplain Overlay District’s purpose is “to ensure that the development of land is done with the awareness and understanding of the potential flood hazards in these areas.” Construction and other

Table C21. Zoning

Zone	Description	Minimum Lot Size	Minimum Frontage	Maximum Building Coverage	Maximum Total Coverage	Stories
R-1	Residential/Agriculture	3 Acres	150	20%	30%	2 1/2
R-2	Residential	15,000	100	25%	30%	2 1/2
R-3	Residential	7,500	70	30%	35%	2 1/2
R-4	Residential	60,000	150	25%	30%	2 1/2
B-1	Dwelling	15,000	100	25%	30%	2 1/2
	Other permitted uses	20,000	100	60%	75%	N/R
B-2	Dwelling	7,500	70	30%	35%	2 1/2
	Other permitted uses	7,500	70	80%	95%	N/R
I-1	Business	20,000	100	60%	75%	N/R
	Other permitted uses	40,000	150	50%	80%	N/R
I-2	Business	7,500	70	80%	95%	N/R
	Other permitted uses	10,000	80	70%	90%	N/R
PIDD	Planned Industrial Development	20,000	70	80%	90%	N/R

development within the Floodplain Overlay District require issuance of a special permit from the Board of Appeals. The area determining the extent of the Floodplain Overlay District is derived from Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). The district extends through low lying areas along the East Branch of the Housatonic River, Wahconah Falls Brook, and several other small areas.

Scenic Mountain Act

The Town of Dalton adopted the Berkshire Scenic Mountain Act (SMA), which allows it to protect scenic views and watersheds. The SMA requires any construction over 1,500 feet to not be visible above the ridge line and to control run-off and erosion created by development. The Scenic Mountain Act is enforced by the Dalton Conservation Commission.

Design Standard Overlay

The town of Dalton adopted design guidelines in 2015 to help maintain the aesthetics of the major roads in town. The corridor extends the entire length of Route 9 from Pittsfield to Windsor as well as East Main Street and Hinsdale Road (Route 8) southwards 500 feet from Fox Road. The corridor extends for 500 feet from

each road. The bylaw establishes a design review board to review new construction and major modification of commercial/industrial and multi-family residential (more than 2 families).

Development Trends and Future Development Capacity

Development Trends

For a map of buildings in Dalton by construction date, please see Map 6—Development Trend.

Available data from the Town Assessor showing the construction date of buildings allows for a picture of development trends to emerge, but do not capture earlier structures that may have existed on a given parcel and been replaced. This data is based on assessor's 2012 information.

Many structures in the town built prior to 1900 are still remaining, which could account for the large amount of historic structures found in the Dalton (see Table C22). Additionally, prior to 1900, development is relatively concentrated around Main Street and North Street. Between 1900 and 1950, most development was infill



Table C22- Development Trend

Source: Dalton Town Assessor, 2012.

Year Built	# of buildings
Pre-1900	526
1901 to 1950	1218
1951 to 1975	1082
Post-1975	707

around Main Street and North Street. After 1950, dense development spread throughout town onto roads that were sparsely developed prior to 1950. From 1951 to 1975, over 1,000 structures were built, mostly in subdivisions off of South Street and Tower Road, but also infill development throughout the town. Since 1975, over 700 new structures have been built, mostly in subdivisions off of South Street, but also around Raymond Drive, Anthony Drive, Apple Tree Lane, and Yvonne Drive.

NATURAL AND CULTURAL RESOURCES

Topography and Landscape

Dalton is characterized by a rough landscape with some good farmland in its interior and a swift moving river (the Housatonic). Dalton's extensive forested areas, mountainous topography, agricultural lands and wetlands lend the town a distinctively vibrant aesthetic and natural beauty that is highly treasured by its residents.

Soils

For a map of general soil conditions in Dalton, please see Map 7—Soils and Geologic Features.

There are extensive areas within Dalton, along North Mountain in the north and Day Mountain in the south, which present severe restrictions for development. These areas contain nearly 70% of the land in Dalton and are predominated by steep slopes of greater than 15% and elevations greater than 1300 ft. (the height of the water reservoir). Development of these areas would be expensive, as would be the cost of providing and maintaining municipal services and facilities. Further, these areas are predominated by poor soil conditions such as ledge outcroppings, impermeability, and wetness which are not suited to on-lot septic tank disposal. Appropriate use of these lands could include forestry, natural resources extraction, public water supply, recreation, conservation, and low density residential.

Between the mountains and the level valley there is land which, though difficult to develop, can be utilized if certain precautions are taken. These areas contain moderate slopes of less than 15%, but poorly drained soils. If these areas are not provided with good sewage and drainage systems, they would likely require approximately two acres per lot in order for septic tanks to function properly according to the Soil Conservation Service. Furthermore, municipal water may not be available in these areas.

Dalton's soils are contained in two main associations located around the town's river valley and upland areas. In upland areas, soils are generally shallow and close to bedrock and steep slopes are common.

Common Soil types include:

Berkshire-Marlow

This soil unit "consists of very deep, well-drained, and acidic Berkshire and Marlow soils. These soils are often sandy loams on the sides of hills and mountains. Berkshire soils are typically located on high, steep slopes, and Marlow soils are on the less steep and the lower slopes or in valley areas". (USDA Berkshire and Marlow Soil Series, 1988)

Lyman-Tunbridge

Lyman soils are "shallow, acidic, somewhat - excessively drained loams occurring on the upper steep slopes. Tunbridge soils are moderately deep, acidic, well drained loams on less sloping areas or in pockets between Lyman soils and rock outcrops. Rock outcrops and many stones and boulders cover the surface". (USDA Lyman and Tunbridge Soil Series, 1988)

Peru-Marlow

The Peru-Marlow association "consists of very deep, moderately well drained, Peru soils and very deep well drained Marlow soils. These soils are on the sides and crests of glacial till uplands. Peru soils are typically on the lower part of the slopes or in slightly concave areas and Marlow soils are on the upper parts of slopes or in convex areas". (USDA Peru-Marlow Soil Series, 1988)

Copake

The Copake series "consists of very deep, somewhat excessively drained soils on glacial outwash plains, kames and stream terraces. These soils formed in glacial outwash material derived mainly from calcareous sand and gravel". (USDA Copake Series, 1988)

Hinckley

The Hinckley series "consists of very deep, excessively drained soils formed on glacial outwash plains, kames, and stream terraces. These soils formed in glacial outwash material derived mainly from granite, gneiss, and schist". (USDA Hinckley Soil Series, 1988)

**Table C23- Water Resources in Dalton, MA***Source: Mass. GIS MassDEP List of Integrated Waters, 2012*

Water Body	Acres	Impairment Status
Anthony Brook Reservoir	2.5	
Egypt Reservoir	2.9	
Ashley Reservoir (partially in Washington)	1.2	
Center Pond	11.0	
Gore Pond	9.4	
Streams and tributaries	Miles	
Anthony Brook	7.86	
Egypt Brook	3.23	
Walker Brook	3.96	
Duncan Brook	7.75	
South Brook	3.93	
East Branch Housatonic River	5.6	Fecal Coliform, PCB in fish tissue
Wahconah Falls Brook	5.07	Fecal Coliform
Cleveland Brook	3.18	
Barton Brook	4.12	
Brattle Brook	3.71	
Sackett Brook	6.62	
Hathaway Brook	1.44	
Ashley Brook	0.31	

Pittsfield

The Pittsfield series consists of very deep, well drained soils on uplands. These soils formed in glacial till derived mainly from limestone (USDA Pittsfield Soil Series, 1988).

Ecoregion and Forest Resources

Ecoregions are areas with similar climate, geology, and topography. Massachusetts is part of two large ecoregions, the Northeastern Highlands and the Northeastern Coastal Zone. These two ecoregions can be further divided into 13 sub-regions.

Dalton is located within the Berkshire Highlands and the Western New England Marble Valleys, both

Table C24 - Wetland Resources in Dalton, MA*Source: Mass. GIS MassDEP Wetlands, 2012*

Wetland Type	Acres	% of wetland acreage
Bog	2.8	0.6%
Deep Marsh	5.9	1.3%
Shallow Marsh		
Meadow or Fen	28.4	6.5%
Shrub Swamp	112.4	25.6%
Wooded Swamp		
Coniferous	110.8	25.3%
Wooded Swamp		
Deciduous	121.6	27.7%
Wooded Swamp		
Mixed Trees	56.9	13.0%
Total	438.7	100% (3.1% of all land within Dalton)

subregions of the Northeastern Highlands.

The Massachusetts Audubon Breeding Bird Atlas notes that This Berkshire Hills subregion is relatively high (for Massachusetts), with elevations ranging from 1,000 to more than 2,500 feet, and is cloaked with spruce-fir and northern hardwood forest types.

The Marble Valley is a scenic region is characterized by a number of suburban and semiurban communities, cropland and pastures, and both transition (oak-hickory) and northern hardwood forests, depending upon the latitude and elevation.

Water Resources

For mapped watershed boundaries, water bodies, and floodplains, please refer to Map 9—Water Resources.

Watersheds

The majority of Dalton is located within the Housatonic River Watershed. A portion of the Hoosic River Watershed is located in the northern part of town.

Surface Waters**Rivers and Streams**

The Town of Dalton's major rivers are the East Branch of the Housatonic River and Wahconah Falls Brook. The East Branch of the Housatonic River flows

northwards from Hinsdale before it turns west and flows into Center Pond. From Center Pond, it continues flowing west into Pittsfield. Wahconah Falls Brook enters town from the east in Windsor and travels westward until it joins the East Branch of the Housatonic River at Center Pond.

Lakes and Ponds

Dalton contains few lakes and ponds. The largest is Center Pond (11 acres), located between North Street and Main Street (see Table C23).

Dalton has two water bodies listed on the United States Environmental Protection Agency's (EPA) 303(d) list of impaired waters. Under the Clean Water Act, states are required to develop a list of waters impaired by pollution or otherwise degraded for the purposes of prioritization and to help develop future Total Maximum Daily Loads (TMDL). A TMDL is a calculation of the maximum amount of pollutant that a water body can receive daily and still meet water quality standards. TMDL calculations are incorporated into implementation plans for water bodies or watersheds for the purposes of restoring impaired water bodies and improving water quality.

Within Dalton, the East Branch of the Housatonic River and Wahconah Falls Brook are listed as impaired; both water bodies are listed for fecal coliform and PCB's in fish tissue.

Outstanding Resource Waters (ORW)

The Anthony Brook watershed and the Egypt Brook watershed are located within a state designated "outstanding resource water" or ORW. This land is afforded additional protections under state law and is used for lands designated for drinking water supply protection. These ORW areas protect the emergency water supply for the Dalton Fire and Water District, which provides water to most of the town.

Floodplain and other Flood Hazard Areas

Flooding occurs when the volume of water within a given stream or river exceeds the channel's capacity. The floodplain is considered the land area adjacent to a water body that is subject to recurring inundation. Flooding often occurs in the spring due to snow melt,

and during large storm events. Floods often occur at predictable intervals.

FEMA has identified several floodplain areas that extend throughout Dalton, through their Flood Insurance Rate Map (FIRM) program. An analysis of the FIRM flood hazard area maps indicates that there is a total of 464.35 acres of 100-year floodplain within the town. This amounts to 3.32% of the total town. Currently there are 4 commercial buildings, 5 industrial buildings, and 73 residential buildings within the floodplain.

In 2012, BRPC created a regional hazard mitigation plan, of which Dalton was a participating community. The 2012 plan notes several natural hazards within the town.

Wetlands

There are over 400 acres of wetlands in Dalton, comprising 3.1% of all land within the town. These wetlands can be divided into seven main types (see Table C24). Over 110 acres belong to the wooded deciduous swamp variety. This type makes up over 27% of wetlands in the town, the greatest of all the seven wetland typologies. The least are bogs, which occupy just under 3 acres, or around 0.6% of all wetlands within the town.

Wetlands perform important functions for both humans and wildlife. Wetlands are the most productive ecosystems on the planet, measured by the amount of biomass or living biological tissue they help to produce. Wetlands serve as habitat for a wide variety of plant and animal species and often function as critical nursery and breeding areas. Wetlands also provide functions for humans. The benefits to humans provided by wetlands and other natural environments are sometimes referred to as "ecosystem services". Valuable ecosystem services provided by wetlands include water purification, flood storage and control, and shoreline stabilization. Water speed and flow is greatly reduced in a wetland compared to the open water of a stream or river. This causes suspended sediments to fall out of the water column, thus enhancing downstream water quality. Wetlands also help to remove harmful pollutants as well as nutrient pollution from water resources.



Table C25 - Threatened, Endangered and Special Concern Species Sighted in Dalton, MA

Source: Mass DFG Town Species Viewer, 2015

Type	Species Name	Common Name	Status	Year Sighted
Bird	<i>Botaurus lentiginosus</i>	American Bittern	E	2003
Dragonfly/Damselfly	<i>Boyeria grafiana</i>	Ocellated Darner	SC	2009
Vascular Plant	<i>Equisetum scirpoides</i>	Dwarf Scouring-rush	SC	2012
Reptile	<i>Glyptemys insculpta</i>	Wood Turtle	SC	1996
Bird	<i>Oporornis philadelphia</i>	Mourning Warbler	SC	1997
Butterfly/Moth	<i>Pieris oleracea</i>	Mustard White	T	2009
Vascular Plant	<i>Symphyotrichum prenanthoides</i>	Crooked-stem Aster	SC	2012

E=Endangered, T=Threatened, SC=Special Concern Species

During flooding, wetlands act as a “sponge” that helps to absorb excess water. Wetlands also help to reduce erosion by acting as a buffer that helps to protect the shorelines of rivers, lakes and other bodies of water.

Wetlands are located throughout the town of Dalton. There are large blocks located in Chalet Wildlife Management Area in the northern portion of town as well as around the East Branch of the Housatonic River. See Map 9—Water Resources.

Habitat

Rare Species and Wildlife Habitat

Endangered, threatened and special concern species are protected by the Massachusetts Endangered Species Act (MESA). Endangered species are defined as “any species of plant or animal in danger of extinction throughout all or a significant portion of its range.” Threatened species are defined as “species of plant or animal likely to become an endangered species within the foreseeable future.” Special concern species are defined as any species that “have suffered a decline that could threaten the species if allowed to continue unchecked or that occurs in such small numbers or with such a restricted distribution or specialized habitat requirements that it could easily become threatened.” Under the MESA legislation, listed species are protected from any “taking”, a broad term which seeks to prevent the killing, collecting, harassment, or the destruction of the habitat of listed species, among other things.

Within Dalton, eight endangered, threatened and special concern species have been sighted in the town since the earliest records of 1996 (see table C25).

BioMap2

For locations of BioMap2 components and natural communities, please refer to Map 10—Vegetation, Fisheries and Wildlife.

BioMap2 is a statewide mapping project that combines 30 years of rare species and natural community data from the NHESP with wildlife species and habitat assessments that were conducted as part of the Division of Fisheries and Wildlife’s 2005 State Wildlife Action Plan (SWAP). Additionally, BioMap2 data integrates the Nature Conservancy’s assessment of large, connected and intact ecosystems across the state. (NHESP, 2012).

BioMap2 has two primary components, Core Habitat and Critical Natural Landscape. Core Habitat includes “areas that are critical for the long term persistence of rare species and other species of conservation concern” (NHESP, 2012). According to BioMap2, Core Habitat is found on 5,491 acres in Dalton, or around 39.2% of the land in town. Large portions of core habitat are located in the Chalet Wildlife Management Area and along the East Branch of the Housatonic River. Additionally, a block of core habitat begins just south of East Housatonic Street as well as a block around Hathaway Brook on the south end of town.

Critical Natural Landscape identifies large contiguous landscape blocks that have been minimally impacted by development. The BioMap2 report for the Town of Dalton notes that “if protected, these areas will provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances in a rapidly changing world” (NHESP, 2012). Critical natural landscape often includes crucial upland habitat that supports the long term integrity of core habitat areas. Critical natural landscape comprises 7,138 acres or 51.0% of all land within the town. For mapped core habitat and critical natural landscape, see Map 10—Vegetation and Fisheries and Wildlife.

As described above, critical natural habitat extends across much of town; Chalet Wildlife Management Area at the north end of town is the largest block, but there is an additional large block on the south end of town east of Dalton Division Road. There is also a critical natural habitat along Wahconah Falls Brook leading into Center Pond.

Priority and Exemplary Natural Communities

Two priority and exemplary natural communities exist in the Town of Dalton. Natural communities are “assemblages of species that occur together in space and time. These groups of plants and animals are found in recurring patterns that can be classified and described by their dominant physical and biological features” (NHESP Natural Communities, 2015). Globally rare natural communities, or those with limited local distribution, are considered priority natural communities. Both of these natural communities are rated as “S3”, meaning they typically have 20-80 sites, or limited acreage across the state. Exemplary natural communities are considered to be the best examples of the more commonly occurring natural communities in the state are generally not considered threatened.

Rich, Mesic Forest Community

Rich Mesic Forests are moderately moist, nutrient-rich hardwood forests restricted to areas of calcium-rich bed rock and alkaline groundwater. Common overstory species are Sugar Maple (*Acer Saccharum*)

or White Ash (*Fraxinus Americana*). The herbaceous layer is generally comprised of ferns, sedges, lilies and buttercups. Due to the fact that these communities occur on calcareous bedrock, they often support rare plant species. This natural community occurs in two locations, one is south of East Housatonic Street and the second is north of Gulf Road.

Spruce-fir Swamp

These natural communities occur at stream headwaters or in poorly drained basins in the mountains. This community is dominated by red spruce (*Picea rubens*) and balsam fir (*Abies balsamea*) and is located in the northeastern corner of town.

Cultural Resources

History of the Community

On August 24, 1778, Col. William Williams, Capt. Eli Root, and William Barber petitioned the Massachusetts General court for the “Ashuelot equivalent be set off as a District Town”. Chapter 64, Acts of 1783-1784 state “that all lands and inhabitants of the Ashuelot Equivalent aforesaid, bounded west partly of Pittsfield and partly on Lanesborough...be and hereby are incorporated by the name Dalton, March 20, 1784.” The town was named for Tristram Dalton, the speaker of the Massachusetts House of Representative. Mr. Dalton, a native of Newburyport, Massachusetts, was a well-respected politician in the primary years of the new nation.

Characterized by a rough landscape with some good farmland in its interior and a swift moving river, the Town of Dalton soon became a rural industrial community with many neighborhoods housing mill owners and their employees. Harnessing the power from the East branch of the Housatonic River, Dalton enjoyed the prosperity of many of the local mills. By 1829, the town was comprised of three paper mills, a gristmill, and five sawmills, all within a mile of the town meeting house. Farmland was limited in comparison to the towns lower on the Housatonic River, but some still remains, such as Holiday Brook Farm.



Dalton's largest industry, papermaking, was started by Zenas Crane (1777-1845) in 1801 along the banks of the Housatonic River. Searching for nearly 2 years to discover the right location for a new mill, young Zenas bought 14 acres of land from Martin Chamberlain. Zenas felt the abundance of clean water, a swift moving river, ample cordage, and nearness to major markets would provide for an ideal location. In 1844, the Crane's developed its distinctive bank note paper, which was quickly accepted by banks from Great Barrington to Boston, for printing of bonds and bank notes.

Before the establishment of a permanent fire company in 1899, blazes took many significant structures. A fire in 1914 destroyed the three-story Union Block. The Central Block, the former location of the town hall, burned in 1938. The Clark Block burned in 1937. Each of the blocks were rebuilt. Fire also plagued the papermaking industry with every mill in the village burning at least once.

Before 1900, there existed eight school districts throughout Dalton. Student population divided the districts equally. Many of these school buildings still exist throughout the town, and many are being used as homes for Dalton residents. The new Nessacus Regional Middle School (opened in 1997), the Wachonah Regional High School (opened in 1961), Cranville Elementary School (constructed in 1961, renovated in 1989), and St. Agnes Academy serve the current student population.

In 1826, F. Morgan of Stockbridge raised money to construct a railway from Springfield to the state line in West Stockbridge. By 1840 the line was complete. At the time, Boston & Albany Railroad was running six or seven trains a day between Dalton and Pittsfield. In 1888, the second depot was built in Dalton with local granite. The railroad depot was operational until 1952. The building sat vacant until 1976, when a private owner renovated the structure to house a tavern and restaurant.

Dalton was also served by a trolley system, which ran exclusively from Pittsfield to Dalton. The Pittsfield Street Railway began operating a trolley service in Dalton around 1886. The service was renamed in 1890

when it switched from horsepower to electric power. Many historic structures still exist in and around the business block areas. In 1976, The Town's Historic Commission had identified several significant structures built before 1820 as well as other notable homes. Dalton has many resources officially listed on the National Register of Historic Places.

Massachusetts Cultural Resource Information System (MACRIS) Database

For locations of historic buildings and other structures found in the MACRIS database, please refer to Map 12—Historic Resources.

The Massachusetts Cultural Information Resource System (MACRIS) is a database maintained by the Massachusetts Historical Commission (MHC) that lists historic structures, areas, objects and burial grounds recognized at the local, state, and national level. Within Dalton, the MACRIS database lists 768 records comprising mostly historic buildings, however the records also include several bridges, stores, and cemeteries, among other places.

It is important to note that the MACRIS records identified in this plan are incomplete for several reasons, the first being that listings available online are part of ongoing digitization efforts by the state. For more information on the town's historic buildings and other areas, please consult the Dalton Historical Commission.

MACRIS records available online for the Town of Dalton currently list seven historic properties and sites with state and national historic significance. These include the Fairview Cemetery, the East Main Street Cemetery, the Main Street Cemetery, the Cranesville Historic District, the Dalton Grange Hall No 23, the Crane Museum (Old Stone Mill Rag Room), and the Henry Fitch—Charles Hoose House. The Fitch-Hoose House is part of the African American Heritage Trail and is currently undergoing renovation. The house will become a museum once it is restored.

The town has also worked on establishing two additional historic districts, one along Main Street from Park Avenue to Glennon Avenue, and a second

one along East Main Street. The town has collected much of the information needed to designate these districts, but does not have the resources to formally submit them for designation.

Cemeteries

There are five cemeteries located in Dalton. In 2007 there was a historical renovation plan that looked at the condition of the roads, fencing, plantings, and the headstones. The plan is too expensive for the town to fully implement, however the town does have some resources dedicated to restoring some of the oldest stones.

Fairview Cemetery

Established circa 1885, located on Curtis Avenue. This cemetery is 6.3 acres and has approximately 150 spots left.

Upper Main Street Cemetery

Established circa 1781, this cemetery is the oldest in town and is located on Main Street. This cemetery is 2.1 acres and is considered full.

Main Street Cemetery

Established circa 1796, located on Main Street and Park Street. This cemetery is 10 acres and is considered full.

Ashuelot Cemetery

Established circa 1957, located on Ashuelot Street. This cemetery is 6.5 acres and has significant capacity. Part of this cemetery is currently used by the CRA for athletic fields. As the cemetery fills, the CRA will need to find new fields to utilize.

Smith Cemetery

The Smith Cemetery is a small private family cemetery located off of Monahan Road in the northeast corner of town. This cemetery is not maintained and its location is uncertain.



OPEN SPACE AND RECREATION

Open Space

Open space is defined as land that has not been developed for residential, commercial, or industrial uses and includes publicly and privately owned land. Open space often has particular interest to conservation or recreation and can include:

1. Land which contributes to the public water supply
2. Forests, fields, and agricultural lands
3. Wetlands
4. Rivers, streams, and lakes
5. Parks and other recreation lands
6. Wildlife corridors or animal habitats
7. Land which preserves scenic views or town character

Land in Dalton is protected in a variety of ways and with varying degrees of protection. Conservation and recreation lands in the Town of Dalton are protected by four entities: the Town and other municipal organizations; the Commonwealth of Massachusetts; The United States Government; and private landowners (see Table C26).

Land is considered under permanent protection if it is owned by the state or a local land trust. It may also be permanently protected if the land is subject to a conservation restriction, such as those held by land trusts. Within the Town of Dalton, many privately owned properties are considered to be under permanent protection due to conservation restrictions held by local land trusts or the state.

Areas under limited protection include other town-owned parcels such as Pinegrove Park. These areas have been used for recreation, but are not permanently protected. Areas under Chapter 61 (A or B) tax reduction programs are considered to have temporary protections, as they are privately owned.

All privately owned lands without conservation restrictions or not enrolled in Chapter 61 are considered to be unprotected.

Organization	Acreage	% protected land (8,393.54 acres)	% all land (13,996.15 acres)
Federal	561.10	6.7%	4.0%
State	4,743.62	56.5%	33.9%
Land Trust	77.29	0.9%	0.6%
Municipal			
Town of Dalton	256.32	3.1%	1.8%
City of Pittsfield	374.17	4.5%	2.7%
Private	1,566.24	18.6%	11.2%
Subtotal	7,578.74	90.2%	54.1%
Chapter 61 Properties	2,385.84	28.4%	17.1%
Sub Total	9,964.58	118.6%	71.2%
Overlapping Properties (privately owned lands that are permanently protected and in Chapter 61)	1,561.85	18.6%	11.2%
Total	8,402.73	100.0%	60.0%

Protected Open Space

For locations of protected open space and Chapter 61 properties, please refer to Map 11—Inventory of Lands of Conservation and Recreation Interest.

According to the Massachusetts State Geographic Information System (GIS) "Open Space" data layer, there are 8,393.54 acres of protected open space lands in the Town of Dalton, the equivalent of 60.0% of all land within the town. Over 4,900 acres of this total (or around 58% of all protected land) is in parcels held by the Commonwealth of Massachusetts, and includes the portions of the Appalachian Trail Land, Chalet Wildlife Management Area and Day Mountain Wildlife Management Area (See Table C26 and Table C27). Also included are permanently protected open space lands

owned by private landowners, watershed protection land held by the City of Pittsfield, as well as temporarily protected lands protected by Chapter 61 incentives. This total also includes Town of Dalton owned properties such as Pinegrove Park, which have limited protections due to municipal ownership.

Additionally, it should be noted that roughly 1,639 acres of privately owned lands in Dalton are both permanently protected and in Chapter 61 incentive programs. These 1,639 acres with “overlapping” conservation protection were removed from acreage totals to provide a more accurate amount of protected land within the town.

Chapter 61, 61A, and 61B Lands

Chapter 61 is a state program that allows private landowners to manage their properties for forestry (Chapter 61), agricultural (Chapter 61A), or recreational purposes (Chapter 61B) in exchange for reduced taxes. Parcels in the program for the purposes of forestry must be at least 10 acres in size and must have an approved 10-year management plan in place. Parcels enrolled in Chapter 61A or 61B must be at least five acres in size. Once enrolled in Chapter 61, the town where the property is located acquires a right of first refusal should the land be put up for sale. This right of first refusal can also be assigned by the town to a land trust or state agency. Chapter 61 lands are not considered permanently protected, as landowners can remove their property from the program at any time. However, there are monetary penalties associated with sale of properties enrolled in Chapter 61 for purposes other than forestry, agriculture or recreation, as well as any changes in land use while enrolled.

For more information on Chapter 61 programs, consult a local forester or the town assessor. Chapter 61 properties are privately owned and should be considered off limits to public access without the landowner’s permission. There are a total of 2,170 acres of land currently enrolled in Chapter 61 in Dalton, totaling around 15% of all land within the town. The majority of these properties are enrolled for the purposes of forestry, with some enrolled for

agriculture. There are currently no parcels in Dalton enrolled in the Chapter 61 program for recreation (see Table C28).

Recreation

The Town of Dalton offers several areas for recreation, including town, state, and privately owned areas.

Town-Owned Recreation Areas

The Town of Dalton has four parks/playground areas available for outdoor public recreation as well as several additional properties.

Pine Grove Park

Pine Grove Park is a 7.5 acre parcel of land located on High Street, Carson Avenue, Curtis Avenue and Third Street. The park contains athletic fields used for baseball, softball, and football as well a basketball courts, a playground, and a pavilion.

Chamberlain Park

Chamberlain Park is located at the end of Chamberlain Avenue and is 9.2 acres. The park contains two baseball fields and a playground.

Craneville Playground

Craneville Playground is located at Craneville Elementary School on Park Avenue. The park contains playground equipment as well as playing fields used for baseball and soccer.

Greenridge Park

Greenridge Park is located on South Street and is 10.3 acres in size. The park has athletic fields used for baseball and soccer, as well as a basketball court and a playground.

The Pines

The Pines was recently purchased by the town and is located on High Street. The Pines is a forested parcel of land, 41.5 acres in size, and has hiking trails on it.

Town Forest

The Town Forest is a forested parcel with no direct access, with the closest streets being Anthony Road



and Route 9. The Town is in the process of selling this to the state, as it is surrounded on three sides by Chalet Wildlife Management Area. The property is 107.5 acres.

City of Pittsfield Watershed Land

The City of Pittsfield owns 374.2 acres of land off of Washington Mountain Road and Kirchner Road for the protection of its water supply. This land is not open to the public.

Central Berkshire Regional School District Owned Recreation Land

The Central Berkshire Regional School District owns a 92.3 acres parcel of land off of Old Windsor Road and Fox Road that contain Nessacus Regional Middle School and Wahconah Regional High School. The property contains numerous playing fields, used for football, track and field, soccer, baseball, tennis, and lacrosse.

State Owned Recreation Areas

Dalton has almost 4,900 acres of state-owned forest. These areas and their uses are outlined below.

Day Mountain Wildlife Management Area (WMA)

Day Mountain WMA is located in the southern portion of town between East and West Housatonic Streets in the north and Grange Hall Road in the south. This area is 372.1 acres and has limited access, with two parking spots off of East Street. The land is mostly used for hunting and the Appalachian Trail runs through it.

Chalet Wildlife Management Area

The Chalet WMA is located north of High Street and North Street, and runs to the northern border of town. The area is 3,669.4 acres in size with limited access from Dalton. The WMA has several streams and Anthony Pond, and is mostly used for hunting. The Appalachian Trail borders the western edge of it in town.

Appalachian Trail Corridor

Through a mix of 656.9 acres of state and 561.1 acres of federal ownership, the Appalachian Trail runs for

9.9 miles northwards through most of town, adjoining both the Day Mountain WMA and the Chalet WMA. The Appalachian Trail is dedicated exclusively to hiking, with no other forms of transportation allowed on the trail. Hunting is prohibited on the federally owned land. Parking for several cars is available on Gulf Road.

Wahconah Falls State Park

Wahconah Falls State Park is a 21.8 acre park located on Wahconah Falls Road in Dalton, Windsor, and Hinsdale. The park has picnicking facilities as well as hiking trails to the falls and fishing. Wahconah Falls Brook flows over several smaller tiered falls then cascades about 40 feet into a deep pool.

Housatonic River Access

Two parcels of land totaling 27.3 acres are owned by the Department of Fish and Game for providing access to the Housatonic River. One site has limited parking at the Department of Fish and Game offices on Old Windsor Road, while the other parcel, located off of Orchard Road, has no access.

Privately Owned Recreation Areas

The Boulders

The Boulders, recently transferred to Berkshire Natural Resources Council from Crane and Company, contains 72 acres within the Town of Dalton. This land is located off of Gulf Road and has numerous hiking trails.

Old Mill Trail

The Old Mill Trail is on 90.6 acres of land owned by Crane and Company with a conservation restriction from the Department of Fish and Game. Housatonic Valley Association designed and built the Old Mill Trail, running from Old Dalton Road in Hinsdale north along the Housatonic River. The trail is universally accessible for almost half of its length, and provides access to the river for fishing.

American Legion

The American Legion Post 155 has several athletic fields located on North Street on a 23.4 acre parcel.

The fields include baseball, softball, soccer and football. There is also a picnic area on the property.

Wahconah Country Club

The Wahconah Country Club is a semi-private 161 acre 18-hole golf course established in 1930. The course is located at the intersection of Orchard Road, Route 8, and Old Windsor Road.



Table C27. Protected Land in Dalton, MA

Source: MassGIS Open Space 2015

Site Name	Owner	Owner Type	Primary Purpose	Public Access	Level of Protection	Other Organization Interest	Interest	Acres
Appalachian Trail Corridor	National Park Service	Federal	Conservation & Recreation	Yes	Permanent			49.87
Appalachian Trail Corridor	National Park Service	Federal	Conservation & Recreation	Yes	Permanent			63.53
Appalachian Trail Corridor	National Park Service	Federal	Conservation & Recreation	Yes	Permanent			102.19
Appalachian Trail Corridor	National Park Service	Federal	Conservation & Recreation	Yes	Permanent			153.76
Appalachian Trail Corridor	National Park Service	Federal	Conservation & Recreation	Yes	Permanent			191.75
The Boulders	Berkshire Natural Resources Council	Land Trust	Conservation & Recreation	Yes	Permanent	Department of Fish and Game	CR	77.29
Pittsfield Watershed	City of Pittsfield	Municipal	Water Supply	No	Permanent			57.29
Pittsfield Watershed	City of Pittsfield	Municipal	Water Supply	No	Permanent			61.74
Pittsfield Watershed	City of Pittsfield	Municipal	Water Supply	No	Permanent			85.27
Pittsfield Watershed	City of Pittsfield	Municipal	Water Supply	No	Permanent			169.87
Chamberlain Playground	Town of Dalton	Municipal	Recreation	Yes	Limited			9.18
Greenridge Park	Town of Dalton	Municipal	Recreation	Yes	Limited			10.34
Land off of Kirchner Road	Town of Dalton	Municipal	Unknown	Yes	Limited			43.78
Land off of Washington Mountain Road	Town of Dalton	Municipal	Unknown	Yes	Limited			17.32
Land on East Street	Town of Dalton	Municipal	Unknown	Yes	Limited			19.15
Land on View Street	Town of Dalton	Municipal	Unknown	Yes	Limited			0.07
Pinegrove Park	Town of Dalton	Municipal	Recreation	Yes	Limited			7.47
The Pines	Town of Dalton	Municipal	Conservation & Recreation	Yes	Limited			41.53
Town Forest	Town of Dalton	Municipal	Conservation	Yes	Limited			107.48

Table C27. Protected Land in Dalton, MA

Site Name	Owner	Owner Type	Primary Purpose	Public Access	Level of Protection	Other Organization Interest	Interest	Acres
Bardin	Bardin James Edgar	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	4.39
Bardin	Bardin James Edgar	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	40.70
Bardin	Bardin James Edgar	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	103.38
Old Mill Trail	CRANE AND CO INC	Private	Conservation & Recreation	Yes	Permanent	Dept. of Fish & Game	CR	14.25
Old Mill Trail	CRANE AND CO INC	Private	Conservation & Recreation	Yes	Permanent	Dept. of Fish & Game	CR	27.88
Old Mill Trail	CRANE AND CO INC	Private	Conservation & Recreation	Yes	Permanent	Dept. of Fish & Game	CR	48.42
Holiday Farm	Holiday Farm Inc	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	20.30
Holiday Farm	Holiday Farm Inc	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	57.63
Holiday Farm	Holiday Farm Inc	Private	Conservation	Yes	Permanent	Berkshire Natural Resources Council Inc	CR	80.76
Holiday Farm	Holiday Farm Inc	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	143.315
Holiday Farm	Holiday Farm Inc	Private	Conservation	Yes	Permanent	Berkshire Natural Resources Council Inc	CR	892.03
Musante	Musante Rita	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	12.58
Musante	Musante Rita	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	34.03
Musante	Musante Rita	Private	Agriculture	No	Permanent	Dept. of Agricultural Resources	APR	48.25



Table C27. Protected Land in Dalton, MA

Site Name	Owner	Owner Type	Primary Purpose	Public Access	Level of Protection	Other Organization Interest	Interest	Acres
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			1.53
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			9.65
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			15.68
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			24.65
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			32.57
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			33.24
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			103.38
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			153.77
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			199.81
Appalachian Trail Corridor	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			235.40
Wahconah Falls State Park	DCR Division of State Parks and Recreation	State	Conservation & Recreation	Yes	Permanent			21.77
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			9.17
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			35.02
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			41.58
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			77.37
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			95.86
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			406.01
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent	Berkshire Natural Resources Council Inc	CR	1,141.86

Table C27. Protected Land in Dalton, MA

Site Name	Owner	Owner Type	Primary Purpose	Public Access	Level of Protection	Other Organization Interest	Interest	Acres
Chalet WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			1,705.82
Day Mountain WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			4.95
Day Mountain WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			11.54
Day Mountain WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			44.78
Day Mountain WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			94.39
Day Mountain WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			94.76
Day Mountain WMA	Dept. of Fish & Game	State	Conservation	Yes	Permanent			121.71
Housatonic River Access	Dept. of Fish & Game	State	Conservation & Recreation	No	Permanent			10.18
Housatonic River Access	Dept. of Fish & Game	State	Conservation	Yes	Permanent			17.17



Table C28. Chapter 61 Parcels in Dalton, MA

Source: Assessors data, 2012

Property ID	Chapter 61	Address	Owner	Lot Size (acres)
102-13	Chapter 61	0 REAR ANTHONY RD	CHIVERS JAMES R + JEANNE L	6.99
103-19	Chapter 61A	0 NORTH ST	MUSANTE AMY L	34.03
103-29	Chapter 61A	0 PEASE AV	MUSANTE RITA V	0.18
103-33	Chapter 61A	0 PEASE AV	MUSANTE RITA V	0.30
103-35	Chapter 61A	0 PEASE AV	MUSANTE RITA V	7.78
103-99	Chapter 61A	440 NORTH ST	BOWERS WILLIAM C	8.56
213-2	Chapter 61	0 CHALET RD	HOLIDAY FARM INC	26.78
213-3	Chapter 61	0 OFF CHALET RD	BARDIN PETER I	18.04
213-4	Chapter 61A	0 NORTH MOUNTAIN	BARDIN J EDGAR-EST OF	103.38
214-1	Chapter 61A	0 WAHCONAH FALLS RD	HOLIDAY FARM INC	20.34
215-12	Chapter 61A	0 NORTH ST	BARDIN J EDGAR-EST OF	40.70
215-13	Chapter 61A	0 NORTH ST	BARDIN J EDGAR-EST OF	9.53
215-14	Chapter 61A	1190 NORTH ST	BARDIN J EDGAR-EST OF	4.88
215-2	Chapter 61A	100 HOLIDAY COTTAGE RD	HOLIDAY FARM INC	57.63
215-4	Chapter 61A	0 HOLIDAY FARM	HOLIDAY FARM INC	143.31
216-7	Chapter 61	0 NORTH MOUNTAIN RD	HOLIDAY FARM INC	80.76
221-16	Chapter 61A	0 BOOTH RD	MUSANTE AMY L	38.34
221-17	Chapter 61A	0 BOOTH RD	MUSANTE AMY L	48.25
221-21	Chapter 61	166 JOHNSON RD	HOLIDAY FARM INC	57.08
221-3	Chapter 61	387 OLD WINDSOR RD	HOLIDAY FARM INC	31.78
221-57	Chapter 61A	780 NORTH ST	HOLIDAY FARM INC	0.75
221-58	Chapter 61A	0 NORTH ST	HOLIDAY FARM INC	1.35
221-59	Chapter 61A	0 CLEVELAND RD	HOLIDAY FARM INC	20.30
221-61	Chapter 61A	0 NORTH ST	MUSANTE AMY L	12.58
222-20	Chapter 61	390 HINSDALE RD	WAHCONAH COUNTRY ESTATES INC	162.36
229-10	Chapter 61	0 OFF HINSDALE RD	CRANE + CO INC	14.25
229-19	Chapter 61	725 EAST ST	LADD RICHARD F	23.19
229-20	Chapter 61	749 EAST ST	SWIERAT MARK J	22.72
235-2	Chapter 61	365 KIRCHNER RD	CAMPOLI J PERI	6.44
235-2.1	Chapter 61	365 REAR KIRCHNER RD	CAMPOLI J PERI	11.99
235-22	Chapter 61	510 KIRCHNER RD	ROBERT RAYMOND D	80.16
236-35	Chapter 61A	311 WASHINGTON MT RD	ROSS ROBERT W & MARY L	10.43
236-37	Chapter 61	355 WASHINGTON MT RD	SHEEHAN FAMILY IRREV TRUST	60.33
114-28	Chapter 61	0 WEST HOUSATONIC ST	CRANE + CO INC	36.92
216-22	Chapter 61	0 NORTH MOUNTAIN	HOLIDAY FARM INC	892.03
229-11	Chapter 61	0 OFF HINSDALE RD	CRANE + CO INC	27.88
229-13	Chapter 61	0 REAR EAST ST	CRANE + CO INC	48.42



APPENDIX D: MGL 41S81D

PART I. ADMINISTRATION OF THE GOVERNMENT

TITLE VII. CITIES, TOWNS AND DISTRICTS

CHAPTER 41. OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS IMPROVED METHOD OF MUNICIPAL PLANNING

Chapter 41: Section 81D. Master plan; economic development supplement

Section 81D. A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan. Such plan shall be a statement, through text, maps, illustrations or other forms of communication that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements:

(1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals.

(2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

(3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall

identify policies and strategies to provide a balance of local housing opportunities for all citizens.

(4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

(5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

(6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

(7) Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public.

(8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.

(9) Implementation program element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of



such plan or report or amendment thereto, to the department of housing and community development.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.



APPENDIX E: Town Survey Summary

Dalton Town Survey Summary

In 2015, the residents of the Town of Dalton were asked to complete a survey in order to speak their desires and wishes on the future of the Town. The survey was available online and a total of 243 citizens participated in the survey. This number, unfortunately, represents only a minimal percentage of the 6,800+ residents of the town and is significantly less participation than in the previous survey of this kind given in 2000.

A total of 33 questions were asked. The questions asked for a variety of information from lists of desired qualities in the town, to specific policy recommendations, as well as general demographic information. Respondents had the ability to skip certain questions as well as provide more detailed responses to certain questions. Each question asked is listed below and information on the number of people who responded and how responses were categorized are also provided. Appropriate graphs and analysis are shown for each question.

Q1. How would you rate the quality of life in Dalton?

Answer Options	Response Percent	Response Count
Excellent	28.9%	68
Good	57.9%	136
Average	11.9%	28
Poor	1.3%	3
Very Poor	0.0%	0
	<i>skipped question</i>	8
	<i>answered question</i>	235

A majority of Dalton responders identified that they rate the quality of life as Good or Excellent (a combined 86.8%, 204 responses). Only 3 responders identified the quality of life as Poor and 0 responders identified it as Very Poor. Those over 62 tend to have a higher percentage who rate the quality of life as Excellent.

Q2. What aspects of life in Dalton do you like the most? (Check all that apply)

Answer Options	Response Percent	Response Count
Natural and scenic beauty	69.5%	166
Peace and quiet	65.7%	157
Safety	60.7%	145
Close to nature and wildlife	59.0%	141
Clean environment	58.6%	140
Rural setting	56.9%	136
People and community	48.1%	115
Relatives and family live nearby	45.2%	108
Proximity to services	45.2%	108

Answer Options	Response Percent	Response Count
Proximity to work	44.8%	107
Privacy	34.3%	82
My life history is here	28.5%	68
Sense of history	25.1%	60
Church life	23.4%	56
Activities	23.0%	55
Weather and climate	21.8%	52
Affordable cost of living	16.3%	39
Town government	15.5%	37
Affordable housing	11.7%	28
Other (please specify)		21
<i>answered question</i>		239
<i>skipped question</i>		4

In this question, responders were told to identify all aspects of life in Dalton that they liked. Responders could choose as many aspects that reflected their preferences. The most common answers were the options of Natural and Scenic Beauty (69.5%, 166 responses) and Peace and Quiet (65.7%, 157). Most of the prized characteristics of Dalton reflect a preference for a small rural town atmosphere with a healthy environment. Younger adults tended to view the natural and scenic beauty as more desirable, while those with children viewed the proximity to nature and wildlife as less desirable. Respondents over 62 tend to view the proximity to services as more important, proximity to job less important and the weather and climate as more desirable. Peace and quiet, rural setting and privacy all had fewer responses among those with kids and more responses from those over 62 as compared to the working age group.

Q3. What is the single greatest aspect about living in Dalton? (List only one)

Answer Option	Response Percentage	Response Count
People and Community	23.81%	50
Safety	11.90%	25
Life History is Here	10.95%	23
Natural and Scenic Beauty	10.48%	22
Rural Setting	8.10%	17
Proximity to Services	7.62%	16
Peace and Quiet	7.14%	15
Relatives and Family Live Here	6.67%	14
Schools	5.71%	12
Proximity to Work	4.76%	10
Quality of Life	2.86%	6

Privacy	2.86%	6
Other	2.38%	5
<i>answered question</i>		210
<i>skipped question</i>		33

When asked to identify the single greatest aspect about living in Dalton, the question yielded somewhat slightly different responses than the previous question. 23.81% of responders (or 50 responses) identified that People and Community was the greatest aspect of living in Dalton. Safety came in a distant second at 11.90% (25), and the number one answer for Question 2, Natural and Scenic Beauty, came in 3rd (10.95%, 23).

Q4. What do you like least about living in Dalton?

Answer Option	Response Percentage	Response Count
Taxes/Cost of Living	49.05%	103
Small Town Politics	12.86%	27
Limited Services	7.14%	15
Limited Businesses	6.19%	13
Winter	5.71%	12
Traffic/Transportation	5.24%	11
Isolation	2.86%	6
Nothing	2.38%	5
Other	10.95%	23
<i>answered question</i>		210
<i>skipped question</i>		33

By far, the responders' least favorite aspect of Dalton is the Taxes/Cost of Living (49.05%, 103 responses). Specifically residential taxes were the target of much complaint. The Dalton residential tax rate is among the highest in Berkshire County.

Q5. What would you like for the Town of Dalton in the next 20 years? (List up to five)

Answer Options	Response Percent	Response Count
Low taxes	64.7%	154
Preserve the beauty of the town	58.4%	139
Clean environment	46.2%	110
Remain rural	44.1%	105
Fix roads	36.1%	86
Increased business development	35.7%	85
Slow and controlled growth	34.5%	82
Strong sense of community	29.4%	70
More jobs	27.7%	66
Better town services	20.6%	49

Answer Options	Response Percent	Response Count
More cultural activities	19.3%	46
Place for all	14.7%	35
Retirement community	13.9%	33
More services	11.3%	27
Discourage growth	5.9%	14
No change	3.4%	8
Don't know	0.4%	1
Other (please specify)		42
<i>answered question</i>		238
<i>skipped question</i>		5

In continuation with the responder's dislike of the municipal taxes, 64.7% of responders (154 responses) stated that they would like to see Low Taxes in the next 20 years. In addition, many answer options corresponding with preserving nature and small town charm were also popular (Preserve the beauty of the town: 58.4%, 139 responders; Clean environment: 46.2%, 110; Remain rural: 44.1%, 105). Preserving the beauty of Dalton and maintaining a rural environment was more important to those over 62 than to those with children. Increased business development was more important to those with kids and those of working age, while those over 62 felt slow and controlled growth was more important. Respondents with children also felt jobs and more cultural activities were important, while those above 62 felt retirement community was more important.

Q6. Do you think you might move from Dalton in the next 5 years?

Answer Options	Response Percent	Response Count
Yes	22.8%	54
No	52.7%	125
Unsure	24.9%	59
If Yes, what is your reason for moving and where are you likely to move to?		70
<i>answered question</i>		237
<i>skipped question</i>		6

Of the responders, a little less than 50% (47.7% answered Yes or Unsure, or 113 responders) answered that they might move or are unsure if they might move in the next 5 years. 52.7% of responders (125 responses) confirmed that they have not considered moving in the next 5 years. The respondents with children were more sure of staying in Dalton than the working age group and those over 62.

Responders were also asked to specifically identify the reason they have considered moving. 36 responders identified high taxes as their reason for potentially moving and 13 responders identified that they would ideally retire somewhere outside of Dalton.

Q7. Please indicate your level of satisfaction with the following conditions of town services.

Answer Options	Excellent	Satisfactory	Poor	Response Count
Fire department services	148	66	4	218
Ambulance services	138	72	6	216
Police department services	134	79	6	219
Accessibility of parks	112	99	3	214
Water quality and service	99	103	12	214
Appearance of the town	98	125	1	224
Sewer quality and service	93	109	9	211
Quality of parks	88	122	6	216
Library	85	113	10	208
School programs	66	125	11	202
Programs for seniors	65	121	3	189
School facilities	62	132	12	206
Recreational activities	47	137	19	203
Public transportation specifically for the elderly or disabled	39	116	22	177
Education for all ages	39	135	16	190
Recreational facilities	39	146	20	205
Municipal governance	35	141	26	202
Conservation efforts	35	149	17	201
Condition of town roads	34	153	37	224
Town-wide activities	25	143	32	200
Public transportation	23	120	47	190
Cultural resources	23	138	33	194
Sidewalks	21	115	68	204
Other (please specify)				23
<i>answered question</i>				225
<i>skipped question</i>				18

This question was used to evaluate the responders' satisfaction with various town services. Services could be rated as Excellent, Satisfactory, or Poor. The most highly rated services were the Fire department (148 responders rated it as Excellent), Police department (134), and Ambulance services (138). Responders also highly valued the recreation and environmental services of the town, rating Accessibility of parks (112 as Excellent) and Water quality (99) very highly.

The service rated the worse was Sidewalks, with 68 responders rating the service as Poor. Public Transportation also came in near the back of the pack (47 ratings of Poor). "Other" comments include concerns about sidewalks, the high school, roads, upkeep of homes, enforcement of town bylaws, desire for more recreational opportunities, non athletic activities for children.

Among various age groups, most responses were within 10% of each other, however those over 62 viewed public transportation and public transportation for the elderly or disable more poorly than others. School facilities were viewed more favorable by those over 62, while

school programs were viewed more favorable by those with children. The library was viewed more favorably by those with children. Respondents with children tended to view the recreational activities as excellent and poor at a higher percentage than other respondents, and thus a lower percent felt they were satisfactory.

Q8. What town services do you believe need to be kept the same, reduced, or expanded?

Answer Options	Keep service the same	Reduce service	Expand service	Don't Know	Response Count
Condition of town roads	100	7	107	1	215
Sidewalks	90	11	95	8	204
Town-wide activities	104	16	72	13	205
Cultural resources	100	14	68	20	202
Education for all ages	96	13	68	26	203
School programs	93	21	67	25	206
Public transportation	98	8	65	33	204
Conservation efforts	115	13	63	14	205
Recreational activities	115	15	60	13	203
Public transportation specifically for the elderly or disabled	94	5	60	37	196
Recreational facilities	127	10	56	10	203
School facilities	107	21	56	22	206
Programs for seniors	108	20	49	25	202
Quality of parks	156	1	44	11	212
Appearance of the town	171	1	42	2	216
Library	146	11	41	9	207
Water quality and service	169	3	25	11	208
Municipal governance	127	36	24	21	208
Sewer quality and service	171	4	20	16	211
Police department services	167	20	17	9	213
Ambulance services	175	9	16	13	213
Accessibility of parks	177	2	15	16	210
Fire department services	186	7	11	9	213
Other (please specify)					22
<i>answered question</i>					221
<i>skipped question</i>					22

The table above was organized by responders identifying a service as needed to be expanded (Expand Service). Services relating to transportation were among the most identified of needing expansion (Condition of town roads: 107 responders marked Expand Service, Sidewalks: 95). Services relating to town appearance and natural beauty were most often checked as Keep service the same (Quality of parks: 156 responders checked Keep the service the same, Accessibility of parks: 177) and, in accordance with question 7, most emergency services were checked as Keep service the same. Some of the “other” responses include town

trash pickup, bike path, improving municipal government, improving appearance of town, and reducing taxes.

Respondents over 62 wanted to keep the service the same for appearance of town and quality of parks at a higher percent, while those with kids wanted to expand the service. Public transportation service and public transportation for the elderly or disabled was desired to be expanded by those over 62, while those with kids wanted to keep it the same. Respondents with children expressed a significantly higher percentage of wanting to expand school facilities, to expand school programs and to expand education for all ages, while those over 62 expressed a significantly increased desire to expand programs for seniors. Respondents with young children expressed a desire to reduce municipal service while expanding recreational facilities and activities, town-wide activities and cultural resources.

Q9. Would you favor an increase or decrease in property taxes to expand or reduce the general level of services listed above?

Answer Options	Response Percent	Response Count
Increase taxes to increase services	18.5%	38
Keep taxes and services the same	47.8%	98
Decrease taxes and reduce services	33.7%	69
Depending on how you answered the above question, which services should be expanded or reduced?		84
	<i>answered question</i>	205
	<i>skipped question</i>	38

In question 9, there seems to be a fairly broad spread of opinions among the responders on the issue of taxes and services. The largest contingent of responders (47.8%, 98 responders) stated that they want to Keep taxes and services the same.

Among those who stated which services they would like to expand or reduce, 11 said to reduce municipal government and 9 said to expand garbage services. These were the two most popular responses.

The respondents who were over 62 expressed a higher percent of wanting to decrease taxes and reduce services than other age groups.

Q10. Which of the following information sources do you use when learning about town issues and events? (Pick your top 3 choices)

Answer Options	Response Percent	Response Count
Friends and neighbors	71.3%	159
The Berkshire Eagle	68.6%	153
Postings around town	27.4%	61
Radio	21.1%	47
Cable TV	19.7%	44
iBerkshires	17.0%	38
The Berkshire Courier	14.8%	33

E-mail	13.9%	31
Local gathering place (for example a local diner)	13.0%	29
Gatherings at social organizations	12.6%	28
Other	6.3%	14
Pittsfield Gazette	5.4%	12
Other (please specify)		28
<i>answered question</i>		223
<i>skipped question</i>		20

A majority of responders receive their news from the Berkshire Eagle (68.6%, 153 responders) and their Friends and neighbors (71.3%, 159). Other responses include the Senior Center, library, the town website, social media, the schools, Rogovy Report, and the Berkshire Edge.

Q11. Do you feel you are adequately informed about town government affairs?

Answer Options	Response Percent	Response Count
Yes	35.1%	78
No	45.9%	102
Unsure	19.4%	43
<i>answered question</i>		222
<i>skipped question</i>		21

Responders most often remarked that they did not feel adequately informed about town government affairs (45%, 102 responses).

Q12. How important is it to conserve the following types of open space or historic resources in Dalton?

Answer Options	Important	Neither important or unimportant	Unimportant	Response Count
Water resources	188	22	2	212
Open space for recreational needs	156	46	7	209
Forest parcels	155	48	5	208
River frontage	147	53	9	209
Open meadows	133	62	13	208
Historic sites or buildings	124	57	25	206
Ridgelines	122	68	15	205
Other (please specify)				12
<i>answered question</i>				212
<i>skipped question</i>				31

The open space or historic resource cited as the most important among the responders was Water resources (188 responders). All resources were rated by a majority of responders as Important, as opposed to Neither important or unimportant or Unimportant. Some comments include wasting money on historical sites, the proposed pipeline, reducing noise pollution from trucks and motorcycles, and open space.

Respondents over 62 showed a higher percentage of responding neither important or unimportant as compared other age groups for ridgelines, open meadows, river frontage, forest parcels and open space for recreation lands, which other age groups all indicated was important.

Q13. Do you or your family use the following parks or playing fields?

Answer Options	Use regularly	Use infrequently	Never use	Don't know about it	Response Count
Community Recreation Association	68	70	65	5	208
Pine Grove Park	60	67	68	13	206
School Playing Field - Wahconah	38	37	121	9	203
Greenridge Park	28	45	123	10	206
School Playing Field - Craneville	26	42	128	8	204
Chamberlin Park	24	39	119	20	202
School Playing Field - Nessacus	24	41	128	9	202
Town Forest	24	39	95	49	204
Jeff Reardon Field	16	50	128	10	203
Crane Park	9	20	127	50	203
Old Mill Trail / Riverwalk	8	43	106	55	208
<i>answered question</i>					212
<i>skipped question</i>					31

Among the responders, the most commonly used park or playing field is the Community Recreation Association (68 responders checked Use regularly). Pine Grove Park came in a close second in Use regularly with 60 responses.

Crane Park, Jeff Reardon Field, School Playing Field- Nessacus, and the School Playing Field were all similarly ranked in the Never use option (all parks had around 120 to 128 responders stating that they Never use these parks).

As one would expect, all of the parks are used more regularly by those with children and used least regularly by those over 62.

Q14. Are existing outdoor programs adequate for:

Answer Options	Yes	No	Don't know	Response Count
Young children	108	23	76	207
Teens	70	49	88	207
Adults	73	50	80	203
Elderly	56	36	111	202
Disabled	34	31	135	200
<i>answered question</i>				208
<i>skipped question</i>				35

A majority of responders identified that for Young children there are adequate outdoor programs (108 responders answered Yes). In the other age categories, there was a more mixed response. For each category (Teens, Adults, Elderly, Disabled), most responders identified that they do not know if there adequate outdoor programs.

The respondents within each age group felt that existing outdoor programming for their age group was more adequate than the general responses indicated.

Q15. Are existing indoor programs adequate for:

Answer Options	Yes	No	Don't know	Response Count
Young children	102	23	78	203
Teens	75	41	88	204
Adults	88	36	78	202
Elderly	84	26	91	201
Disabled	39	23	140	202
<i>answered question</i>				206
<i>skipped question</i>				37

To the question of measuring if there are adequate indoor programs, the responses mirrored that of question 14. For the category of Young children, the majority identified that indoor activities were adequate (93 responded with the answer of Yes). The other categories show mixed results with the majority of responders admitting that they do not know if activities are adequate.

The respondents within each age group felt that existing indoor programming for their age group was more adequate than the general responses indicated.

Q16. What priority would you set for future recreational facilities? (Answer all items)

Answer Options	High Priority	Medium Priority	Low Priority	Response Count
Running / walking trails	104	79	25	208
Playgrounds	96	78	33	207

Bicycle trials	91	71	41	203
Playing fields	82	76	44	202
Hiking	67	90	46	203
Swimming	67	87	52	206
Picnic areas	67	85	51	203
Riverwalk	66	93	42	201
Fishing	49	94	65	208
Snowshoeing	47	80	75	202
Canoe / boat launch	44	79	80	203
Cross country skiing	37	93	72	202
Golfing	35	79	90	204
Sledding	32	98	73	203
Ice skating	28	98	75	201
Hunting areas	25	51	125	201
Tennis	24	89	87	200
Skateboarding	20	64	115	199
ATV / snowmobiling	11	58	133	202
<i>answered question</i>				212
<i>skipped question</i>				31

Question 16 asked responders to identify the priority of future recreational facilities. Running/ walking trails (104 respondents), Playgrounds (96), and Bicycle trails (91) were the top three options identified as High Priority. Hunting areas (125 responders cited them as Low Priority), Skateboarding (115), and ATV/Snowboarding (133) were cited as the most often ranked of least priority.

Respondents with children tended to show a higher percent for high priority for all activities except for cross country skiing, which had the highest percent for high priority among those over 62. In general, priorities decreased as one aged.

Q17. Which types of business do you currently use in Dalton versus elsewhere in Berkshire County? What types of business would you like to see encouraged or discouraged in Dalton? (Answer all items)

Answer Options	Currently use Dalton business	Business to encourage	Business to discourage	Response Count
Restaurants	123	128	3	202
Auto repair	82	81	38	186
Trade services - such as plumbers or electricians	82	128	8	190
Financial	77	92	22	179
Retail	71	108	35	183
General services - such as landscapers or handymen	52	138	10	182
Personal services - such as hairdressers or fitness trainers	46	134	19	185
Professional services - such as	44	145	8	184

Answer Options	Currently use Dalton business	Business to encourage	Business to discourage	Response Count
architects, engineers, or accountants				
Grocery	41	112	38	175
Tourism and recreation	41	127	23	176
Farming / agriculture	37	150	13	184
Construction (includes trucking and hauling)	21	67	100	179
Industrial	5	99	77	177
Commercial	5	115	59	174
Other (please specify)				10
<i>answered question</i>				205
<i>skipped question</i>				38

Among businesses that responders would like to encourage, Farming/agriculture (150 answered it as a Business to encourage) and Professional services (145) were the most commonly cited industry that responders wanted to encourage. Responders identified Construction (92 responders checked the industry as a Business to discourage) and Industrial (71) as businesses to discourage. Restaurants were ranked by responders as the business area most commonly currently used (123 checked the response Currently use Dalton businesses).

Based upon age of the respondent, the only item that was significantly different was that older respondents tended to think industrial use was something to encourage, while young respondents tended to want to discourage it.

Q18. Which of the following statements best describes how you feel about economic development in the town of Dalton? (Select only one)

Answer Options	Response Percent	Response Count
Development of new businesses and services is good for the local economy, we should encourage it.	60.3%	123
Dalton should focus on retaining and supporting existing business, rather than encouraging more.	13.2%	27
Unsure about economic development in Dalton.	13.2%	27
The town's economy is growing at a good rate, but we need to do a better job at managing its development.	6.4%	13
None of the above statements describe my opinion.	6.4%	13
There is too much economic development in Dalton and we should discourage it.	0.5%	1
If you answered "none" to the question above or have additional comments, please explain.		19
<i>answered question</i>		204
<i>skipped question</i>		39

Overwhelmingly, responders viewed development of new businesses and services as good for the local economy and that it should be encouraged (60.3%, 123 responses). A number of comments were made that there isn't any economic development as well as numerous comments about new development must be sustainable, environmentally friendly, and not change the character of town.

Respondents over 62 has a lower percentage of response for encouraging new businesses and services, while also exhibiting a higher percent wanting to retain and support existing businesses.

Q19. What members of our community are most in need of housing? (Please indicate your top 3 choices)

Answer Options	Response Percent	Response Count
Moderate Income	61.7%	116
1st time homebuyers	57.4%	108
Families	48.9%	92
Elderly	39.9%	75
Low Income	22.9%	43
Individuals with special needs	12.2%	23
High Income	7.4%	14
Other	1.6%	3
Other (please specify)		15
<i>answered question</i>		188
<i>skipped question</i>		55

Question 19 asks responders to identify the three demographic groups that are most in need of housing in Dalton. The top three groups were Moderate Income (61.7%, 116 responses), 1st Time Homebuyers (57.4%, 108 responses), and Families (48.9%, 92 responses). Several comments identified affordable, but not low-income or subsidized housing. Other comments identified retirement housing and housing for young singles and couples.

Families, moderate incomes and higher incomes had a lower percentage as the respondents got older, while low income, elderly and individuals with special needs increased as the respondents aged.

Q20. Which of the following housing types are needed in Dalton? (List all that apply.)

Answer Options	Response Percent	Response Count
Affordable housing	48.4%	92
Single family	47.9%	91
Senior housing	42.6%	81
Condominiums	25.8%	49
Rental housing	16.8%	32
High end market rate	16.3%	31
Low income	15.8%	30

Accessory apartment (mother-in-law apartment)	9.5%	18
2-family	7.9%	15
Multi-family	5.8%	11
Other (please specify)		15
<i>answered question</i>		190
<i>skipped question</i>		53

The identified top three housing types among responders are Affordable housing (48.4%, 92), Single family (47.9%, 92), and Senior housing (42.6 %, 81). Comments include that affordable does not mean low income or subsidized.

As the respondents aged, percentages increased for affordable housing, senior housing, 2-family housing, multi-family housing, condominiums and low income. Percentages decreased as one ages for single family and high-end market rate. One particular point of interest is respondents with children responded at almost 0% for low income, while middle age and older adults both responded at around 15%.

Q21. Which of the following statements describes how you feel about housing development in Dalton? (Select only one)

Answer Options	Response Percent	Response Count
Development in the community is good for the economy, we should do everything we can to encourage it.	36.5%	73
This community is growing at an appropriate rate, we should keep it at the same rate it has been at.	30.0%	60
Unsure	18.0%	36
There is too much development in the community, we should do everything we can to discourage more development.	8.0%	16
None of the above	7.5%	15
If you answered none to the question above or have additional comments, please explain.		17
<i>answered question</i>		200
<i>skipped question</i>		43

Most responders cited that growth should be encourage (36.5%, 73 responses) or is growing at a rate that is appropriate (30%, 60). Some comments included that we have enough housing, existing housing needs to be improved, and that we do not need low income housing. Most responses were similar based on age, however a significantly higher percent of respondents with children thought there was too much development in the community and we should discourage more development.

Q22. Towns can take certain steps to manage or control development, such as through zoning, wetlands permitting, etc. Please rate the current level of control for the following uses or resources in Dalton. (Answer all items)

Answer Options	Too much control	Controls are at the right level	Too little control	Don't know / Need more information	Response Count
Residential Development	24	95	14	69	202
Environmental Resources	16	76	21	89	202
Commercial Development	31	67	18	85	201
<i>answered question</i>					203
<i>skipped question</i>					40

Among those who felt they had enough information to respond, a majority of responders either stated that the Town control over residential, environmental, or commercial development/resources was at the right level (95 responders, 76, and 67, respectively). Nonetheless, a significant portion of people felt that they did not know or lacked the information to make a statement.

Q23. What road, or section of road, is most important to improve in your opinion? (List only one)

Answer Option	Response Percentage	Response Count
Housatonic Street	20.13%	30
Main Street/Route 8	14.09%	21
Dalton Division Road	8.05%	12
Unsure	7.38%	11
Gulf Road	5.37%	8
Orchard Road	5.37%	8
Windsor Road	3.36%	5
South Street	2.68%	4
High Street	2.68%	4
Tower Road	2.01%	3
Johnson Street	2.01%	3
Other	27.52%	41
<i>answered question</i>		149
<i>skipped question</i>		94

The road that was most often cited as important to improve was Housatonic Street with 20.13% of responses or 30 responses. Main Street/Route 8 also received many responses with

14.09% of responses (21 responses). Other streets that were mentioned include Dalton Division Road, Greenridge Park area, Gulf Road, High Street, Johnson Street, Orchard, South Street, Tower Road and Windsor Road.

Q24. What is the most important transportation issue for you or a suggestion you might have regarding transportation in Dalton?

Answer Option	Response Percentage	Response Count
Public Transportation	20.35%	23
None	15.39%	18
General Improvement	10.62%	12
Sidewalks	9.73%	11
Speeding	7.96%	9
Winter Snow Removal	5.31%	6
Increase Ways Out of Town	5.31%	6
Traffic	4.42%	5
Bicycle Lanes	4.42%	5
Heavy Truck Use	2.68%	4
Unsure/Don't Know	2.68%	4
Walkability	2.01%	3
Other	8.85%	10
<i>answered question</i>		113
<i>unanswered question</i>		130

On the issue of transportation, respondents were in disagreement as to which is the most important with no answer option receiving a clear majority. Public Transportation came out as the most cited with 20.35%, or 23 responses.

Q25. If you had an option for alternative transportation in Dalton (other than your own vehicle), what form should it take? (Please select the 3 most important forms of alternative transportation you would like to see in town)

Answer Options	Response Percent	Response Count
Expanded public transportation route	63.2%	117
Transportation for older or disabled residents	48.6%	90
Bicycle lanes	45.9%	85
Taxi service	17.8%	33
Carpool or ride share	17.8%	33
Car share	13.0%	24
Car rental service	5.4%	10
Other (please specify)		13
<i>answered question</i>		185
<i>skipped question</i>		58

When asked about alternative transportation besides their own vehicle, the respondents overwhelmingly identified expanded public transportation routes as the most viable option (63.2% or 117 responses). Though transportation for older or disabled residents (48.6% or 90 responses) and Bicycle lanes (45.9% or 85 responses) came in close behind.

Older respondents thought expanded public transportation routes, taxi service and transportation for older or disabled residents was a better option, while younger adults viewed bicycle lanes at a higher percentage than older adults.

Q26. If you were to use public transportation or any of the alternative transportation services listed in the previous question, what would be your reasons for doing so? (Please choose your top 3 reasons)

Answer Options	Response Percent	Response Count
Shopping or errands in Pittsfield or surrounding towns	55.9%	100
Travel to doctor or dentist appointment	48.0%	86
Commute to work	36.3%	65
Access other regional transportation, such as airports, train stations or bus terminals	34.6%	62
Attend nightlife activities, such as bars, restaurants, or movie theaters	20.1%	36
Attend cultural events, such as concerts or plays	20.1%	36
Visit friends or family	17.9%	32
Other (please specify)		8
<i>answered question</i>		179
<i>skipped question</i>		64

Responders would use public transportation mainly for Shopping or errands in Pittsfield or surrounding towns (55.9%, 100 responses) or to Travel to doctor or dentist appointments (48%, 86 responses).

As respondents aged, they placed a higher percentage on shopping or errands, travel to doctor appointments and attending cultural events. A higher percentage was placed on commuting to work, visiting friends or family, and attending nightlife when respondents were younger.

Q27. Please indicate your level of support for the following possible initiatives.

Answer Options	Support	Neither support nor oppose	Oppose	Never heard of it / Not enough information	Response Count
Create a light industrial park off South Street	115	33	28	22	198
Re-build Route 8 to connect	100	22	46	32	200

to the MassPike					
Re-zone land to promote business use	82	47	39	28	196
Combine the Dalton Water District with the Dalton Town Government	78	47	27	50	202
Build a new Route 8 to connect to the MassPike	70	24	52	40	186
Re-zone land to promote commercial use	64	50	49	30	193
Please identify other initiatives you believe the town should pursue.					24
				<i>answered question</i>	206
				<i>skipped question</i>	37

This question asked responders of specific policy recommendations that the Town could enact. The most supported initiatives were to Create a light industrial park off South Street (115 Support responses), Rebuild Route 8 to connect to the MassPike (100), and Re-zone land to promote business use (82). Comments include the town getting its tax rate in line with other towns, more activities for children, tax incentives for buying old homes and improving them, keeping it quaint, skateboard park, connection to bike path, reducing taxes, and keeping the residential feel of town.

Q28. What is your opinion about the future of the Central Berkshire Regional School District?

Answer Options	Response Percent	Response Count
The Central Berkshire Regional School District should continue to exist as is	51.0%	98
The Central Berkshire Regional School District should combine with other school districts	25.0%	48
Dalton should create its own school district	24.0%	46
	<i>answered question</i>	192
	<i>skipped question</i>	51

A majority of respondents believed that the Central Berkshire Regional School District should continue to exist as is (51%, 98 responses). As one aged, there was less support for CBRSD continuing to exist as is, but still the majority supported it.

Q29. How many years have you been a resident of Dalton?

Answer Options	Response Percent	Response Count
0 - 5	9.9%	20
6 -10	11.9%	24

11 - 20	13.9%	28
20 - 30	18.8%	38
30 plus	45.5%	92
<i>answered question</i>		202
<i>skipped question</i>		41

Q30. Please indicate the number of people (including yourself) in your household in the following age brackets.

Answer Options	1	2	3	4	5	6	Response Count
0 - 5 years	11	3	0	1	1	0	15
6-17 years	21	12	6	2	0	0	41
18-24 years	21	14	1	0	0	0	36
25-35 years	9	7	1	0	0	0	17
36-49 years	16	21	1	0	0	0	36
50-62 years	45	46	2	0	0	0	91
63-75 years	36	40	0	0	0	0	75
75+ years	16	12	0	0	0	0	28
If more than 6 please specify age and number							2
<i>answered question</i>							202
<i>skipped question</i>							41

Q31. Please indicate the number of people in your household (including yourself) by race or ethnicity.

Answer Options	1	2	3	4	5	6	Response Count
White	38	85	35	23	10	4	195
African American	3	0	0	0	0	0	3
Asian	1	0	2	0	0	0	3
Hispanic	3	0	0	0	0	0	3
Multi-cultural	2	0	0	1	1	0	4
Other	0	0	0	0	0	1	1
If other, please specify and indicate number							2
<i>answered question</i>							201
<i>skipped question</i>							42

Q32. Please indicate the number of people living in your household (including yourself) by gender.

Answer Options	1	2	3	4	5	6	Response Count
Female	137	34	16	5	0	0	192
Male	123	45	5	1	1	1	176

If more than 6 please specify gender and number	0
<i>answered question</i>	201
<i>skipped question</i>	42

Q33. Please indicate the number of people (including yourself) living in your household by employment status.

Answer Options	1	2	3	4	5	6	Response Count
Currently working as a full-time employee and working in Dalton	27	5	0	0	0	0	32
Currently working as a full-time employee and working outside of Dalton	56	43	4	1	0	0	104
Currently own a business in Dalton with other employees	10	0	0	0	0	0	10
Self-employed as a sole proprietor working from home	17	3	0	0	0	0	20
Currently working part-time	19	9	2	0	0	1	31
Partially retired, but still working part-time	30	4	1	0	0	0	35
Fully retired	38	34	0	0	0	0	72
If other employment situation or if more than 6 please specify employment status and number							4
	<i>answered question</i>						200
	<i>skipped question</i>						43

Summary:

While extensive outreach was conducted for this survey, it is unfortunate that many residents chose not to respond. Nevertheless, the survey does provide several insights into the goals and wishes of the citizens of Dalton. The respondents identified that they value the rural and natural characteristics of the Town and they wish to preserve those traits. Just as important are small town characteristics such as the people and the community, as well as safety.

The respondents did have several concerns with various aspects of the town. Services relating to transportation were among the lowest rated. Sidewalks, transportation, and road access were among areas identified as needing improvement. The issue of taxes (Dalton has one of the highest residential property taxes in the Berkshire) and subsequent cost of living were viewed as the biggest disadvantages to growth in Dalton.