



Town of Montague's Historic Mill District: **Former Strathmore Mill Complex** **Redevelopment Project**



Address: 20 Canal Road, Turners Falls, MA

Owner: Town of Montague

Parcel: 1.9 acre parcel, with a complex of 10 buildings totaling 227,000 square feet

Location: Along Connecticut River canal in Downtown Turners Falls

Figure 1: View of site from Canalside Bike Path, looking south.

Designations: Opportunity Zone; New Market Tax Credit qualified Census Tract; State Priority Development Site (Chapter 43D).

Proposal: Town seeks private developer to redevelop site for productive use. Allowed uses in the Historic Canal District include: business or professional use, retail sales and service, craft workshop manufacturing, research, light assembly, and other uses. Hotel, accessory and secondary residential uses are allowed by Special Permit.

References: Canal District Vision Plan and site-specific mill redevelopment plans and studies are available at <https://www.montague-ma.gov/p/27/Planning-and-Conservation-Department>

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Figure 2: View of site from Canalside Bike Path, looking north.