

2012 Clinton Priority Development Areas (PDA) Assessment



Prepared by:
Montachusett Regional Planning Commission (MRPC)

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Photo Sources, clockwise from top left: Bigelow Mills, MRPC; Rear of Bigelow Mills property, Bing Maps; 172 Sterling Street & vicinity, Bing Maps; 285 West Boylston Road & vicinity, Bing Maps.

2012 Clinton Priority Development Areas (PDA) Assessment DLTA Project Report

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2012 Clinton Priority Development Areas (PDA) Assessment Report

Introduction

The Town of Clinton's Community and Economic Development Director through the Town's Board of Selectmen submitted a District Local Technical Assistance (DLTA) project request to have the Montachusett Regional Planning Commission (MRPC) provide support to the 2012 Clinton Priority Development Areas (PDA) Assessment Project. The Board of Selectmen submitted the DLTA request on January 27, 2012 and was approved by MRPC on January 31, 2012. The DLTA program provides technical assistance at no cost to the Town of Clinton and is funded through the Massachusetts Department of Housing and Community Development (DHCD). The DLTA program was established by Chapter 205 of the Acts of 2006, which enables staff of Regional Planning Agencies (RPAs) such as MRPC to provide technical assistance to communities for "any subject within regional planning expertise."

The Town of Clinton made use of one of the new eligible DLTA project types for 2012, which is the "Identification, assessment and mapping of Priority Development Areas (PDAs) and Priority Preservation Areas (PPAs) at the local and regional level."

MRPC Principal Planner, Eric R. Smith, was the Project Manager for this DLTA planning project. Mr. Smith prepared a draft Scope of Services document for Town review, which was subsequently signed by the Town on March 19, 2012. Additional planning assistance was provided by MRPC's Planning Consultant, Jeff Anderson, during the development of this Study. Based on the approved Scope of Services for this PDA Assessment, Montachusett Regional Planning Commission (MRPC) gathered information about the three (3) Priority Development Areas identified by the Town of Clinton.

An outline of all the Tasks associated with the completion of the 2012 Clinton Priority Development Area Assessment DTLA Project follows below:

- 1) Review existing information previously identified and collected by the Town of Clinton regarding the three areas targeted for assessment as Priority Development Areas. Such review shall include any locally prepared plans and the Draft Proposed Light Industrial Zoning District recommendations prepared by Mark Bobrowski.
- 2) Assist the Town of Clinton with assessment as part of nominating the three (3) PDAs to be incorporated into the Montachusett Regional Strategic Framework Plan. Such assessment shall include: a) identification of physical, regulatory and/or market-driven impediments to development on the three sites (note Legal review is outside the purview of MRPC's expertise and will have to be conducted by Clinton's Town Counsel); b) identify and evaluate site-specific developable assets; and c) propose solutions or further actions intended to achieve community goals.
- 3) Provide series of recommendations, which shall include: recommended zoning bylaw modifications (including use of overlay districts) and recommendations for infrastructure improvements, site assessment (including any brownfield-related site assessments), inter-municipal agreements and other related items intended for further study.
- 4) Based on information provided in Tasks 1-3, prepare a Draft Report of a PDA Assessment of the targeted three areas.
- 5) Based on comments received in the Draft Report, prepare a Final Report of a PDA Assessment of the targeted three areas.

- 6) Amend the Montachusett Regional Strategic Framework Plan to include the PDA areas identified by the Town of Clinton.

Public Input was provided via two Public Meetings. The first public meeting was held on June 6, 2012 at the Clinton Town Hall and consisted of a project status presentation of work completed to date, which had focused on data collection for the assessment of each of the three (3) PDAs. The second public meeting was held on November 26, 2012 and consisted of a presentation of the Draft Clinton Priority Development Areas Study. MRPC Staff also conducted a Site Visit of each of the three (3) PDAs on March 21, 2012.

Priority Development Areas (PDAs)

PDAs were introduced as a planning concept in the Montachusett Regional Strategic Framework Plan (the "Plan") adopted by the Montachusett Regional Planning Commission in August 2011. This Plan was funded by the Commonwealth of Massachusetts Executive Office of Housing and Economic Development and included a planning process to have each individual community identify Local Priority Development Areas (broken down into subject area of housing and economic development) as well as Priority Preservation Areas (PPAs). In addition MRPC facilitated a process for the identification of Regional PDAs and PPAs.

Priority Development Areas are defined as areas within a city or town that have been identified as capable of supporting additional development or as candidates for redevelopment. These areas are generally characterized by good roadway and/or transit access, available infrastructure (primarily water and sewer), and an absence of environmental constraints. In addition, many of these areas have undergone extensive area-wide or neighborhood planning processes and may have detailed recommendations for future growth. Rather than specific project or sites, PDAs represent general locations where appropriate growth may occur, and where public investments to support that growth will be directed.

PDAs can range in size from a small area to many acres. They may include a mixture of retail, industrial and office uses as well as housing, with a particular emphasis on housing which meets affordability thresholds and/or is accessible by the local workforce. Redevelopment of under-utilized or abandoned properties, as well as adaptive re-use of existing buildings/projects, can also fall under the auspices of a PDA. PDA's might include areas designated under state programs such as Chapter 43D (expedited permitting), Chapter 40R (smart growth zones) or Economic Opportunity Areas.

Three (3) Priority Development Area (PDAs) for Assessment

Site A: 460 – 530r Main Street

Bigelow Spinning Mills

Area: Approximately 12.3 acres

Zoning: Industrial

Site Designations: Chapter 43D PDS; National Register (no. 83004107): 1983



Figure 1: Locus Map and Aerial Photo of Site A

The History of Industrial use on this site extends back to 1657, when a saw mill was erected at the site of the Coachlace Dam at the western portion of the site. Existing buildings, all in poor condition, date from 1819 to approximately 1899. The site has frontage on Main Street, a heavily-trafficked way within the Town of Clinton (approximately 14,000 vehicles per day as of July 2012) and is in close proximity to High Street, Clinton’s traditional retail district. The site also includes an undeveloped 5.2 acre parcel which faces Coachlace Pond. The site is bounded to the northwest by a portion of Counterpane Brook and railroad tracks. The site is presently divided into 11 remaining parcels under 4 separate and distinct ownerships. The site also experienced heavy flooding during 2010’s spring floods. Two Parcels were developed in 2007-08 as condominiums and associated parking (not included in shaded locus map provided above as Figure 1).

Site B: 285 West Boylston Street
Area: Approximately 22.9 acres
Zoning: Industrial



Figure 2: Locus Map and Aerial Photo of Site B

The 22.9 acre West Boylston Street site (see Figure 2 above for shaded locus map) was nominated as a Priority Development Site at Town Meeting in 2008; its nomination was set aside by the Inter-Agency Permitting Board due to site access issues. Intermittent negotiations with Guilford Rail have been held

to address these issues. The Town of Clinton continued access discussions in 2012 with PanAm Railways (formerly Guilford).

In Clinton, the site is composed of two parcels under separate ownership; these parties also control approximately 110 acres of adjacent land in Sterling that is zoned “Light Industrial” (See Map 1 for this Light Industrial-Zoned area in Sterling). To the northeast of the site is Clinton’s capped landfill, which is currently being evaluated for solar energy development although it has been indicated that there is an 8- to 10-year timeframe involved with construction for the capping process.

Insofar as the remainder of Clinton is substantially developed, this parcel represents the community’s best opportunity to accommodate “office park” or “industrial park” type development and activities. In addition to rail access, the site may potentially be served by state route 110, as well as municipal sewer and water. Traffic count data from 2008 indicated 3,300 vehicles per day (vpd) along West Boylston Road at the Clinton/Sterling Townline. An earlier count from 2003 recorded 4,300 on West Boylston Road at the intersection of South Meadow Road.

Site C: 172-214 Sterling Street - Rockbestos/Suprenant Site

Area: Approximately 10.6 acres

Zoning: Industrial

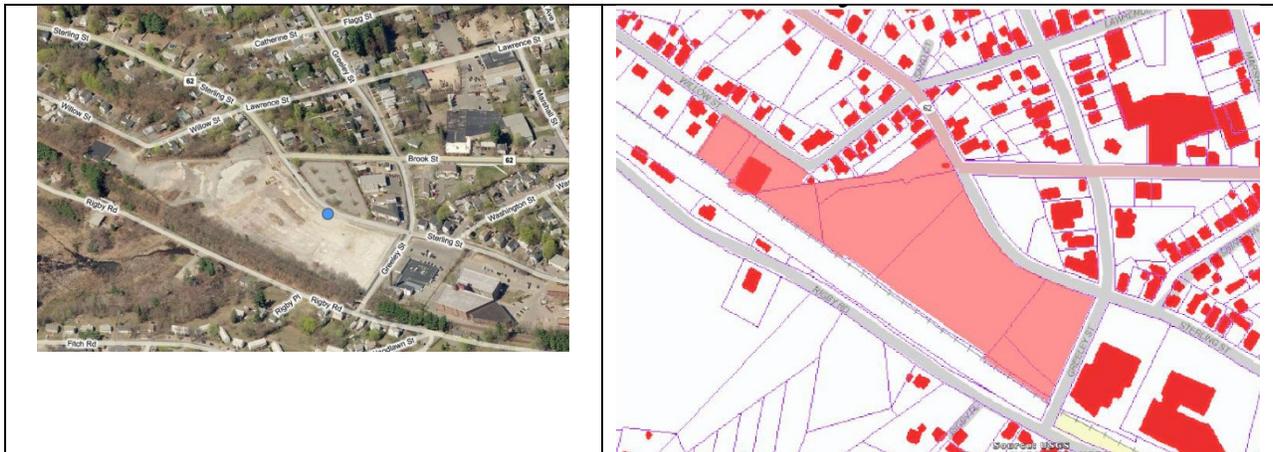


Figure 3: Locus Map and Aerial Photo of Site B

The 10.6 acre Sterling Street site (see Figure 3 above for locus map of the Site) was nominated as a Priority Development Site at Town Meeting in 2008; its nomination was set aside by the Inter-Agency Permitting Board because the property owner did not respond to requests to participate in the Expedited Permitting initiative; since that time, however, the property has come under new ownership.

Formerly the site of a wire mill, the property was subdivided after the cessation of activity on-site, and most of the buildings on site were demolished. The site remains strewn with debris and litter. The site is considered a “brownfield” as further discussed within this Report. The site is composed of two parcels under separate ownership. It is bounded to the southwest by the railroad and to the northeast by Sterling Street a heavily-trafficked way within the Town of Clinton (approximately 5,600 vehicles per day as of July 2012 at location southeast of Brook Street).

In addition, the site is situated above a high-yield aquifer, and the previous owners of the property held a NPDES discharge permit to utilize a specified volume of water for industrial purposes. It is not known whether that permit is still in effect.

Task 1) Review existing information previously identified and collected by the Town of Clinton regarding the three areas targeted for assessment as Priority Development Areas. Such review shall include any locally prepared plans and the Draft Proposed Light Industrial Zoning District recommendations prepared by Mark Bobrowski.

Master Plan Review

The Town of Clinton's Master Plan was prepared in April 2009 for the Clinton Planning Board and Clinton Master Plan Committee. The Master Plan was prepared by a consulting team led by the Community Opportunities Group (COG), Inc. A Master Plan Review summary is provided below with the full review included in Appendix A.

MRPC reviewed the 2009 Master Plan from the set of goals to the full set of recommendations (including Volume II: Regulatory Implementation). Below MRPC has highlighted all relevant information related to the three (3) sites chosen for the PDA Assessment and provided them as part of MRPC's Master Plan Review. Emphasis on potential relevance is shown in the bold font.

Master Plan Goals:

- Strengthen Clinton as Regional Economic Center
- Protect the Town's historic architectural character by providing for creative ways to convert older residential and nonresidential buildings to new uses.
- Establish land use policies that recognize the importance of gateways for shaping the perception of a community.

Issue of historic mills and their preservation and ability to find adaptive reuse support by the Town of Clinton is theme addressed in the Master Plan.

Clinton's Zoning Bylaw does not provide a strict separate of uses as can be the case in other communities. In particular with relevant for this PDA Assessment, most commercial uses are allowed in Clinton's Industrial District. However, one finding raised by the Master Plan is the fact Clinton's Off-Street Parking Requirements provide "a considerable amount of parking for some commercial uses."

A recommendation to decrease the parking space requirement threshold, with a good example provided by the Town of Concord, is included. Also a recommendation to give the Planning Board flexibility within Site Plan Review to waive parking requirements is included in the Master Plan (currently a Special Permit is required).

Clinton's Industrial Building Stock is inventoried:

"Many of the large industrial buildings in Clinton are first- and second-generation industrials facilities. While historically important and in some cases integral to the town's visual character, they tend to be outdated for most types of industrial operations today. Regrettably, the multistory industrial buildings of the past have been rendered obsolete by modern facilities that tend to be single-story and warehouse-like, occupying large parcels of land and featuring easy access bays for loading and unloading materials."

This situation presents both challenges and opportunities that will be discussed in this PDA Assessment. The Master Plan continues this discussion within the “Location Advantages and Growth Opportunities in Clinton” section.

“Since Clinton has an industrial tradition that contributes to its visual character, it makes sense to focus on the redevelopment of blighted mills buildings so they can be reused for commercial and residential purposes. The town needs to craft realistic, market-conscious and design-sensitive regulations to guide the redevelopment of these properties. The commercial space in the mills should be upgraded to include basic, modern provisions for business activity: high-speed internet and communications systems, efficient heating and cooling, and related components that make desirable, high-quality office space.”

However, as the Master Plan indicates “Manufacturing remains one of Clinton’s primary sources of employment, so the Town could focus on generating the conditions that industry finds favorable, including what the market demands. Industrial property developments and marketing agents report that currently there is no significant demand for stand-alone buildings greater than 50,000 square feet. Smaller buildings ranging from 20,000-50,000 sq. ft. in good condition generate the primary demand.

Clinton needs to promote workforce development and education, for there are labor shortages of highly skilled workers and this seems particularly evident in Clinton. Partnerships with academic and training institutions should be encouraged and continue to be cultivated so that prospective businesses have a reasonable expectation of meeting their labor needs (MRPC notes this assessment is also incorporated into the PDA as a related recommendation).”

Brownfield issues are discussed including identifying the Sterling Street / The Rockbestos Suprenant Cable and Suprenant Cable Corp site’s specific AUL (Activity Use Limitations). Examples of successful redevelopment projects across the Montachusett Region are highlighted.

The industrial market realities of the Region are assessed, in particular with “The Devens Factor.”

Some of the implementation recommendations identified have been assessed and incorporated as recommendations into this PDA Assessment Report, including:

- Pursue partnerships with Worcester- and Fitchburg area colleges and universities to expand high-tech opportunities, such as “green” industries, alternative energy businesses, and biotech firms.
- Consider establishing an Economic Development and Industrial Corporation (by special act of the legislature) and create authority to develop local tax and other financial incentives in addition to using the State’s Economic Development Incentive Program (EDIP).

Clinton Zoning Bylaw

All three (3) PDA areas fall within the Town’s Industrial Zoning District. The Industrial District “is intended to provide areas for office parks, industrial parks, manufacturing, research, development and assembly which are free from the intrusion of residential, retail or commercial uses, which might be adversely affected by the uses of the district.” MRPC notes the interesting language of this Purpose, especially the way the Town’s zoning currently liberally allows most commercial uses within the Industrial District.

Other zoning aspects to note include the Mill Conversion/Planned Development Overlay which allows *“existing mill structures of more than 20,000 square feet...(to) be converted to a Planned Development which may include the following uses: dwelling units, retail offices, artist’s lofts and hand crafts, and any other uses authorized as of right or by special permit in any zoning district.”* This Mill Conversion provision would be applicable for the Bigelow Mills PDA site.

Based on recommendations from the April 2009 Master Plan, the Town of Clinton subsequently adopted a “Bioscience Enterprise Overlay District” purposes of which are *“to encourage new development and redevelopment of existing properties, including but not limited to historic mill buildings, for bioscience and related uses as defined hereunder. Toward these ends, development shall be permitted to exceed the density and dimensional requirements that normally apply in the underlying zoning district(s) provided that such development complies with the requirements of this Section and all other applicable requirements of this By-law.”* This Bioscience Enterprise Overlay District provision would be applicable for all three PDA sites.

Bobrowski’s Light Industrial Zoning District Bylaw

Land Use Attorney, Mark Bobrowski, prepared a Draft Light Industrial Zoning Bylaw for the Town of Clinton that was intended to be taken for Town Meeting action in 2011. The intent of the Light Industrial District was *“to provide for assembly, fabrication, office, research, laboratory, biotechnology and other forms of manufacturing.”* The Planning Board had some concerns regarding the proposed standards and tabled this Bylaw. MRPC has conducted an assessment of the proposed Light Industrial zone versus the existing Industrial Zoning District as part of the PDA Assessment (incorporated within Task 2, subsection c). One significant change would be the minimum lot size of 40,000 square feet of lots for properties in the new Light Industrial Zoning District, a significant increase from the 12,000 square-foot minimum lot size of the existing Industrial District. One of the three PDAs that would have become under the Light Industrial zoning designation is the 285 West Boylston Street site.

Environmental Site Assessment Proposal (March 14, 2012) and Supplemental Proposal (July 2, 2012), prepared by Morgan Environmental for 172 Sterling Street

MRPC reviewed the initial Environmental Site Assessment (ESA) Proposal (March 14, 2012), prepared by Morgan Environmental for the 172 Sterling Street site. During our PDA Assessment Work, Morgan Environmental submitted a Supplemental Proposal (July 2, 2012) to the Town of Clinton. MRPC provides a detailed review of the ESA-related information within Appendix B of the 2012 Clinton PDA Assessment DLTA Report. The principle contaminants that have been identified on this “brownfield” site are Volatile Organic Compounds (VOCs), Fuel Oil Number 4 and Zinc.

Survey Plan of 285 West Boylston Street

This survey plan shows existing conditions of 28.23 acres of the MHBB (Moran, Hester(?), Bates, Brodmerkle) Realty Trust’s lands in both Clinton and Sterling. Their 15.21-acre parcel within the Town of Clinton is the larger parcel of the 22.9 acres that make up the 285 West Boylston Road PDA. MRPC notes that this survey plan does not cover all land being assessed within the 285 West Boylston Road PDA within the Town of Clinton plus the family owns adjoining property in Sterling too. The survey plan provides the topography of the site, which helps identify some of the gravel pits.

Task 2) Assist the Town of Clinton with assessment as part of nominating the 3 PDAs to be incorporated into the Montachusett Regional Strategic Framework Plan. Such assessment shall include: a) identification of physical, regulatory and/or market-driven impediments to development on the three sites (note Legal review is outside the purview of MRPC's expertise and will have to be conducted by Clinton's Town Counsel); b) identify and evaluate site-specific developable assets; and c) propose solutions or further actions intended to achieve community goals.

a) identification of physical, regulatory and/or market-driven impediments to development on the three (3) PDAs.

Physical Impediments

Site 1: Bigelow Spinning Mills

This is an already developed site for the most part (besides vacant acreage to the rear) – with narrow “driveways” between Main Street frontage and the back part of the site (see Photos 1 and 2 on page 9). There could be some physical impediments at the site for additional parking. The different ownership of the site, and corresponding current lot line arrangements along with the existing lot geometry that has shallow lot sizes between Main Street and the railroad tracks, could pose a physical impediment to redevelopment (see Figure 4 for Assessors Map of the Bigelow Mills complex). This fragmented ownership contrasts with Phoenix Park in Shirley, which has been successfully redeveloped under one owner, Eric Shapiro.

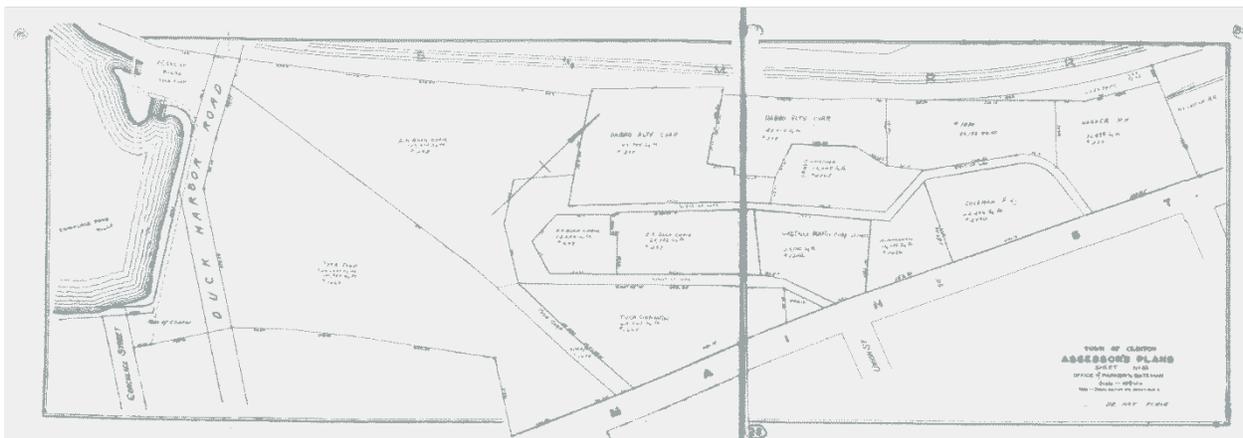


Figure 4: Clinton Assessors Map of Bigelow Mills Property



Photo 1: Front of Bigelow Mills along Main Street



Photo 2: Example of Narrow Driveways

Some of the "vacant land" not on the Tyca-owned parcel is filled with "junk" that includes old cars/other vehicles stored on-site as indicated in Photo 3 below. This issue is important particularly for opportunities to provide additional on-site parking. An Underground culvert could also pose a physical impediment to redevelopment of the site.



Photo 3: Rear of Bigelow Mills

Site 2: 285 West Boylston Street

Access to the site is probably the biggest physical impediment for development, as otherwise it is a vacant site that has been actively mined for sand and gravel. Water and Sewer service are nearby and expansion could be planned for accordingly. Power is not immediate available either, but again proper planning can be accounted for.

In terms of access, the property owner accesses the site off of West Boylston Road via an "agricultural access right of way" over the Massachusetts Department of Conservation and Recreation (DCR)-owned Watershed Protection which includes an active railroad crossing. It was these access issues that led to the State Interagency Permitting Board not approving the 285 West Boylston Street site into the State's 43D Program. Early on during MRPC's assistance on this Project, Phil Duffy, Clinton's Community Development Director, reported on a good meeting with representatives from PanAm Railways and the State Legislature. Mr. Duffy indicated it seems more hopeful that progress can be made to overcome this access impediment. The Town will need to continue to facilitate these discussions on that end.

A summary of the current availability of water, sewer and power are discussed below.

Water: Clinton Town Water service currently goes to the Reservoir Pines Cemetery off of West Boylston Road, to the south of South Meadow Road. Outside of the Cemetery is where a fire hydrant is located (see Photo 4 below). The water line is an 8" ductile iron pipe. Distance from this fire hydrant into the "heart" of 285 W Boylston Street (the active gravel pit area) accessing the site from the existing agricultural right-of-way is 4,686 feet+/- . (Of note It is almost equal distance to go up South Meadow Road and out via the landfill property)



Photo 4: Fire Hydrant @ Reservoir Pines Cemetery

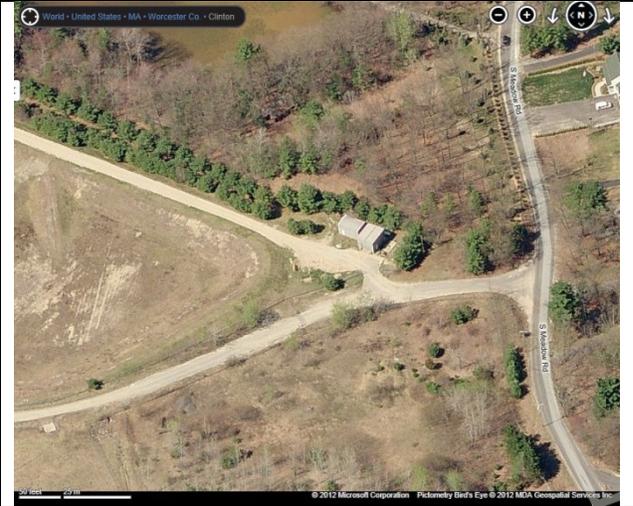


Photo 5: Sewer Pump Station @ MWRA Landfill

Sewer: Clinton Town Sewer service goes to the Massachusetts Water Resources Authority (MWRA) Landfill site off of South Meadow Road. There is a pump station located in a shed building, which is visible on aerial photos (see Photo 5 above). The type of sewer service in this part of Clinton is a sewer force main. Via the MWRA landfill the distance is approximately 3,000 into the "heart" of the 285 W Boylston Street Site, which is less distance than taking sewer down West Boylston Road and bringing into the Site. Because running sewer down West Boylston Road would be more expensive, MRPC recommends considering an easement to bring water/sewer (and perhaps power which is discussed below) services via the MWRA landfill. However, any utility siting decisions should be assessed with input from Clinton's DPW Director.

Power: The closest location for Three (3)-Phase Power is at the intersection of West Boylston Street and South Meadow Road. The closest for any power that could serve 285 W. Boylston Street is the DCR Field Office located at 355 West Boylston St, Clinton. It is actually located in front of the subject property separated by the railroad tracks. However Three-Phase Power will be an important consideration in the development of 285 West Boylston Street as an Industrial Park. The distance from the intersection of S. Meadow Road and West Boylston via the landfill site is about 4,000 feet to the "heart" of 285 W Boylston Street. This represents the shortest distance from the South Meadow Road and West Boylston intersection, similar to bringing sewer to the site as discussed above.

Site 3: Rockbestos/Suprenant Site

This site is vacant, although there is debris and foundation remains from the former Rockbestos/Suprenant facility. The site does have contamination issues associated with the past use(s). That contamination poses a current physical impediment from redevelopment taking place on the site. As discussed under Task 1, the principle identified contaminants at this “brownfield” site are Volatile Organic Compounds (VOCs), Fuel Oil Number 4 and Zinc.

i. Regulatory Impediments

Site 1: Bigelow Mills.

Zoning-related

As previously indicated, all three (3) sites, including Bigelow Mills are located in the Town of Clinton’s Industrial Zoning District. As discussed under the Master Plan Review provided under Task 1, Clinton’s Zoning Bylaw does not provide a strict separate of uses as can be the case in other communities and most commercial uses are allowed in Clinton’s Industrial District. Of the three PDA Sites, commercial uses are most likely to be supported by the Town of Clinton at Bigelow Mills. However, one finding raised by the Master Plan is fact Clinton’s Off-Street Parking Requirements provide “a considerable amount of parking for some commercial uses.” Given the lack of space to provide considerable additional parking at Bigelow Mills, the parking requirements could represent a regulatory impediment.

As noted in the Clinton Master Plan:

“Clinton requires a considerable amount of parking for some commercial uses. Excessive parking ratios can cause a needless surplus of parking, limit reasonable development, lead to environmental damage (ex. stormwater runoff), and serve as an indirect form of growth control – a result that off-street parking requirements are not designed to address”.

For retail stores and services, Clinton’s Zoning Bylaw requires 1 parking space per 150 square feet of gross floor area or 6.6 spaces per 1,000 square feet. Restaurant requirements were noted to be high too by the Master Plan Authors. The same Authors noted that more appropriate parking space standards exist such as in the Town of Concord with requirements of 1 per 250 square feet of retail floor area (which would provide 4 spaces per 1000 square feet, which is over 50% less than what Clinton requires).

Under Clinton’s Zoning Bylaw, the Planning Board can waive the parking space requirements, but via a Special Permit process. The Master Plan authors recommended the Town to amend Zoning Bylaws to allow the waiver provision be conducted through Site Plan Review. MRPC’s Eric R. Smith notes that a similar zoning provision was adopted in the Town of Ashburnham for the Village Center. Ashburnham’s zoning language has been provided as an example for the Town of Clinton to consider in order to help streamline permitting and also facilitate redevelopment of Bigelow Mills (see Appendix C).

General Challenge of mill redevelopment projects

The Master Plan authors noted that “...mill reuse projects are costly propositions.”...“One factor that makes redevelopment so difficult for communities is that zoning alone is rarely enough to steer older

properties, particularly large or complicated properties (like the Bigelow Spinning Mills) toward a desired reuse plan. Flexible financing, tax incentives, cost off sets such as publicly funded infrastructure improvements, expedited permitting (which is available at the Bigelow Mills site given its 43D designation), and pre-permitting (e.g. Development Agreement) can be crucial vehicles for redevelopment.” Within the Montachusett Region, Fitchburg was able to convert the former General Electric Stream Turbine plant into Putnam Place, a four-building center with 300,000 square feet of office and manufacturing uses (although vacancy issues have plagued this site and the newest tenant is the City of Fitchburg which moved into Putnam Place after City Hall had roof problems too costly to fix in the short term).

Building Code Issues for Full Reuse Potential

Conversations between MRPC and Phil Duffy noted that Building Code issues will depend on the future uses. Based on MRPC research of Live/Work space from the book *“Live-Work Planning and Design: Zero-Commute Housing”* by Thomas Dolan, townhouse live-work (“shophouse”), where the ground floor work space is not separated from the floors above, is now permitted under the International Building Code (IBC; Section 419).

Chapter 40B Developments located on Industrial-zoned land

The issue of siting Chapter 40B developments on Industrial-zoned land was an issue identified in the Clinton Master Plan. The Master Plan Authors noted on page 91 that *“the Town needs to be planning ahead for 2011-2012, when the Census Bureau will begin to release data from Census 2010 and DHCD will update the Chapter 40B SHI.”* As of May 2012, DHCD’s 40B inventory, that incorporates 2010 Census data has the Town of Clinton at 8.6%, below the 10% threshold which gives communities the right to deny 40B applications. The Master Plan Authors then note *“the most likely ‘target’ for comprehensive permits will not be vacant residential land. Instead, comprehensive permits for mixed-income development usually involve difficult to develop sites, older commercial and industrial buildings that are obsolete for nonresidential uses, and vacant industrial parcels that are too small or not conveniently located for industrial uses.”* To address this issue, under Task 3, MRPC provides a recommendation for the Town to prepare a Housing Production Plan.

Environmental

Phragmites have been found in vegetation in the vacant area to the rear of the site, which might limit additional development on the Bigelow Mills PDA. This vacant land represents a potential asset and opportunity, so the Town might want to help facilitate a wetland survey in order to assess how much buildable land is available.

Site #2: 285 W. Boylston Street

Zoning-related

The existing zoning at the 285 W. Boylston Street site is problematic in that the zoning from 285 W. Boylston Street (Route 110) to the railroad tracks is Residential. Given the primary intended access to the 285 W. Boylston Street Site is through the existing agricultural right-of-way, the Town would need to change to Industrial. Per a Massachusetts Court Case access to Industrial Zoned Land cannot be

provided thru Residential zoning. Therefore, this represents an existing regulatory constraint. See Appendix D for map of zoning in the vicinity of 285 West Boylston Street.

Environmental Constraint: Priority Habitat Area

The 285 W. Boylston Street PDA is *currently* part of a “Priority Habitat Area” under the MA Natural Heritage Endangered Species Program (NHESP). MRPC emphasis the currently identified aspect, given that during our research of this issue as part of our work on this PDA Assessment in 2012, uncovered the future potential for the identification to change. Based on email correspondence received from Jon Regosin, Ph.D. Chief of Conservation Science with the NHESP on May 30, 2012, *“The NHESP is currently in the process of preparing the 2012 Priority Habitat Atlas for public review and release. Based on a review of the preliminary line-work, it appears that the site in question will not be mapped as Priority Habitat in the next Atlas, although an area immediately adjacent to the site will continue to be mapped as state-listed species habitat. Please note that there will be a public comment period on the proposed revisions to Priority Habitat prior to the agency finalizing the proposed line work. It is not known at this time when the updated maps will be released, so for the time being MA Endangered Species Act review would be required at the site.”*

MRPC later learned from Mr. Regosin that *“The release of draft Priority Habitat maps is on hold indefinitely.”* Therefore, as of this time, any development of 285 West Boylston Street would have to be reviewed by NHESP. MRPC notes that details for the Priority Habitat Area designation and what is required by NHESP review can be found at the NHESP website: http://www.mass.gov/dfw/dfw/nhosp/regulatory_review/reg_review_home.htm

Chapter 40B Developments located on Industrial-zoned land

This regulatory constraint identified for Site #1 is relevant for Site #2 as well.

Site #3: Sterling Street

Environmental Constraint: “Brownfield Site”

“Brownfields” issues with contamination from prior use, including zinc, past Fuel Oil spills. There are the remains of the old foundation and materials stored on-site.

Chapter 40B Developments located on Industrial-zoned land

This regulatory constraint identified for Site #1 is relevant for Site #3 as well.

b) Identification of site-specific assets on the three (3) PDAs.

Below are highlights of the site-specific assets that have been identified for each of the 3 Priority Development Areas:

Site 1: Bigelow Mills

- Prime location in Downtown Clinton off of Main Street
- Has the most traffic volumes of any of the three PDAs, at approximately 14,000 vehicles per day (vpd) as of July 2012. In addition, the updated traffic volume count is a significant increase from the approximately 8,300-9,300 vpd that the Town had noted was previously recorded.
- The Bigelow Mill Complex is an historical site (see Photo 6 for the tower above mill complex building #53)



Photo 6: Bigelow Carpet Mills Tower



Photo 7: Rear of the Bigelow Mills Complex

- The Site include 5.2 acres of vacant developable land in the rear portion of site off of New Harbor Road that includes views of Coachlace Pond (see Photo 7).

- The Counterpane Brook running at the rear of the site could be considered an asset, but this is only if the developed part of larger “Greenway” or “Heritage Wayfinding Trail.” The land adjacent to the Brook would have to be cleaned up by the property owners, who also would have to allow such walking access through the Site (See Photo 8). More discussion of the Heritage Wayfinding Trail concept is found within Task 3.



Photo 8: Counterpane Brook, Rear of Bigelow Mills

Site #2: 285 W. Boylston Street

- This PDA site includes the largest vacant, undeveloped industrial-zoned parcels in Town.
- There is potential access to the freight rail line that runs between Worcester and Ayer (including Devens).
- Provides opportunity within Town of Clinton for the development of “modern industrial space” and/or “High-Bay” space which there appears to be a demand for in the Region (see market-driven impediments and opportunities section that follows).
- Combined with vacant Industrial-zoned land in Sterling provides enough acreage to meet the minimum 50 acres recommended by Urban Land Institute (ULI) for Industrial Park

Site #3: Sterling Street

- MRPC notes that 172 Sterling Street represents a key “gateway” site and given location off of Route 62, the main road into Clinton from Sterling and points west (including I-190) it does represent an opportunity for retail/commercial uses. MRPC observations during our DLTA work in 2012 is that the relatively new plaza next store with T.C. Lando’s Pizza and the Billiards establishment both seem to be doing well. However when MRPC raised this point with the Community Development Director, it was noted that the priority of the Town is to redevelop this site for an industrial facility that can lead to quality job creation. In addition, the current owner is interested in manufacturing or private school.
- Given that the site is a key ‘gateway’ into Downtown Clinton, the Town should take design considerations into account as part of redevelopment of site, even if a manufacturing facility is built here consistent with the following Land Use goal: “Establish land use policies that recognize the importance of gateways for shaping the perception of a community.”

Identification of market-driven impediments and opportunities to development on the three (3) PDAs.

For purposes of this PDA Assessment Report, all three sites generally have the same market – as Clinton is part of a larger market area. Clinton’s Master Plan did an excellent job describing Clinton’s location relative to its Regional Market(s):

“While Clinton falls within the North-Central Region (Montachusett Regional Planning Commission), its economy is influenced by conditions both in the Montachusett area and the Greater Worcester Region, as suggested by the somewhat different boundaries used by federal agencies to report economic statistics for Central Massachusetts communities (see Figure 4.2 from the Master Plan inserted below). Most Clinton residents commute to jobs in these locations, and most of the people who work in Clinton each day commute from the same collection of cities and towns. Job growth, retail development and housing development occurring in either area influences the opportunities Clinton has to shape, or reshape, its local economy.”

The Master Plan’s Figure 4.2 has been incorporated into this Report as Figure 5 below. MRPC has provided a market assessment of the retail, office and industrial market that includes the communities surrounding Clinton. This assessment includes an analysis of jobs of residents within the Town of Clinton, of such jobs of residents in the communities surrounding Clinton up to a 30-minute commute time from Clinton, and of jobs currently located within the Town of Clinton. This jobs analysis is found on pages 26-28.

Figure 4.2
Central Massachusetts Planning and Economic Regions
(Sources: Bureau of the Census, MassGIS)

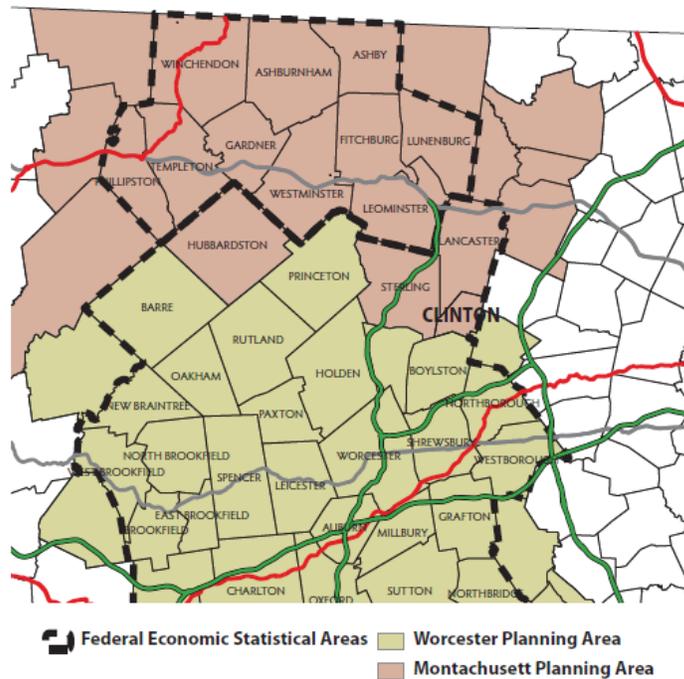


Figure 5: Central Massachusetts Planning and Economic Regions Map from 2009 Master Plan

Retail Market Analysis:

Typically, the types of demographic data in which retailers and developers are most interested include population, household size and type, age, and income. Educational attainment levels, race/ethnicity, sex, employment, and other characteristics may also be important. Retailers and developers want to know how these indicators have changed over time (e.g. is the population growing or declining?) and

how local trends compare to those in neighboring communities, the surrounding region, or the state as a whole. The data provide an understanding of potential customers and sales.

Most national retailers today rely on a dizzying array of statistics to determine their best customers, evaluate sites and identify markets in which to locate new stores. A lot of this information is proprietary and thus not easily accessible to the small “mom and pop” businesses that tend to locate in village centers and downtown commercial districts. MRPC is able to provide ESRI’s BAO data to the Town of Clinton as part of this DLTA Project.

Trade Area Definition

A *trade area* is generally defined as the geographic area from which local retailers draw the majority of their customers. For the purposes of this analysis we have defined a potential trade area as within the 15-minute driving time of each respective Priority Development Area. Thus the exact trade area for each PDA differs. However, for purposes of this Retail Market Analysis, the Bigelow Mills PDA Trade Area will be assessed, given that this PDA is the only one in which the Town is truly supportive of retail uses. A map of the Bigelow Mills PDA 15-minute trade area has been provided within Appendix F.

Market Demographics

This section analyzes population, household, householder income, and age characteristics of residents in the Town of Clinton and the Bigelow Mills Trade Areas. The data used in the analysis is derived from the U.S. Census Bureau and ESRI Business Analyst Online, a leading national provider of market information.

Table 1 below summarizes population trends in the 15-minute drive time zone, for the 3 defined PDA’s respective Trade Area from 2010 projected to 2016. As of the 2010 Census the Town of Clinton had a population of 13,606, whereas the three PDA’s range from 50,809 (172 Sterling Street PDA) to 57,811 (285 W. Boylston Street PDA). Based on ESRI’s 2016 population projections the Town of Clinton is projected to lose 2.5% of its population, but the Bigelow Spinning Mills PDA Trade Area is projected to by 1.7%.

Table 1: Market Area Population					% Change
	Market Area	2010	2011(est.)	2016 (proj.)	2010- 2016
	Town of Clinton	13,606	13,438	13,271	-2.5%
	Bigelow Spinning Mills PDA 15-minute drive time	52,106	52,231	52,989	1.7%

The Census Bureau defines a household as all persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more persons living together, or any other group of related or unrelated individuals who share living arrangements outside of an institution. While population data allows the total size of the market to be quantified, household data provides insight into the composition of the market and its characteristics with respect to income and age.

As shown in Table 2 on page 18, although approximately 5,831 households currently residing within the Town of Clinton as of the 2010 Census. Within the Bigelow Spinning Mills PDA Trade Area 15-minute

drive time, there are households in the 20,000 range. The Town of Clinton has an average household size of 2.32 persons, which is smaller than the Bigelow Spinning Mills PDA Trade Area, averaging 2.46 persons per household.

ESRI projects an increase of 2.3% in the number of households in the Bigelow Spinning Mills PDA trade area over the next five years. Note that the Town of Clinton is projected to lose 1.6% of the households based on 2010 Census data.

Table 2: Market Area Households					% Change 2010- 2016
	Market Area	2010	2011(est.)	2016 (proj.)	
	Town of Clinton	5,831	5,769	5,735	-1.6%
	Bigelow Spinning Mills PDA 15-minute drive time	20,524	20,586	20,993	2.3%

Householder income is a good indicator of the spending potential of the trade area, since it often correlates with retail expenditures. As shown below, median income levels are or projected to be higher in the Bigelow Mills defined trade area versus the Town of Clinton. In 2011, the median household income (MHI) in Clinton was estimated at \$54,928; in comparison, the MHI in the trade area was \$71,706. The Trade Area for Bigelow Spinning Mills actually has the highest income of any of the three PDA's 15-minute drive time trade area and that happens to be the PDA where some retail uses are most likely to be supported by the Town of Clinton.

Table 3: Market Area Median Household Income				% Change 2010- 2016
	Market Area	2011(est.)	2016 (proj.)	
	Town of Clinton	\$54,928	\$63,139	14.9%
	Bigelow Spinning Mills PDA 15-minute drive time	\$71,706	\$82,080	14.5%

Overall, the Bigelow Mills PDA has a trade area population that is somewhat older than that of the Town of Clinton. The 2010 median age is estimated at 39.3 years in the Town of Clinton zone compared to +/- 41 years for the 15-minute drive time of the Bigelow Mills PDA. A complete set of demographic data for the Bigelow Mills PDA 15-minute drive time trade area is provided in Appendix G.

Market segmentation

Market segmentation is defined as the classification of consumers according to demographic and socioeconomic characteristics, lifestyles, and product preferences. It is based on the concept that “birds of a feather flock together”: that is, people with similar taste, lifestyles, and behaviors naturally gravitate toward each other and into the communities in which they live. Segmentation systems allow companies to better understand their customers or prospects, develop effective strategies that attract customers to their stores, and select products suited to customer preferences and lifestyles.

Developed by ESRI Business Information Systems, Community Tapestry categories U.S. neighborhoods into 65 market segments, each reflecting a range of opportunities and influences. Neighborhoods are analyzed and sorted by a variety of demographic and socioeconomic attributes as well as other determinants of consumer behavior.

Households in the Town of Clinton, plus the Bigelow Mills PDA 15-Minute Trade Areas have been grouped into Tapestry market segments as summarized in Table 4 and 5 below. The descriptions reflect the propensity of households within that segment to exhibit certain characteristics and preferences relative to the general population. Each segment tend to paints a slightly difference “picture” of the trade market area, but there can be common features.

Table 4: Town of Clinton Market Segmentation

	Top Segments	Town of Clinton
1	Main Street USA	35.6%
2	In Style	32.5%
3	International Marketplace	14.4%
4	City Lights	11.3%
5	Cozy and Comfortable	6.2%

Table 5: Bigelow Mills PDA 15-Minute Drive Trade Area Market Segmentation

	Top Segments	15-Minute Drive Time Bigelow Spinning Mills
1	Main Street USA	22.0%
2	In Style	19.8%
3	Suburban Splendor	11.7%
4	Exurbanites	8.2%
5	Prosperous Empty Nesters	6.6%

It is interesting that Main Street USA is the most prominent in both the Town of Clinton households and the Bigelow Mills PDA. The “In Style” Segment is the 2nd most prominent also townwide and the Bigelow Mills PDA. The market segments then differ in numbers 3-5. A description of the Top 5 Market Segment in both the Town and the Bigelow Mills PDA Trade Area is provided for in Appendix H.

Retail Sales

This section examines retail trends in trade area, identifying potential market opportunities based on current and potential sales, consumer demand, and the “leakage” of consumer dollars outside the local economy. As previously described, the trade area analyzed for this retail analysis is the Town of Clinton and portions of other communities within a 15-minute driving time Bigelow Mills Priority Development Area.

Table on page 20 profiles the retail sector in the Bigelow Spinning Mills Trade Area. It includes the total number of establishments, estimated sales and the distribution of sales for each store type. According

to ESRI, retailers within a 15-minute drive of the Area comprise 449 establishments generating an estimated \$545,836,881 in annual sales.

Table 6: Retail Sales Profile - 460 Main Street (Bigelow Spinning Mills), Clinton 15-Minute Drivetime Zone		
	Store Count	Estimated Retail Sales
Food Services and Drinking Places		
Full-Service Restaurants	67	\$32,380,881
Limited-Service Eating Places	30	\$30,555,778
Special Food Services	10	\$6,659,915
Drinking Places	9	\$2,285,833
Convenience Retail		
Grocery Stores	23	\$72,632,072
Health & Personal Care Stores	19	\$30,552,539
Building Materials & Supplies Dealers	19	\$16,598,633
Specialty Food Stores	17	\$12,012,594
Lawn and Garden Equipment Stores	10	\$1,377,177
Automotive-Related Retail		
Automotive Dealers	15	\$52,610,907
Gasoline Stations	16	\$90,744,872
Auto Parts, Accessories and Tire Stores	12	\$3,646,059
Other Motor Vehicle Dealers	6	\$5,528,436
Shoppers' Goods Retail		
General Merchandise	11	\$59,255,334
Furniture & Home Furnishings Stores	15	\$6,321,368
Beer, Wine & Liquor Stores	12	\$6,298,853
Clothing Stores	30	\$25,270,217
Office Supplies, Stationery and Gift Stores	18	\$4,406,416
Sporting Goods/Hobby/Musical Instruments Stores	17	\$3,412,591
Electronics & Appliance Stores	31	\$61,775,625
Other Miscellaneous Store Retailers	23	\$2,682,206
Shoe Stores	8	\$2,394,458
Jewelry, Luggage and Leather Goods Stores	6	\$1,401,512
Florists	8	\$532,288
Book, Periodical and Music Stores	5	\$13,653,351
Used Merchandise Stores	12	\$846,966
Total	449	\$545,836,881

Note among the items with the largest retail sales are automotive dealerships, grocery stores and gas stations. The automotive category is often a sales leader because cars and trucks are a big ticket item.

The relatively high level of grocery store sales is also typical because groceries are a basic commodity that must be purchased on a regular basis regardless of income.

Sales Leakage

The demand for goods and services that is not being met locally is referred to as sales leakage. The leakage occurs because consumers make purchases at establishments outside the area, or even outside the state via mail order and Internet sales. Purchasing decisions are typically influenced by one or more factors: convenience (e.g., stopping at a store located on the way to or from work), opportunity, quality, price, service, selection, and marketing.

Sales leakage is calculated as the difference between the total retail spending of area residents, regardless of where the money is spent, and the total retail purchases made within the trade area. For instance, if trade area residents are spending a total of \$2 million on groceries, but total trade area grocery sales are only \$500,000, it is assumed that \$1.5 million of grocery sales are “leaking” out of the trade area – meaning that some groceries are being purchased elsewhere. This leakage represents an opportunity for local businesses to “recapture” the business leaving the area.

Sales leakage represents an opportunity for the Town to capture such business locally and is calculated as the difference between the total retail spending of area residents, regardless of where the money is spent, and the total retail purchases made within the trade area. Sales leakage represents one “opportunity” for economic development within the Bigelow Mills PDA. Of course **location** is an important fact for siting retail-based land uses (including within locational factor is traffic). A review of the data in Table 7 on page 22 indicates there seems to be a demand for a restaurant has both full-service restaurants and limited services eating places, as each have approximately \$13 million worth of leakage. MRPC notes that with the opportunity to develop a restaurant is an idea of a waterview restaurant on the undeveloped Bigelow Mills 5.2-acre parcel which faces Coachlace Pond (see Photo 9 below)



Photo 9: Potential Opportunity for Waterview Restaurant

Some caution has to be taken with the \$28 million worth of grocery stores leakage, as there is a Hannaford's Supermarket just a half-mile north of Bigelow Mills.

Table 7: Sales Leakage Analysis – Bigelow Mills PDA, Clinton 15-Minute Drivetime Trade Area		
	Estimated Surplus	Estimated Leakage
Food Services and Drinking Places		
Full-Service Restaurants		\$13,217,515
Limited-Service Eating Places		\$13,083,909
Special Food Services		\$1,000,163
Drinking Places	-\$1,029,779	
Convenience Retail		
Grocery Stores		\$28,051,217
Health & Personal Care Stores		\$661,900
Building Materials & Supplies Dealers		\$6,652,599
Specialty Food Stores	-\$6,301,497	
Lawn and Garden Equipment Stores		\$818,488
Automotive-Related Retail		
Automotive Dealers		\$54,653,179
Gasoline Stations	-\$3,818,925	
Auto Parts, Accessories and Tire Stores		\$6,693,253
Other Motor Vehicle Dealers		\$4,965,407
Shoppers' Goods Retail		
General Merchandise	-\$5,978,871	
Furniture & Home Furnishings Stores		\$14,432,980
Beer, Wine & Liquor Stores		\$4,405,208
Clothing Stores	-\$1,013,705	
Office Supplies, Stationery and Gift Stores	-\$417,954	
Sporting Goods/Hobby/Musical Instruments Stores		\$1,895,345
Electronics & Appliance Stores	-\$42,354,454	
Other Miscellaneous Store Retailers		\$1,474,905
Shoe Stores	-\$122,845	
Jewelry, Luggage and Leather Goods Stores		\$1,805,038
Florists		\$277,218
Book, Periodical and Music Stores	-\$8,703,181	
Used Merchandise Stores	-\$245,471	

The full set of market assessment data from ESRI's Business Analyst Online for the Lancaster Road PDA is provided in Appendix I.

Traffic Counts

As part of a site's locational importance, is how much vehicular and pedestrian traffic passes by the site. As previously discussed, traffic count data along Main Street (Rt. 70) Between Church Street and Union Street recorded 14,074 vpd as of July 18, 2012. This is a significant increase from the 8,300-9,300 vpd the Town had indicated was recorded in past traffic counts.

Office and Industrial Market Analysis

The ESRI Business Analyst Online's market assessment provided above provides opportunities for economic development related to only to retail. To better understand the Region's office and industrial market, MRPC researched the following:

- "The Foster Report, Fitchburg/Leominster, Massachusetts, January 2012"
- CB Richard Ellis Real Estate's "2011 Market Outlook" and "2012 Market Outlook"
- Market Conditions at Devens

The "Foster Report, Fitchburg/Leominster, Massachusetts, January 2012" provides an annual market assessment of the Fitchburg-Leominster industrial space market. A summary of this assessment is provided below. A more comprehensive write-up of this Assessment is provided in Appendix J.

Fitchburg/Leominster Market Assessment: As of January 2012, there was a total of 1,902,275 square feet available in Fitchburg and Leominster, or 21.6% of the total existing modern industrial base. This was noted to be the sixth consecutive year with negative industrial space absorption. Demand Trends for "Modern Industrial Space"¹: Local brokers report reasonable interest for freestanding buildings of 5,000 to 20,000 square feet, but few have become available.

The Foster Report noted no new construction in 2011. Relevant for the Town of Clinton in considering developing a new Industrial and/or Office Park is the Southgate Business Park in Leominster. The *"Leominster Southgate Business Park Infrastructure improvements are complete within the 59-acre, supported by state grants. Developers and local officials attempts to attract technology based industry, job creation and private investment have not materialized due to general economic conditions. This development is well positioned for industry expansion for the next economic uptick."* As of the end of May 2012 no building permits had been issued.

The CB Richard Ellis Real Estate Company annually prepares a Market Outlook for New England. MRPC has reviewed the 2011 Market Outlook and the 2012 Market Outlook to assess market trends and developments related to both the office and industrial markets. MRPC Staff determined that the Town of Clinton should be assessed against the Metro West Suburban Office and Industrial Market Areas. Of the four Metro West sub-groups, MRPC is providing assessment review for the following sub-group closest to the Lancaster Road area: Route 495/Route 2 West.

For the Office Market: the 2012 Market Outlook noted that the Metro West as a whole had a negative absorption of 721,000 square feet of office space. "The uncertainty in the economy, concern over job

¹ According to The Foster Group: Modern Industrial Space is typically defined "as single-story masonry/steel buildings. These buildings are open warehouse and manufacturing facilities which generally include 5%-10% office space with ceiling heights of at least 14 feet. Newer buildings often have higher clearance closer to 20 feet, a greater proportion of office space, and climate controlled manufacturing areas."

growth, and increasing levels of caution related to world events have slowed activity and absorption in the submarket.” Two other macro events noted: mergers and acquisitions, and corporate downsizing. CB Richard Ellis’s 2012 Office Market Forecast: “Overall rental rates will continue to be flat, but demand could pick up with tenants from Cambridge searching for price alternatives and different labor pools. (This point has been highlighted as a potential opportunity for Shirley – especially related to Biotech). The clouds of economic uncertainty and a Presidential election are likely to quell absorption and lend a cautionary tone in the market.”

Table 8: Office Market Summary 2011 and 2012

Submarket	Year	Total Sq. Ft.	Availability	Vacancy	Sublease	YTD Absorption (SF)	Ave. Asking Rent
Route 495 – Route 2 West	2011	4,584,618	24.2%	16.2%	4.5%	(89,597)	\$14.65
Route 495 – Mass Pike West	2011	11,595,222	25.0%	16.8%	4.7%	18,034	\$17.67
Route 495 – Route 2 West	2012	4,690,218	27.6%	15.8%	4.7%	(135,718)	\$14.28
Route 495 – Mass Pike West	2012	12,840,272	32.4%	25.9%	3.8%	(1,173,772)	\$15.05

For the Industrial Market, the 2011 Market Outlook indicated that the “Metro West Industrial market closed 2010 by depositing another 352,000 square feet in the already oversized availability column. Though the movement is still negative, the rate of decline has slowed considerably from the high levels seen since late 2007. While overall market stabilization remains an elusive notion, confidence that we are approaching the light at the end of the tunnel is undoubtedly strong than it was 12 months ago. The West Industrial market entered 2011 with availability of 27% and 18.8%, respectively.”

“Compared to the Metro North and South Industrial markets, the Metro West market is characterized by a more limited inventory of buildings, and as such traditionally sees slower deal velocity. The Metro West Industrial market is saturated with older industrial facilities that cannot differentiate themselves from their competition. Landlords with strong market awareness have been willing to decrease rates to unprecedented lows, knowing that their buildings’ functional ability is decreasing by the year. Consequently, landlords with more modern properties have been able to hold rents at surprisingly healthy levels due to the lack of true competitive properties. Even with a dearth of user velocity, the market would benefit from improved product offerings on both the R&D and **high bay** warehouse sales.”

The 2012 Market Outlook noted that “after four years of negative absorption, the Metro West Industrial market returned to life with 1.0 million square feet of positive absorption in 2011 (note that 844,000 square feet of this absorption was within the two submarkets assessed for this Shirley DLTA project: Route 495/Route 2 West and Route 495-Mass Pike West).”

CB Richard Ellis's Industrial Market – 2012 Market Outlook noted improvements in the “formerly beleaguered Route 2 West submarket.” In Devens: NFI Transportation renewed a lease of 125,000 square feet; Quiet Logistic moved their operations into 200,000 square feet within 66 Saratoga Boulevard, previously the distribution center for Gillette; The 410,000 square-foot building that began the year with 100% availability has only 75,000 square feet of available space as of the end of 2011. Despite these gains, the Route 2 West market still carries a vacancy rate of 33.3%.”

MRPC contacted MassDevelopment for an update on Devens' Market Conditions. The current buildout as of June 2012 for Devens is approximately 5,000,000 square feet and approximate vacancy is 1.25 million square feet (25% vacancy).

CB Richard Ellis also noted that “High-bay space² is at an extreme premium in the Mass Pike West Submarket. The submarket has a vacancy of 7.7%. Between the towns of Franklin and Littleton along the Route 495 belt, there are zero contiguous high-bay spaces of 50,000 square feet or greater available for lease. With an offering of high-bay near the intersection of Routes 495 and 90 (*about 25 minutes from Clinton*), larger distribution deals may start to find their way back to the West market. To date, no developers are prepared to put shovel to dirt.

“Compared to the Metro North and South Industrial markets, the Metro West market is characterized by a more limited inventory of buildings, and as such traditionally sees slower deal velocity. The Metro West Industrial market is saturated with older industrial facilities that cannot differentiate themselves from their competition. Landlords with strong market awareness have been willing to decrease rates to unprecedented lows, knowing that their buildings' functional ability is decreasing by the year. Consequently, landlords with more modern properties have been able to hold rents at surprisingly healthy levels due to the lack of true competitive properties. Even with a dearth of user velocity, the market would benefit from improved product offerings on both the R&D and high bay warehouse sales.”

“2012 Industrial Market Forecast: No Substantive Improvement to MetroWest Market. Slow economic growth creates significant threats of a return of negative absorption. The Metro West will always be the center of the Boston distribution market, but until new high-bay product is produced, the transaction volume will be limited and at reduced values.”

Clinton's local industrial market got a boost, as reported in *The Item* newspaper on Sept. 28, 2012:

“Radant Technologies has signed a lease to occupy the commercial building at 100 Adams Road. Radiant Technologies, based in Stow, will use 58,852 square feet in the building to accommodate growth, accordingly to a press release. Radant specializes in the design, manufacturing and testing of radomes reflectors, and structure composite products for use in high performance airborne, ground based, shipboard, and submarine installations,” the press release said. The move is an expansion for Radian, according to Audrey Hackman, representing Hackman Capital, the owners of the property. The 344,000-square-foot manufacturing and distribution facility is also home to a distribution center for the Rotman's furniture chain, as well as several moving and storage companies. The property still has 86,000 square feet available for lease (25% now, but down from 42% with Radant).”

². High-bay space is defined as space as more than 24 feet of clear height.

Table 9: Metro West Industrial Market Summary 2011 and 2012

Submarket	Year	Total Sq. Ft.	Availability	Vacancy	Sublease	YTD Absorption (SF)	Ave. Asking Rent
Route 495 – Route 2 West	2011	7,492,437	50.3%	31.4%	5.1%	6,176	\$5.29
Route 495 – Mass Pike West	2011	14,694,862	21.8%	17.4%	4.5%	(382,091)	\$6.69
Route 495 – Route 2 West	2012	7,492,437	44.4%	33.3%	4.9%	441,827	\$5.01
Route 495 – Mass Pike West	2012	15,055,329	21.1%	17.8%	4.2%	403,900	\$7.37

The full version of MRPC’s Highlights of the Metro West Suburban West Office and Industrial Market based on CB Richard Ellis Real Estate’s 2011 Market Outlook and 2012 Market Outlook for New England is provided as Appendix K

During MRPC’s work on this Market Assessment, the Community Development Director requested MRPC to conduct a “jobs analysis” to determine what is the makeup of jobs of businesses currently in Clinton and compare that to employment of Clinton residents and the residents of communities surrounding Clinton up to a 30-minute commute (to Clinton). Below is a summary of this jobs analysis with more detailed data incorporated into Appendix L. This data can assist in determining what industries there could be demand for both locally and regionally and could potentially even help reduce commute time for residents of both Clinton and surrounding communities.

There are 4,446 total of jobs located within the Town of Clinton. Table 10 provides the Top 5 employment sectors, based on ES-202 data from the Commonwealth of Massachusetts Department of Labor and Workforce. Almost a third of jobs within Clinton are manufacturing based. Because establishments below a certain thresholds are withheld due to confidentiality reasons, the Top 5 sectors from State data do not include education. MRPC’s data analysis indicates that education-related positions are actually within the Top 5 sectors. Including education, these Top 6 sectors comprise over three-quarters of Clinton-based employment.

Table 10: Top 5 Employment Sectors based in the Town of Clinton

Manufacturing	1,456	32.7%
Professional and Business Services	564	12.7%
Retail Trade	432	9.7%
Health Care and Social Assistance	397	8.9%
Accommodation and Food Services	247	5.6%
Total for Top 5		69.6%
<i>Missing Education - (implied %)</i>		<i>7.7%</i>
Total for Top 6		77.3%

Source: ES-202 Data 2010 Mass. Department of Labor and Workforce

MRPC next reviewed employment of Clinton residents. Data for employment by resident is currently available via the U.S. Census's American Community Survey (ACS) 2005-2009 Five-Year Survey Data. ACS data indicated 7,303 of Clinton's residents were employed. Similar to the jobs located in Clinton, Manufacturing was the #1 employment sector of Clinton residents, although only about half percentage-wise (16.4%). The Top 5 employment sectors of Clinton residents, which is over half of the jobs of Town residents, are provided below in Table 11.

Table 11: Top 5 Employment Sectors of Clinton Residents

Manufacturing	1,199	16.4%
Retail Trade	875	12.0%
Health Care and Social Assistance	792	10.8%
Educational Services	689	9.40%
Construction	547	7.50%
	4,102	56.1%

Source: U.S. Census American Community Survey (ACS) 2005-2009 Five-Year Survey Data

MRPC then reviewed employment of residents the communities that are within a 0-15 minute commute tier. There are five (5) such communities that are within the 0-15 minute commute tier, which are the towns of Sterling, Lancaster, Bolton, Berlin, and Boylston. ACS data indicated that 13,543 residents were employed in these five communities. Manufacturing was still the #1 sector of these five communities as a whole. The Top 5 sectors of the 0-15 minute commute tier communities is provided in Table 12 below. Data from these communities including the Town of Clinton is also provided within Table 12.

Table 12: Top 5 Employment of 0-15 minute commute tier Communities & with Clinton Residents

	0-15 Minute Commute Tier Communities		The five 0-15 minute Commute Communities + The Town of Clinton	
	#	%	#	%
Manufacturing	1,975	14.58%	3,174	15.2%
Health Care and Social Assistance	1,691	12.49%	2,483	11.9%
Educational Services	1,467	10.83%	2,156	10.3%
Professional, Scientific and Technical Services	1,441	10.64%	1,918	9.2%
Retail Trade	1,221	9.02%	2,096	10.1%
Top 5 Sectors	7,795	57.56%	11,827	56.7%

Source: U.S. Census American Community Survey (ACS) 2005-2009 Five-Year Survey Data

Finally, MRPC reviewed employment of residents the communities that are within a 15-30 minute commute tier. There are twenty-five (25) such communities in the 15-30 minute commute tier, which are the towns of Harvard, West Boylston, Lunenburg, Westminster, Shirley, Ayer, Littleton, Westford, Acton, Boxborough, Maynard, Stow, Hudson, Westborough, Northborough, Southborough, Hopkinton, Grafton, Shrewsbury, Holden, and Princeton, plus the cities of Leominster, Fitchburg, Marlborough, and Worcester. ACS data indicated that 281,211 residents were employed in these 25 communities. Health

Care and Social Assistance is actually the #1 employment sector of these 25 communities at 39,447 (14.03%) residents; Manufacturing is close behind at 38,912 (13.84%). The Top 5 sectors of the 15-30 minute commute tier communities is provided in Table 13 below. Data from these communities including the Town of Clinton is also provided within Table 13.

Table 13: Top 5 Employment of 15-30 minute commute tier Communities & with Clinton Residents

	15-30 Minute Commute Tier Communities			The 25 15-30 Minute Commute Communities + The Town of Clinton	
	#	%		#	%
Health Care and Social Assistance (HC)	39,447	14.03%	Manufacturing	42,086	13.93%
Manufacturing	38,912	13.84%	HC	41,930	13.88%
Educational Services	31,903	11.34%	Retail Trade	33,880	11.22%
Retail Trade	31,784	11.30%	Educational Services	31,903	10.56%
Professional, Scientific and Technical Services (PST)	26,760	9.52%	PST	28,678	9.49%
Top 5 Sectors	168,806	60.03%		178,477	59.09%

Source: U.S. Census American Community Survey (ACS) 2005-2009 Five-Year Survey Data

Identification of legal impediments to development on the three (3) PDAs.

Although legal assistance was requested by the Town of Clinton, along the physical, regulatory and market driven impediments, such legal assistance is outside of MRPC’s expertise. The Town of Clinton should recall that MRPC was able to provide DLTA technical assistance for “any subject within regional planning expertise.” MRPC recommends that the Clinton Town Counsel review the Draft DLTA report for any legal issue considerations.

c) Propose solutions or further actions intended to achieve community goals.

In this section, MRPC provides some high-level solutions and/or further actions intended to achieve community goals. Then in Task 3, MRPC provides more detailed, specific recommendations.

For Bigelow Spinning Mills-

- **Consider development of Artist Live-Work Space.** Such development is permissible under the Town’s Mill Conversion Overlay District Zoning provision. Examples of other mills that have been converted into artist/live work space, include: Western Avenue Studios in Lowell MA, Eclipse Mill in North Adams and the Whitin Mill in Northbridge. The Town could consider applying for ArtistLink grant funding in 2013 through the Massachusetts Cultural Council to explore the feasibility of such artist live/work space further.
- **Boutique retail space** (both interior and also exterior space off of the interior driveways). MRPC’s Planning Consultant, Jeff Anderson, noted that Ithaca, New York, provides a great model of outdoor boutiques, with shops that include art galleries and little boutiques and envisioned similar development at the Bigelow Spinning Mills. The Community Development Director

highlighted One Kendall Square as East Cambridge, a more appropriate example for Clinton, although it would involve a long-term redevelopment process.

- **The Counterpane Brook** waterway could be an asset for a green way and heritage wayfinding effort.
- **Urban Agriculture.** Bigelow Mills hosts the Growing Places Garden Project. The PDA offers potential for urban gardening, such as vertical farming and could be a hub for the Town as part of the larger “urban agricultural” movement.

For all Three:

- **Manufacturing / Incubator Space:** The Town should be ready for advanced manufacturing and small-scale opportunities by 3-D printing. Consistent with the Master Plan, the town should partner with a Community College (Quinsigamond CC one potential partner), Technical High School, or even the Boston University Fraunhofer Center for Manufacturing Innovation, perhaps with development of incubator space. Bigelow Mills offers existing space for a potential incubator, whereas the other 2 PDA would require development of such space (and overcome their existing impediments). Incubator space could also be provided via a private enterprise, such as the recently opened Running Start Business Incubator in Worcester or the series of Boston Area Incubators and Business Accelerators.
- **Renewable Energy Manufacturing/Installation Training.** Given the Town’s manufacturing heritage, but also interest in the “Green Economy”, the Town should encourage opportunities related to both manufacturing of materials related to renewable energy (including, but not limited to solar panels to geothermal heating systems) but also training of those workers displaced due to the Great Recession for installation of such renewables. MRPC’s recent U.S. Economic Development Administration Grant to assist in the development of a Renewable Energy Facilities Siting Study offers the Town an opportunity to explore these opportunities further.
- **Biotech** – Clinton’s relatively close location to Worcester (25-30 minutes) could offer opportunities for satellites for WPI’s Gateway Park and the UMass BioTech Park. The Town could promote the Bioscience Enterprise Overlay District. Cambridge is +/- 1 hour away but expensive rents could make Clinton attractive for spinoff biotech industries and associated office space for biotech users. A more specific recommendation related to future Biotech opportunities is discussed in Task 3.
- **Zoning assessment:** MRPC conducted an assessment of the Town’s zoning as part of our review of the Zoning Bylaw. This Assessment also included reviewing the recommendations of the 2009 Clinton Master Plan and the Brobowski LI industrial zoning district proposal. MRPC also reviewed industrial zoning requirements in the communities of Gardner, Marlborough and Worcester. After this review and speaking, Robert Hubbard, Planning Director of the City of Gardner it has been determined that it is better to have the smaller minimum lot sizes of Clinton’s existing Industrial Zoning District (12,000 square feet versus the 40,000 square feet the LI would have provided). The smaller lot sizes can provide more flexibility depending on what the market bears; the industrial market seems to support smaller facilities at this time. Therefore, the Town should not adopt the Brobowski LI industrial zoning district requirements in their current form. The Town might want to create a new zoning designation for the Industrially-zoned lands in the Sterling Street area that would prohibit retail uses (which is what the Brobowski LI requirements would have done), given the desire for manufacturing-related uses at that site versus retail.

- Task 3) Provide series of recommendations, which shall include: recommended zoning bylaw modifications (including use of overlay districts) and recommendations for infrastructure improvements, site assessment (including any brownfield-related site assessments), inter-municipal agreements and other related items intended for further study.**

Zoning Recommendations

- **The #1 priority for zoning-related recommendations is to re-zone the residentially-zoned lands in between West Boylston Street and the railroad tracks in front of the Industrial-zoning District.** MRPC recommends rezoning this residential zoning strip from the Town line with Sterling up to South Meadow Road (see Figure 6). This rezoning would allow the existing Industrial district in this area to potentially be accessible anywhere off of West Boylston Street. In addition there are no residential uses in this area currently.

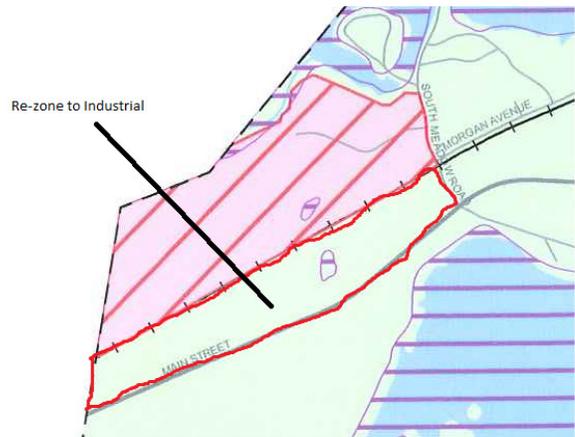


Figure 6: Illustrative Example of Industrial District Expansion, north side of West Boylston Street

- **Parking for Commercial Uses** – The Master Plan analysis noted too much parking is required for commercial uses. There are potential retail opportunities in both the Bigelow Mill Site and the Sterling Street site (although feedback from the Town indicated it is not supportive of retail at Sterling Street). As indicated in Task 2, the Bigelow Mill site is constrained for much additional parking. MRPC recommends the Town adopt a zoning amendment to allow the Planning Board the flexibility to waive parking as part of the Site Plan Review Process (example of such zoning language provided in Appendix C from Town of Ashburnham).
- **Conduct a more detailed Zoning Study for the Town’s Industrial lands**, with focus on the 172 Sterling Road site to address liberal zoning provisions that currently allow retail uses in the Industrial zoned land in that area. DLTA funding could potentially be available in 2013 to assist the Town on this Industrial-Zoning Study.

Permitting changes to create prompt and predictable permitting

- The Town of Clinton should continue to work to complete the nomination process of the 285 West Boylston Street and 172 Sterling Street PDAs for inclusion in the Town’s 43D Program. Both had been approved by Town Meeting Voters in 2008. This process includes the Town facilitating continued discussions related to access at 285 West Boylston Street across the PanAm Railroad, in order to get an agreement that access to the interior of 285 West Boylston Road PDA site can be agreed to/memorialized, and working with the State to address any Article 97 issues associated with the DCR Watershed Protection Land. For the Sterling Street PDA, there

is a new property owner (a gentleman from China). The Town should reach out to him to see if he would sign off on approval of his property for inclusion into the Massachusetts 43D Priority Development Sites Program.

Other Recommendations for PDA Implementation Assistance:

- **Clinton should seek to be identified as a “bio-ready” community.**

The Mass Office of Business Development made MRPC aware of the Mass Biotech Council’s “BioReady Communities” initiative. The Town of Clinton already has a Bioscience Enterprise Overlay District, which was approved at the October 1, 2008 Special Town Meeting. This Overlay District was created to have biotechnology-related uses spelled out clearly within the Zoning Bylaw. Biotech-related industries were identified as one opportunity for the Town of Clinton as part of furthering economic development in the each of the three PDAs.

Below is a link to the Mass Biotech Council’s web page on Bio Ready communities. By scrolling about halfway down the page, the elements that constitute the bronze, silver, gold, and platinum community ratings are available for review:

http://www.massbio.org/economic_development/bioready_communities

Also on this page are links to the **Biotech Community Guide** and the recent BioReady™ Communities Seminar presentation.

A review of the Bronze criteria by MRPC indicates that Clinton is already at a level to qualify for the Bronze community. Municipalities at this level feature:

- Municipal water and sewer available in commercial and industrial areas.
- Zoning allows for biotech laboratory and manufacturing uses by special permit.
- Identified point of contact in town/city hall to assist biotech projects (MRPC suggest using the Town’s designated 43D single point of contact).

Clinton’s zoning seems to allow some of the uses in the second above bullet even by-right in the Industrial Zoning District. The following three use categories are allowed by-right:

- Research, experimental and testing lab
- Light manufacturing and manufacturing which is incidental to research, experimental and testing laboratories, whether enclosed or otherwise
- Enclosed manufacturing

- **Brownfield Funding Opportunities**

Unfortunately MRPC does not have an active EPA Brownfields Assessment Grant funding program available at this time. MassDevelopment is able provide brownfield loans to the private sector and grants to municipalities. MassDevelopment may able to provide funding for site assessments at the Sterling Street and Bigelow Mills as part of specific economic development initiatives. For Sterling Street the manufacturing use that the current owner is interested in would be potentially eligible for MassDevelopment Funding; however the private school would not. The Town of Clinton does have the site assessment proposals from Morgan Environmental LLC and that information included in the proposals could be provided to MassDevelopment so that this is process is not starting from scratch. If MassDevelopment brownfields funding could be made available, the Town of Clinton should also see if

MassDevelopment could hire Morgan Environmental, LLC given their extensive history of working on the Site.

- **MA Office of Business Development (MOBD) Tools for Implementation**

The MA Office of Business Development (MOBD) facilitates access to a wide array of governmental and non-governmental resources and incentive programs that help businesses invest, expand, create jobs, and generally thrive in Massachusetts. The agency's Regional Directors work with businesses and municipalities to help further MOBD's mission to create a dynamic environment for business expansion and growth.

Through MOBD's Economic Development Incentive Program (EDIP) businesses are eligible to receive local property tax exemptions through a Tax Increment Financing (TIF) or a Special Tax Assessment (STA) and a State Investment Tax Credit (ITC) if they invest and create jobs in communities that are in an ETA (economic target area), which the Town of Clinton is. In addition, the whole Town of Clinton is an Economic Opportunity Area (EOA). This any property within the 3 sites being assessed as a PDA would qualify for the economic benefits.

A TIF is a negotiated agreement with the municipality for a reduction in new local property taxes generated by investment in a property. The tax reduction may range from 5% to 100% for a period ranging from 5 to 20 years. A State Investment Tax Credit may be offered if there is job creation and the company's facility generates more than 25% of its sales outside of Massachusetts. A manufacturer investing in Clinton may be eligible to receive a state investment tax credit (ITC) of up to 8%, or \$25,000 per job, whichever is less. The non-manufacturer ITC cap is 5%, or \$15,000 per job. For more information on the Economic Development Incentive Program (EDIP), use this link. <http://www.mass.gov/hed/business/incentives/edip/>

These MOBD tools have the opportunity to benefit each of the 3 PDA sites. Rosemary Scrivens is the MOBD Regional Director for the Central Region and would be happy to meet with the Town of Clinton to talk about ways that she can assist them. Rosemary's contact information contact information is provided below:

Rosemary Scrivens, Central Regional Director
Massachusetts Office of Business Development
89 Shrewsbury St., Suite 300
Worcester, Ma 01604
ph: 508-792-7506 x128
cell: 617-959-1847
fax: 508-792-7532

- **MassDevelopment.** In addition to the Brownfields funding opportunities, MassDevelopment can provide assistance to potential businesses and manufacturers that wish to locate in Clinton. MassDevelopment provides low-cost financing to businesses for real estate and equipment. They have programs and tools that are especially advantageous for manufacturers including industrial bonds, the emerging technology fund, and the export program. A summary of some of these programs is provided below. More details are found at <http://www.massdevelopment.com/>

- **Emerging Technology Fund** - The Massachusetts Emerging Technology Fund (ETF) targets technology companies that are starting up or expanding manufacturing in Massachusetts by providing financing for working capital, manufacturing facilities, and equipment. The ETF offers:
 - Loans or loan participations up to \$1,000,000
 - Loan guarantees up to \$1,000,000

To qualify for ETF financing:

- Borrower must be a technology company starting or expanding manufacturing operations in Massachusetts
- Financing must be for the purchase, expansion or improvement of real estate, working capital, and/or the purchase of equipment
- There must be at least two other parties at risk
- Financial investment must benefit the Massachusetts economy

Companies that receive ETF financing must have strong management teams, demonstrated technical feasibility, market demand for their products, and a proven fundraising record.

- **Real Estate Pre-Development Services.** MassDevelopment can also provide real estate pre-development services and various levels. Two of the three levels are available for the Town of Clinton (the third is only available for Massachusetts' Gateway Cities).

First level of assistance relates to Consulting services such as Planning and Architecture. Would provide opportunities for Feasibility Analysis, Market Studies and Concept Plans. Can be funded through some type of grant dollars, such as Community Development Block Grant (CDBG). MassDevelopment noted that communities have leveraged other funding sources to get MassDevelopment to provide such assistance (Gardner example with EDA, EPA and MassDevelopment).

The second level of assistance is provided to Municipalities and/or Redevelopment Authorities. MassDevelopment will provide pre-development services to a municipality or redevelopment authority. MassDevelopment would get paid back upon redevelopment. But if the project does not come to fruition, the municipality would not have to pay back MassDevelopment; in essence the funds become a "forgivable loan."

- **Green Loan Program.** Although, the Town of Clinton is still considering applying to become a Massachusetts- designated "Green Community" (which is discussed on page 36), MassDevelopment's Green Loan Program could be a tool to promote under a "Green Economy" umbrella.

MassDevelopment wants to help businesses optimize energy efficiency and reduce energy costs. Our Green Loan Program bridges the gap between energy efficiency project costs and the rebates or subsidies provided by utility companies and state/federal incentive programs.

To be eligible, an organization must:

- be a non-profit or for-profit business in Massachusetts
- have been in existence for at least five years
- demonstrate an ability to repay the loan

Loans are available in the amounts of \$50,000 to \$500,000 and are net of project-related rebates or subsidies. Loans may only be made for projects that receive approval for a utility rebate under a public utility sponsored energy efficient program authorized by the Massachusetts Department of Public Utilities or approval for a subsidy from a state/federal energy efficiency incentive.

Funds may be used for:

- HVAC replacements or improvements
- Windows, insulation, and other building improvements
- Lighting
- Energy control systems
- Chillers and Boilers
- Hot water heaters
- Photovoltaic panels

The application is a two-step process:

- The borrower must file an application with a utility for an energy efficient program rebate. Information on the utility energy efficiency incentive programs is available through the MassSave® web site (www.masssave.com/business).
- A loan application is filed with MassDevelopment.

These MOBD tools have the opportunity to benefit each of the 3 PDA sites in some way. Kelly Arvidson is the MassDevelopment contact for the Town of Clinton and would be happy to meet with the Town to talk about ways that she and MassDevelopment can assist them. Her contact information is provided below:

Kelly Arvidson, Vice President, Business Development, MassDevelopment

ph: 978-784-2901

email: karvidson@massdevelopment.com

- **MassEcon.** MassEcon is a non-profit organization with a mission of business expansion and retention in the State. Its services include a statewide free Site Finder Service for companies seeking a Massachusetts location within which to expand or relocate. MassEcon works cooperatively with real estate brokers, site location consultants, and state, regional, and municipal economic development officials to enable companies and their exclusive agents to access property information that matches their real estate needs. Property owners (including communities) can submit market-ready properties to MassEcon for potential listing in their market-ready database. Contact Doug for more information: **Douglas Kehlhem, Director of Corporate Site Location, MassEcon, (781)489-6262 ext 12, dkehlhem@massecon.com**

<http://www.massecon.com/readymass/> is MassEcon's home page for market-ready sites. For MassEcon, please note that once a year they solicit market ready sites – conduct a review for those that have been submitted. It is important for someone in the municipality to be aware of this request and submit the community's sites in a timely fashion. A review of MassEcon's sites as of October 19, 2012, indicates that no such sites are listed by the Town of Clinton currently. Within areas surrounding Clinton, Leominster's recently built (but currently no occupants) Southgate

Business Park, a 300,000 square-foot building in Boston and the 24-acre Worcester Corporate Center in W. Boylston.

- **MassWorks** state grant program for infrastructure funding. A summary of the MassWorks Infrastructure Program provides public infrastructure grants that support four project types:
 - ✓ Housing development at density of at least 4 units to the acre (both market and affordable units)
 - ✓ Transportation improvements to enhance safety in small, rural communities
 - ✓ Community revitalization and sustainable development
 - ✓ Economic development and job creation and retention

It is a consolidation of the following six former grant programs:

- ✓ Public Works Economic Development (PWED)
- ✓ Community Development Action Grant (CDAG)
- ✓ Growth Districts Initiative (GDI) Grant Program
- ✓ Massachusetts Opportunity Relocation and Expansion Program (MORE)
- ✓ Small Town Rural Assistance Program (STRAP)
- ✓ Transit Oriented Development (TOD) Program

2012 applications were accepted online between August 27 and Sept. 10. For reference, here is a link to the application and instructions:

<http://www.mass.gov/hed/docs/permitting/massworks/2012-massworks-application-guidance-final.pdf>

For more information contact:

Victoria Maguire

617-788-3649

Victoria.Maguire@state.ma.us

150 MassWorks applications were submitted last year (an exact number approved for funded is not available but Rosemary Scrivens of MOBD noted about 1 in 3 were funded.)

- **Housing Production Plan.** As discussed in Task 2, the Town of Clinton is under the 10% affordable housing threshold required to be exempt from affordable housing developments submitted under MGL Chapter 40B. Such developments, the Master Plan Authors noted could potentially be sited on Industrial-zoned land, including the three PDA sites were assessed within this DLTA Report. The Town should seek the development of a Housing Production Plan for approval by Mass. Department of Housing and Community Development (DHCD). Such a Plan, along with measured affordable housing development in locations the Town finds more suitable for housing development, could lead to the “certification of compliance” of the plan by DHCD and offer protection from unwanted Chapter 40B affordable housing developments. For more information, see DHCD’s Housing Production Plan page at:

<http://www.mass.gov/hed/community/40b-plan/housing-production-plan.html>

MRPC notes that possible DLTA funding could be available in 2013 to assist the Town of Clinton in development of a Housing Production Plan.

- **Economic Development Fund (EDF)** is a funding program related to Massachusetts' participation in the Federal Community Development Block Grant (CDBG) Program. Administered also by DHCD, the Economic Development Fund (EDF) finances projects and programs that create and/or retain jobs, improve the local and/or regional tax base, or otherwise enhance the quality of life in the community. EDF gives priority assistance for physical improvements in support of job creating/retention. Historically, EDF has funded a range of economic and community development projects. The focus of EDF at this time appears to be on mixed-use projects (The Fletcher Building in Downtown Ayer is cited as one example by DHCD), which offers an opportunity for the Bigelow Mills PDA. However, the Town of Hatfield used \$50,000 of EDF grant funding to fund a pre-development planning study of a 64.3 acre site zoned for light industry. Such an opportunity could be sought by the Town of Clinton for the 285 West Boylston Road site.

For more information, see DHCD's Economic Development Fund webpage at: <http://www.mass.gov/hed/community/funding/economic-development-fund-edf.html>

- **Green Communities Act.** The Community Development Director noted the Town of Clinton is giving some consideration of adopting the provisions of the Massachusetts Green Communities Act to receive "Green Community" Designation. The Town has a Clinton Alternative Energy Committee, which is "exploring alternative energy opportunities for the town of Clinton in both wind and solar technologies," according to the CAEC's website. The Community Development Director noted that a Net Metering agreement is being worked out between the Town and National Grid, which is the Town's electric and power utility provider. The Town's 43D program offers an opportunity to assist the Town's Green Community designation by the State, especially if it can be expanded onto the other two PDA sites in addition to Bigelow Mills, based on Criterion 1 and 2 for Green Community designation:
 - Criterion 1: Provide as-of-right siting in designated locations for renewable/alternative energy generation, research & development, or manufacturing facilities .
 - Criterion 2: Adopt an expedited application and permit process for as-of-right energy facilities

MRPC notes that Clinton Zoning allows the following by-right in the Town's Industrial Zoning Districts: Light manufacturing and research, experimental and testing laboratories. Then the BioScience Enterprise Overlay District (which covers the 285 W. Boylston Road and Sterling Street PDAs) allows the following uses to be permitted as of right, subject to Site Plan Review, as applicable: Uses exempt under G.L. c. 40A, s.3; Professional or business office; Bank; and Light manufacturing.

As indicated the two sites covered under the BioScience Enterprise Overlay District are not currently approved 43D sites.

- **Track Priority Habitat Mapping Change effort.** The Town should check in occasionally with the Massachusetts Natural Heritage Endangered Program Staff to see if the mapping change to not have the 285 West Boylston Street PDA classified as a Priority Habitat area has been approved.
- **The Town should work with the different owners of Bigelow Mills to consider them to create a Bigelow Mills Condo-type of Association in order to help facilitate a coordinated redevelopment plan and implementation effort.** Such group can discuss the parking layout, both re and new

development opportunities as a whole. The Community Development Director of the Town of Clinton could take the lead to organizing this group.

- **Establish an Economic Development Industrial Commission (EDIC)** or similar entity charged with implementing economic development policy. An EDIC established under MGL Chapter 121C has the power to:
 - o Acquire, improve sell or lease real estate
 - o Borrow money or bond in its own name
 - o Apply for and expend grants
 - o Hire staff or outside consultants

Among the various entities that may be created under M.G.L. to facilitate development, EDICs have the strongest development powers. However, in contrast to the broader scope of projects allowed under c.121B, EDICs are restricted to industrial and manufacturing development. EDICs are authorized to:

- undertake economic development project planning and implementation
- acquire land through eminent domain
- develop, sell, convey, lease, mortgage, transfer or exchange property
- borrow and invest money and issue corporate as well as revenue bonds
- receive grants, loans or advances from federal/state/local government
- pledge the credit of the municipality
- finance pollution control facilities
- manage projects
- act as an Urban Redevelopment Corporation under c.121A

An EDIC could be used to assemble parcels in key areas, develop them into planned development projects, such as an industrial park, providing serviced, pad-ready, pre-permitted sites for development. This EDIC tool been successfully utilized by the City of Gardner. See Appendix M for more detailed information provided by the Mass. Executive Office of Housing and Economic Development about EDICs.

- **The Town should consider adopting a “Heritage Wayfinding Signage System” within Downtown Clinton that includes the Bigelow Mill.** The Heritage Wayfinding Signage system could include a trail, perhaps to be located along Counterpane Brook that goes from Coachlace Pond behind the Mill. Included within this Heritage Trail concept would be to include wayfinding and signage that documents the history of Bigelow Mills. A similar recommendation was included in the Clinton Cultural District DLTA Report to identify its various Cultural and Historical Assets, especially within the recommended Downtown Clinton Cultural District boundary area. One example of such a signage system is found at the former Springdale Mill in Holden, along the Central Mass Rail Trail (see Figures 7-9 below).

Figures 7-9: Springdale Mill Heritage Way Finding Signage, Holden, MA



Figure 7: Springdale Mill Example 1 Figure 8: Springdale Mill Example 2 Figure 9: Springdale Mill Example 3

- **Food-based Economic Development.** Though a more urban-community than its surrounding rural communities, Clinton should consider hosting a Farmers Market. The Farmers Market would bring in farmers from the more surrounding agricultural communities and can be an event to bring people Downtown on a specific date and time. Farmers Market could give more visibility to idea of “Urban Agriculture”, which was discussed in Task 2c.

Task 4) Based on information provided in Tasks 1-3, prepare a Draft Report of a PDA Assessment of the three identified areas within the Town of Clinton.

This document represents the Draft 2012 Clinton Priority Development Areas (PDA) Assessment to the Town of Clinton.

Task 5) Based on comments received in the Draft Report, prepare a Final Report of a PDA Assessment of the three identified areas within the Town of Clinton.

After incorporating all comments received on the Draft Report, MRPC will then prepare the Final 2012 Clinton Priority Development Areas (PDA) Assessment to the Town of Clinton.

Task 6) Amend the Montachusett Regional Strategic Framework Plan to include the PDA areas identified by the Town of Clinton.

MRPC will prepare documentation at the completion of this DLTA Report to take before the Montachusett Regional Planning Commission for vote to amend the Montachusett Regional Strategic Framework Plan to include language regarding the three (3) areas assessed in this Report for inclusion as PDAs by the Town of Clinton. The timeframe for this amendment is the February 2013 MRPC Meeting.

APPENDIX A

Clinton Master Plan Summary

MRPC Review of the 2009 Clinton Master Plan

Chapter 1: Master Plan Goals

MRPC reviewed the 2009 Master Plan Goals from the set of goals that begins on Page 3 of the Master Plan. Below MRPC have highlighted all relevant goals related to the 3 sites chosen from the PDA Assessment and provided them as part of our Master Plan Review. Emphasis on potential relevance is shown in the **bold font** within each goal.

Major Cross Cutting Goals:

- Strengthen Clinton's role as a **regional economic center** by keeping existing industries and attracting new ones, providing a durable employment base, and capturing regional trade in Downtown Clinton.
- **Restore town pride** by improving Clinton's appearance and the quality of life for residents, and marshaling public and private resources to achieve these ends.

Land Use:

- Encourage **commercial development of appropriate, type, scale and appearance**, considering surrounding land uses, setting and context.
- **Protect the Town's historic architectural character** by providing for creative ways to convert older residential and nonresidential buildings to new uses.
- Establish land use policies that recognize **the importance of gateways** for shaping the perception of a community.

Economic Development:

- Provide **locally-oriented retail and services** to serve residents of Clinton and the surrounding small town.
- Promote Clinton as a **destination for shopping, dining, cultural activities, and recreation**. *(Note this Goal also relevant to the Cultural District PDA Project.)*
- **Preserve the mills** by providing regulatory, tax and other development incentives to make them marketable for a wide variety of uses.
- Maintain **high standards of design** and maintenance in existing and new commercial developments.
- **Strengthen and diversify Clinton's employment base** to provide high-quality jobs and high revenue-generating development.

Housing:

- **Protect residential neighborhoods** from incompatible uses and environmental hazards.

Community Character: Open Space, Natural and Cultural Resources:

- **Protect Clinton's historic architecture** from inappropriate alterations, abandonment and demolition.
- Preserve **scenic landscapes, viewsheds and scenic roadways**.

From Chapter 4, Issues, Opportunities and Challenges:

From Land Use:

“Many residents and town officials would like the **historic mills** to remain contributing components of the town’s commercial tax base, yet mill reuse projects are costly propositions. Since a large inventory of industrial land and relatively new industrial buildings are available elsewhere in the region and in other parts of the state, it is difficult to convince growing companies to invest in mill renovations when it is easier and cheaper to build new on construction-ready land or spend only modest amounts to retrofit existing flex space. Clinton has been fortunate to lure companies like Nypro, which occupies the former Bigelow Carpet Mill at 101 Union Street. Other mill properties have evolved as senior housing (Prescott Mills) and a mix of commercial, industrial and residential uses (Bigelow Woolen Mills), but the fate of the Lancaster Mills complex remains unclear. One factor that makes redevelopment so difficult for communities is that zoning alone is rarely enough to steer older properties, particularly large or complicated properties, toward a desired reuse plan. Flexible financing, tax incentives, cost off sets such as publicly funded infrastructure improvements, expedited permitting, and pre-permitting can be crucial vehicles for redevelopment.”

MRPC notes that Lancaster Mills has been redeveloped with apartments – and during the course of our work on the Clinton PDA Project all of the apartments have been leased date. There is a commercial component to that Project too that has not been developed to date.

From Future Development Potential:

“The following issues have to be considered in any future development forecast for Clinton:

◆ Industrial Development. A literal application of Clinton’s industrial zoning regulations suggests that roughly 475,000 sq. ft. of new industrial floor area could be built on the town’s vacant industrial land. However, most companies seeking industrial land are not interested in small lots that can accommodate a considerable amount of space in multi-story buildings. The average floor-area ratio for new industrial development today is approximately 0.33-0.37, not the ratio theoretically attainable under Clinton’s zoning regulations (2.25-2.50). To lure 475,000 sq. ft. of new industrial space, Clinton would need 25± contiguous acres of construction-ready land –not the five acres that currently exist. Similarly, the town’s regulatory buildout for new commercial space would require roughly four times its present supply of vacant commercial land.”

Although Suprenant site isn’t 25 acres – Eric can assess what it could handle with the .33-37 FAR 10.6 acres...Site B could handle all of that just about! That has longer run in some sense but Town can work towards making it a development-ready Industrial Park with Southgate is the Model.

Eric did analysis need to find my notes

“◆ Historic Preservation. Even though Clinton would like its historic mills to remain usable for industrial or commercial purposes, the town has no regulatory mechanisms in place to preserve these buildings. It offers some regulatory incentives, but Clinton has not given itself authority to determine the appropriateness of demolition or even to stay a proposed demolition for a limited period so that other options can be explored. If any of the historic mill buildings were demolished to make way for new, modern facilities, the resulting floor area would almost assuredly be less than that which exists today – in part due to preferred space configurations for new industrial buildings and also due to Clinton’s off - street parking requirements. As a result, Clinton’s industrial buildout could be significantly less than the sum of existing industrial floor area and new space that could be built on vacant developable land.”

The Above implication for Bigelow Mills...but Phil did realize the spaces may not be marketable for modern industrial uses – the other two PDA offer land for such opportunities.

From Zoning Issues

“Commercial and Industrial Zoning Districts:

The C District also provides for a number of industrial uses by special permit. **In fact, the C District and I District have remarkably similar use and dimensional regulations. Two factors separate these zones: light manufacturing and research laboratories are allowed by special permit in the C District and by right in the I District, and the maximum height of buildings in the C District is 35 feet and three stories, but 50 feet and five stories in the I District.** In effect, Clinton has established a preference for taller buildings in the BR and I Districts and made the C District an area for a wide range of uses, but in buildings with conventional residential heights. Of course, the scale of development allowed in the C District is much different than that allowed in a residential neighborhood, for buildings can cover up to 50 percent of a lot in the C District but only 25 percent in the two residential districts. **Due to Clinton’s off -street parking requirements, however, it is unlikely that a retail building could ‘build out’ on a conforming lot at the height and coverage allowed in the C District.”**

MRPC notes that the above point is valid for commercial uses on Industrial-zoned land, which is relevant mostly for the Bigelow Mills property. Page 78 of the Master Plan addresses concerns with Parking Space Requirement Considerations:

“OFF-STREET PARKING REQUIREMENTS

Establishing appropriate off -street parking requirements requires an understanding of the nature of each land use and realistic parking demands associated with it. Excessive parking ratios can cause a needless surplus of parking, limit reasonable development that is otherwise permissible, lead to environmental damage, and serve as an indirect form of growth control – a result that off -street parking requirements are not designed to address.

Clinton requires a considerable amount of parking for some commercial uses. For example, the parking ratio for retail stores and services is one parking space per 150 sq. ft. of gross floor area, or 6.6 spaces per 1,000 sq. ft. This very high ratio also applies to motor vehicle, trailer, or boat sales and rental. Similarly, the parking ratios for both restaurant or fast food or drive in restaurants require one space per 75 sq. ft. of gross floor area, along with a minimum requirement for each tenant or separate enterprise. More appropriate standards exist in communities such as Concord, which requires one parking space per 250 sq. ft. of retail floor area and one space per three seats of restaurant capacity plus one space per employee on the largest shift.

Since retail uses are likely to be a major development feature in Clinton’s business districts, Concord’s retail parking ratio would make more sense for small retail stores, e.g., under 20,000 sq. ft. For larger retail uses, off -street parking could be reduced even more, e.g., a minimum of 4.5 and a maximum of 5 spaces per 1,000 sq. ft. of gross floor area. Clinton’s parking ratio for a professional office is appropriate, but it could be reduced for buildings of more than 25,000 sq. ft., where some carpooling occurs and should be encouraged and a lesser ratio would make sense. In the case of larger office buildings, the town could consider a minimum of 2.5 and a maximum of 3.3 per 1,000 sq. ft. of gross floor area.

The Zoning Bylaw allows the Planning Board to grant a special permit for reduced parking, based on the needs of each use and the lack of detrimental impact of public benefit, as well as for reduced loading area requirements. However, Clinton could consider allowing a “waiver” provision within site plan review instead of requiring a special permit. Waiver provisions exist in other zoning bylaws in the Commonwealth, and can help to curtail excessive impervious surface and parking. Since the Planning Board is allowed to establish and determine the parking ratios applicable to certain industrial uses, the flexibility of a waiver provision deserves serious consideration.” **MRPC notes that this recommendation is incorporated into this PDA Assessment as well.**

Included in the “Economic Conditions Survey” section is an assessment on Clinton’s Industrial Buildings which is relevant for this PDA Assessment of the 3 Industrial-zoned sites. **MRPC has also provided a market analysis of the retail, office and industrial markets that is included in the PDA Assessment.**

“Industrial Buildings. Many of the large industrial buildings in Clinton are first- and second-generation industrials facilities. While historically important and in some cases integral to the town’s visual character, they tend to be outdated for most types of industrial operations today. Regrettably, **the multistory industrial buildings of the past have been rendered obsolete by modern facilities that tend to be single-story and warehouse-like, occupying large parcels of land and featuring easy access bays for loading and unloading materials.** To industrial users, these kinds of facilities offer several advantages because they are easy to retool and retrofit as new technological innovations become available. Clinton has some modern industrial facilities, such as the Scholastic Facility on Adams Road, but most of the industrial space consists of aging mills. Some of the mills have undergone rehabilitation, yet the reuse of Clinton’s historic mills, especially given the spatial constraints of its compact development patterns and narrow roads, presents notable challenges to attracting new large-scale industrial development.

Location Advantages and Growth Opportunities in Clinton, Pages 86-87:

Clinton has a number of positive qualities. It remains a fairly affordable community, it has charm and character, and it has retained a respectable tax base that does not rely solely on residential property taxes. Clinton also has a number of challenges, including an inefficient governmental structure, dated regulations, lack of modern industrial space, narrow roads that make safe passage difficult, and a labor force with a comparatively low level of educational attainment.

Some of the commercial and industrial property issues in Clinton are minor and could be resolved with intelligent, relatively low-cost cosmetic improvements. The downtown area is quaint and has considerable potential. Maintaining an attractive downtown and keeping the area safe and inviting will likely help to lure some of the cultural and entertainment amenities the Town wants to provide. With the availability of four retail stores in one building on the market, there is the potential for investment in a more vibrant town center. However, the zoning for Downtown Clinton needs to be updated, strengthened and clarified to ensure complimentary development, good design and historic preservation.

Since Clinton has an industrial tradition that contributes to its visual character, it makes sense to focus on the redevelopment of blighted mills buildings so they can be reused for commercial and residential purposes. The town needs to craft realistic, market-conscious and design-sensitive regulations to guide the redevelopment of these properties. The commercial space in the mills should be upgraded to include basic, modern provisions for business activity: high-speed internet and communications

systems, efficient heating and cooling, and related components that make desirable, high-quality office space.

Manufacturing remains one of Clinton’s primary sources of employment, so the Town could focus on generating the conditions that industry finds favorable, including what the market demands. Industrial property developments and marketing agents report that currently there is no significant demand for stand-alone buildings greater than 50,000 square feet. Smaller buildings ranging from 20,000-50,000 sq. ft. in good condition generate the primary demand. Clinton has buildings available that offer space within this size range, and efforts to court new tenants should be coordinated well beyond those of the listing agent. Organizations such as MassDevelopment, the Chamber of Commerce, and the Montachusett Regional Planning Commission should be engaged to help coordinate planning efforts with Clinton’s OECD and assist in marketing and attracting new businesses to Clinton.

Clinton needs to promote workforce development and education, for there are labor shortages of highly skilled workers and this seems particularly evident in Clinton. **Partnerships with academic and training institutions should be encouraged and continue to be cultivated so that prospective businesses have a reasonable expectation of meeting their labor needs (MRPC notes this assessment is also incorporated into the PDA as a related recommendation).** Further, access to adequate day care, health care, and other human services must be addressed to ensure that a healthy local economy actually benefits local residents.”

On Page 88: “Finally continuing to plan for the future is the most important strategy can pursue, rather than adopting reactive policies to unpopular development. What Clinton needs most is a clear sense of direction and a plan for how to work toward it. Streamlining municipal functions, updating regulations, creating a mechanism for organizing and disseminating information in the community, and crafting a shared vision are all necessary to move forward **(implementation strategies will be important then)**. If Clinton is to be marketed as a more attractive place to live, conduct business, shop and achieve other goals the town has set for itself, Clinton must first be prepared to become this place.

Brownfield issues discussed Page 88:

“The Montachusett area is plagued by brownfields, for nineteen out of twenty-two communities in the North-Central Region have identified brownfield sites within their borders. The Montachusett CEDS Report (2006) indicates that several communities have had success with brownfields remediation and redevelopment. For example, Fitchburg was able to convert the former General Electric Steam Turbine plant into Putnam Place, a four-building center with 300,000 sq. ft. of space for office and manufacturing uses. Leominster converted a former municipally-owned site into the I-190 Industrial Park, which houses Home of Crisci Tool & Die and Innovative Fulfillment Services. The City of Gardner also converted cleaned-up manufacturing sites into a public library, municipal parking, and affordable housing, while Ayer and Athol constructed a fire station and a police station (respectively) on brownfields in their town centers.

A recent market survey of the Fitchburg-Leominster area reports that there has been no activity in Leominster or Fitchburg to build new industrial buildings in the past year. Most of the recent construction has involved owner-occupied buildings customized to serve specific purposes. The market costs of existing industrial property remain below the cost of replacement in the Montachusett area and this, combined with the region’s weak real estate market, has kept new construction down. Still, despite policy preferences for “redevelop first,” the North-Central Region has several industrial and research park sites available. Gardner currently has one thirty-five acre site, Lancaster has one forty-acre site, and

Leominster has two sites: one includes sixteen acres and the other, 120 acres. **MRPC provides an update on the Region's Industrial Market in this Report.**

THE DEVENS FACTOR, Page 88:

Against the backdrop of these locally driven initiatives is the redevelopment of Fort Devens, the North-Central Region's most significant redevelopment project. Decommissioned in 1991 and acquired by the state in 1995, the land now called "Devens" is home to over 75 companies that employ more than 4,000 people. Devens is unusual because of special legislation that controls both the disposition and governance of the former military base, which covers portions of three towns, Harvard, Ayer and Shirley. While MassDevelopment owns and markets the property and finances most of the development projects, a state-chartered, "one-stop" permitting agency known as the Devens Enterprise Commission has exclusive jurisdiction over all development review. The most notable recent addition to the Devens roster is the new \$660 million Bristol-Meyers Squibb biotechnology plant, slated to open in 2009. The company expects to employ 350 people at first, and potentially up to 550 people depending on the market. The plant will be devoted to manufacturing a rheumatoid arthritis medication. Devens officials hope that luring Bristol-Meyers Squibb will bring more facilities like it in the future. **MRPC provides an update on the Devens' Market in this Report.**

Redevelopment Opportunities Pg. 88-

Clinton is like many towns in the region with an industrial past and an uncertain future. This dichotomy is evident upon seeing the Town with its old mills, some of which have been renovated while others lay dormant and seem to clash with new warehousing facilities. The dated shopping centers are made obvious by the modern plazas that house big-box retail in neighboring towns. It is apparent that Clinton is somewhere on the fence with pressures to keep up or fall to the wayside. Investment and good planning will be needed to secure a good future for the Town.

The constraints Clinton faces range from aging and obsolete buildings, narrow roads and almost complete build out. Since there is very little available open land to develop, the Town will need to focus on redevelopment of existing properties. **(MRPC notes that three areas are highlighted in the Master Plan that could be focus for active redevelopment planning. Area 1 that includes the Sterling Street "Rockbestos/Suprenant Site" and has been included in this Master Plan Review Summary.)**

Area 1: The industrial area west of the Town Center along Sterling Street and Main Street, including Parker Street and Brook Street, has already seen some redevelopment of the old mill buildings. A number of manufacturing firms currently occupy Sterling Street, and Brook Street to a lesser extent. There is currently one large tract undergoing demolition in this area, and the twelve (12) acre site of the former Wire and Cable facility is currently on the market with building removal by the seller as an option **(confirm this is the Rockbestos Site, but I am sure it is)**. In addition, at the intersection of Sterling Street and Parker Street there is a series of obsolete buildings that appear to be vacant. These sites have considerable redevelopment potential as well, but may require demolition.

Since this area is adjacent to newer facilities on Adams Street, rehabilitation and redevelopment of the area to suit modern industrial uses would be complimentary to the neighboring uses, and assist in the retention of manufacturing that currently exist in the area. (MRPC notes that this is an important point to highlight especially given that the Town is interested in manufacturing uses for the Rockbestos/Suprenant Site.)

Issue of housing and mill redevelopment, on Page 91:

The town needs to be planning ahead for 2011-2012, when the Census Bureau will begin to release data from Census 2010 and the Department of Housing and Community Development (DHCD) will update the Chapter 40B Subsidized Housing Inventory. The most likely “target” for comprehensive permit developments will not be vacant residential land. Instead, comprehensive permits for mixed-income development usually involve difficult-to-develop sites, older commercial and industrial buildings that are obsolete for nonresidential use, and vacant industrial parcels that are too small or not conveniently located for industrial uses.

Clinton’s recently revised zoning bylaw (2001) does include mill reuse regulations that intend to encourage preservation of the mills. The bylaw allows higher density development and a mix of uses within historic mill buildings and requires applicants to preserve significant architectural features. However, the regulations apply only to projects conducted voluntarily by proponents seeking to redevelop a historic mill. It is not clear whether Clinton’s regulatory incentives are sufficient to attract the types of projects that town boards and residents want to see.

Page 94-95 discusses 21E and AUL sites which *to Brownfields issues previously noted*. Within Table 4.3, list of Chapter 21E and AUL Sites in Clinton, The Rockbestos Suprenant Cable and Suprenant Cable Corp @ 172 Sterling Street listed twice: Tracking # 2-0011434 AUL Oil and Tracking # 2-0011386 AUL Oil and Hazardous Material.

Chapter 5: Recommendations begins on Page 109.

Below MRPC have highlighted all relevant recommendations related to the 3 sites chosen from the PDA Assessment and provided them as part of our Master Plan Review. Emphasis on potential relevance is shown in the **bold font** within each goal.

LAND USE

Regulations and Policies:

Zoning Bylaw Update-

- Review, revise, and update the use and dimensional regulations for the Business Retail and Commercial Districts.
- Update the Definitions sections of the Zoning Bylaw.
- Include the Clinton Historical Commission as a reviewing authority for any development proposal involving reconstruction, alteration, expansion, or demolition of a historically significant building or structures (*see also Cultural and Historic Resources*).

New Zoning Provisions-

- Establish the proposed Central Business, Central Park, Northern Gateway (**confirm that this indeed includes the Sterling Street lot**) and Southern Gateway Overlay Districts.
- Establish the Bioscience Enterprise Overlay District. (**This has been completed; MRPC is including a recommendation to have the Town seek “Bio-Ready” status.**)
- Develop, adopt, and implement voluntary design guidelines for commercial projects in the Business Retail and Commercial Districts, i.e., to encourage better design in projects not built under the regulations of the proposed overlay districts.

- Establish site development standards for new commercial development and major renovations of existing commercial properties.
- Provide for “all-board” scoping sessions for commercial and industrial projects and at least one joint meeting of boards with development review and permitting authority; conduct joint hearings wherever possible.
- Prepare and publish a permitting guide that explains Clinton’s permitting procedures, submission requirements, and timelines; and identifies points of contact for each type of permit. Make the guide available at the Building Department and the Town Clerk’s Office, and post it on the Town’s website.

ECONOMIC DEVELOPMENT

Regulations and Policies

Zoning and other Regulations:

- Establish the Bioscience Enterprise Overlay District. *(As previously noted, this task has been completed)*
- Adopt M.G.L. c43D, the Expedited Permitting Law, designate Priority Development Sites, and adopt administrative regulations. *(Footnote indicates that this action was completed by Town Meeting during the master plan process. MRPC has been made aware that of the 3 sites, Bigelow Mills on Main Street is the only 43D site approved by State at this time.)*
- Matter of outdoor display of retail goods for sale on public sidewalks in the downtown area.

Tax Policy:

- Reduce the commercial-industrial-personal property tax rate in order to ensure that tax policy does not impede desirable economic growth.

Other Policy Tools and Strategies

- Identify, assess and develop strategies to address infrastructure, market, and financing barriers to the development or expansion of small-to-medium start-up businesses and locally owned businesses.

Implementation Capacity

- Maintain the Office of Community of Development (most relevant ones for the PDA Project below):
 - **Pursue partnerships with Worcester- and Fitchburg area colleges and universities to expand high-tech opportunities, such as “green” industries, alternative energy businesses, and biotech firms.**
 - **Consider establishing an Economic Development and Industrial Corporation (by special act of the legislature) and create authority to develop local tax and other financial incentives in addition to using the State’s Economic Development Incentive Program (EDIP).**

APPENDIX B

Environmental Site Assessments Review of 172 Sterling Street

Environmental Site Assessment Proposal (March 14, 2012) and Supplemental Proposal (July 2, 2012), prepared by Morgan Environmental for 172 Sterling Street

MRPC reviewed the initial Environmental Site Assessment Proposal (March 14, 2012), prepared by Morgan Environmental for the 172 Sterling Street site. During our PDA Assessment Work, Morgan Environmental submitted a Supplemental Proposal (July 2, 2012) to the Town of Clinton.

MRPC provides a detailed summary here in the text that follows, which has been incorporated as Appendix B of the 2012 Clinton PDA Assessment DLTA Report. A shorter summary is included within Task 1 of the DLTA Report.

The Supplemental Proposal, Exhibit C from AUL (2000) has a nice site history description that MRPC is including here in order to help introduce the site and its related brownfield issues:

“The site is (was) occupied by manufacturer of wire cable. The property has (was) been used to manufacture wire cable since at least 1936. Historically, 26 underground storage tanks were used at the site. These tanks, containing plasticizer oil, fuel oil, methyl ethyl ketone, isobutyl alcohol, mineral spirits, gasoline, diesel fuel or water soluble oil, were removed or closed in-place between 1988 and 1994.

“Subsurface soil and groundwater sampling conducted as part of a due diligence investigation conducted in April of 1996 identified reportable concentrations of petroleum hydrocarbons and metals in site soils and (**VOC**) and metals in groundwater at the site. These concentrations were likely attributable to past industrial activities conducted at the site. The MA DEP was subsequently notified. In October of 1996, **Number 4 fuel oil** was detected at a thickness estimated to be greater than ½ inch on the groundwater during the advancement of a soil boring and the MA DEP was again notified. Subsequent Phase I and Phase II investigations have been conducted at the site to define the extent of the detected releases. **Zinc**, arsenic, silver, nickel, **VOCs** and extractible petroleum hydrocarbons (EPH) have been detected in the subsurface soils across the site from 0 to 8 feet below grade), with the highest concentrations generally present beneath the footprint of the site building and beneath paved portions of the site adjacent to Sterling Street (front loading dock area). Similar compounds have also been identified in the site groundwater, although at low or non-detectable concentrations, which indicates that the release(s) have not significantly impacted groundwater. “

Below are highlights of the March 14 2012 ESA Proposal, based on MRPC’s review:

Patricia M. Kozack, Principal, of Morgan Environmental LLC (Morgan) had submitted a Proposal for an Environmental Assessment for the 172 Sterling Street site (also known as the Rockbestos-Suprenant Cable Corporation Site). Morgan proposed the assessment “to evaluate changes to the property since June 2005, including the alteration or removal of building structures and public/private roadways, condition of the storm water drainage system, locate and assess the condition of onsite groundwater monitoring and process water well, and note any other alterations to topographic features , and adjacent areas.” The Morgan ESA would allow the site “to re-establish regulatory compliance with the MA DEP.

Morgan notes their experience and familiarity with the Site. They “worked for previous owners (Delta America, Delta Suprenant, Rockbestos-Suprenant, MarmonGroup/Berkshire Hathaway) since 1993...Morgan was responsible for all submittals required to maintain regulatory compliance with MA DEP, in accordance with 310 CMR 40 until June 2005. These MA DEP submittals included a Phase I Initial

Site Investigation Report, Phase II Comprehensive Site Assessment Report, Method 3 Risk Characterization, an Activity and Use Limitation (AUL), Response Action Outcome (RAO), and Phase III Report. For Project Continuity, the same LSP that supervised MAP DEP response actions at the site since 1995 would continue the management of any future work.” *MRPC notes the benefit of such project continuity. The issue of would MassDevelopment allow the hiring of Morgan if they helped fund Brownfield Assessment work at the site should be explored by the Town.*

“From 2004-2006 Morgan was retained by Marmon Group and Horizons Development Company to conduct due diligence activities and identify environmental liabilities relating to the purchase and redevelopment of the property into a shopping mall. In October 2005 Morgan completed an in-depth supplemental field exploration program to characterize the extent of **zinc** contamination in Parcel 5, and developed remedial strategies and costs to address this contamination. In July 2008, Morgan attended an on-site audit of the property, conducted by the MA DEP, to assess **demolition** activities undertaken by Seed America/Business Reform Foundation **in the Fall of 2007**.

The rest of the March 2012 proposal document outlines their Scope of Work for the ESA. Costs were estimated at \$9K.

During MRPC’s work on the PDA Project, Morgan Environmental provided the Town of Clinton with a Supplemental Proposal on July 2, 2012. Ms. Kozak provided this proposal “based on upon recent email correspondence from Mr. Yu (the new owner from China), it is our understanding that potential future uses of the property located at 172 Sterling Street, Clinton, MA might include a private school or a facility for the manufacture of medical devices.” Therefore Morgan prepared the supplemental proposal “to outline environmental actions required to bring the site into regulatory compliance in accordance with the Mass. Contingency Plan (MCP) 310 CMR 40, as well as address remediation options to redevelop the property as a school or **light manufacturing facility**. A brief summary of past environmental actions undertaken at the property are presented below to allow for a better understanding of the recommendations that will be presented in this supplemental scope of work. Figure 1 is a site plan that presents the locations of former buildings (prior to demolition in the fall of 2007), and areas of environmental concerns relating to soil and groundwater contamination on the property. This Figure is provided as Attachment 1 to this Appendix.

“Environmental History of the Property

The presence of contamination in the soil, groundwater, surface water, sediment and indoor air over the years at the property located at 172 Sterling Street, Clinton, Massachusetts can be attributed to a long history of wire and cable manufacturing operations which have occupied the property since 1936. In general, the chemical constituents detected at the site are considered to be consistent with former manufacturing operations, the release of **No. 4 fuel oil** in the rear loading dock area, and the general fill quality at the site.

Groundwater data generated as part of a due diligence effort conducted in the spring of 1996 indicated the presence of volatile organic compounds (**VOCs**), total petroleum hydrocarbons (TPH) and metals at concentrations that exceed reportable concentrations as defined by State regulations MCP 310 CMR 40.16. This data resulted in the filing of a Release Notification Form (RNF) with the MA DEP I August 1996 (RTN 2-11386, a 120 day notification for petroleum hydrocarbons, metals, and VOCs in soil and groundwater at the site). In addition, the presence of a layer of non-aqueous phase liquid (NAPL), great than ½ inch in thickness, was observed floating in the water table in October 1996. This observation

triggered a 72-hour reporting notification to the MAP, and the issue of a second release tracking number for the site (RTN 2-11434).

Page 2:

As required by State environmental regulations, Phase I (Initial Site Investigation) and Phase II (Comprehensive Site Assessment) activities were completed on the property between 1996 and 2000. A Phase II - Comprehensive Site Assessment report was prepared and submitted to the MA DEP in June 2000. This report included a Method 3 Risk Characterization to evaluate current and foreseeable future site use (utility worker and building occupant) assuming that on-site buildings and exterior paved areas remained in place. The Risk Characterization also evaluated unrestricted future use (trespasser, building occupant, landscaper, and construction worker) assuming that the on-site buildings and exterior pavement may be removed and that soils may be exposed. **Unrestricted site use such as for (i) residential occupancy, (ii) daycare, school facilities, or activities that would result in a similar exposure, or (iii) cultivation of fruits and vegetables for human consumption, were not evaluated in the June 2000 Risk Characterization because it was assumed they would be addressed through the use of Activity Use Limitations (AULs). An AUL is a grant of environmental restriction attached to a property deed.**

The result of the Phase II - Comprehensive Site Assessment completed in June 2000 indicated that site conditions at that time (ongoing manufacture of wire and cable within buildings onsite), presented a condition of "No Significant Risk" of harm to human health for anticipated exposures to a utility worker and a building occupant. **However, for unrestricted future site uses (i.e., assuming buildings and/or pavement were removed and soils became exposed) by a building occupant, trespasser, landscaper, or construction worker, disposal site conditions would not present a conditions of "No Significant Risk" of harm to human health due to direct contact with soil containing site-related constituents.** Due to fact that the concentrations of zinc in soils under the building slab in northeast corner of the property (Parcel 5) exceeded the applicable Upper Concentration Limit (UCL) of 10,000 ppm, the June 2000 Risk Characterization also concluded that there would be a potential risk to public welfare and environmental receptors under future site conditions. To maintain the limitations and assumptions of the June 2000 Method 3 Risk Characterization, an AUL was placed on the entire site, with the exception of Parcel 5. Parcel 5 is located on the northeast corner of the property and consists of approximately 1.43 acres. The AUL was recorded with the Worcester County Registry of Deeds in Worcester, Massachusetts on 24 March 2000. A copy of the AUL is presented in Attachment A.

In Summary, based on the Risk Characterization completed in June 2000, a level of No Significant Risk was determined to exist for approximately two-thirds of the site, provided the conditions described in the AUL were maintained. As such, a Class B-2 Response Action Outcome (RAO) was achieved for this portion of the property. The concentration of zinc present in the soils at the northeast portion of the site (Parcel 5) exceeded the applicable UCL such that a potential risk to public welfare and environmental receptors could exist under future scenarios. AULs cannot be used when UCLs are exceeded, so the area within Parcel 5 is excluded from the conditions set forth in the AUL. As part of the Phase III effort, a remedial action objective was developed for Parcel 5. Specifically, the remedial objective was to minimize the potential for zinc to migrate/leach from the soil located under the building to groundwater, thereby reducing the potential for the public to ingest or directly contact contaminated soil and/or groundwater. Following the identification and screening of remedial action technologies in 2000, the No-Action Alternative was retained to address elevated levels of zinc in the soil, and a Class C RAO (Temporary Solution) was submitted to the MA DEP for Parcel 5.

Under the No-Action remedial alternative, zinc contaminated soil remain undisturbed under the former building on Parcel No. 5. Natural attenuation processes are relied on to gradually restore soil quality over time. Due to the fact that the contaminated soil is located under a concrete foundation (acting as a barrier), infiltration, and therefore the potential to derive zinc from the soil downward to groundwater, is minimized. In addition, because the layer of zinc contaminated is located above the water table by approximately 3 to 5 feet, and the water table does not appear to fluctuate significantly, the potential for zinc to be flushed out of the soil to groundwater to be expected to be low. Since the last groundwater samples to be collected and analyzed from the property were taken in 1999, new groundwater quality data would be required to confirm that zinc is not migrating to the water table and impacting groundwater quality.

As required in accordance with 310 CMR 40.0580, a *Periodic Evaluation of a Temporary Solution at a Tier II Disposal Site* needs to be conducted “not less than every fifth year after the date of filing a Class C Response Action Outcome Statement (RAO). In June 2005, Morgan Environmental prepared an evaluation to evaluate the continued effectiveness of the No-Action remedial alternative, as well as any change in activities, uses and/or exposures as the site, and consider the feasibility of implementing a permanent solution to address the zinc contaminated soil located under the building in Parcel 5. At the time of this evaluation, the buildings were intact, and the manufactured of wire and cable by Rockbestos-Suprenant continued on the property. ...”Due to the fact that site use and conditions had not changed between June 2000 and June 2005, it was concluded that the N-Action remedial alternative remained effective in meeting the remedial action objective of minimizing the potential for migration of zinc from soil to groundwater, thereby reducing the potential for the public to ingest or directly contact contaminated groundwater and/or soil.

“...However, as a result of the demolition of all buildings on the property in the Fall of 2007, the conclusions in the 2005 evaluation are no longer accurate or valid. With the building and worker safety considerations no longer concerns (?? What about future workers?), it is possible to implement a permanent remedial solution in Parcel 5 as required by State environmental regulations. Remedial actions that could be undertaken to return the site to a “compliant” status will be presented in the following scope of work.

The July 2012 Scope of Work proposal starts off with a quick summary: “...The property at 172 Sterling Street consists of two distinct areas – a smaller 1.43-acre parcel (Parcel 5) that has not achieved permanent closure at this time, and the remaining property that has achieved closure through the use of an AUL. However, in the fall of 2007 the buildings were demolished, and the manufacture of wire and cable ceased on the property. As a result of these changes to site conditions and property use, it is not possible to address the exceedance of UCLS (Upper Concentration Limits) in soil and in the northeast corner of the property because the disturbance of business operations, worker safety, and the risk of damage to building foundations are no longer concerns. With the building removed, it is now possible to implement a permanent remedial action solution to address the zinc contaminations soils, and ultimately the filling of a permanent Response Action Outcome Statement (RAO) to close out this portion of the site – similar to what was achieved for the larger portion of the property in June 2000.”

Based on 310 CMR 40.0580, a *Periodic Evaluation of a Temporary Solution at a Tier II Disposal Site* should have been prepared and submitted to the MA DEP in June 2010. This evaluation is required to be conducted “not less than every fifth year after the date of filing a Class C Response Action Outcome Statement (RAO). **The property located at 172 Sterling Street is presently out of compliance with**

regard to the MA DEP and State environmental regulations. To re-establish regulatory compliance, the following activities are recommended:

Task 1. Review of State and Municipal Environmental Records Since 2005 *\$2,500*

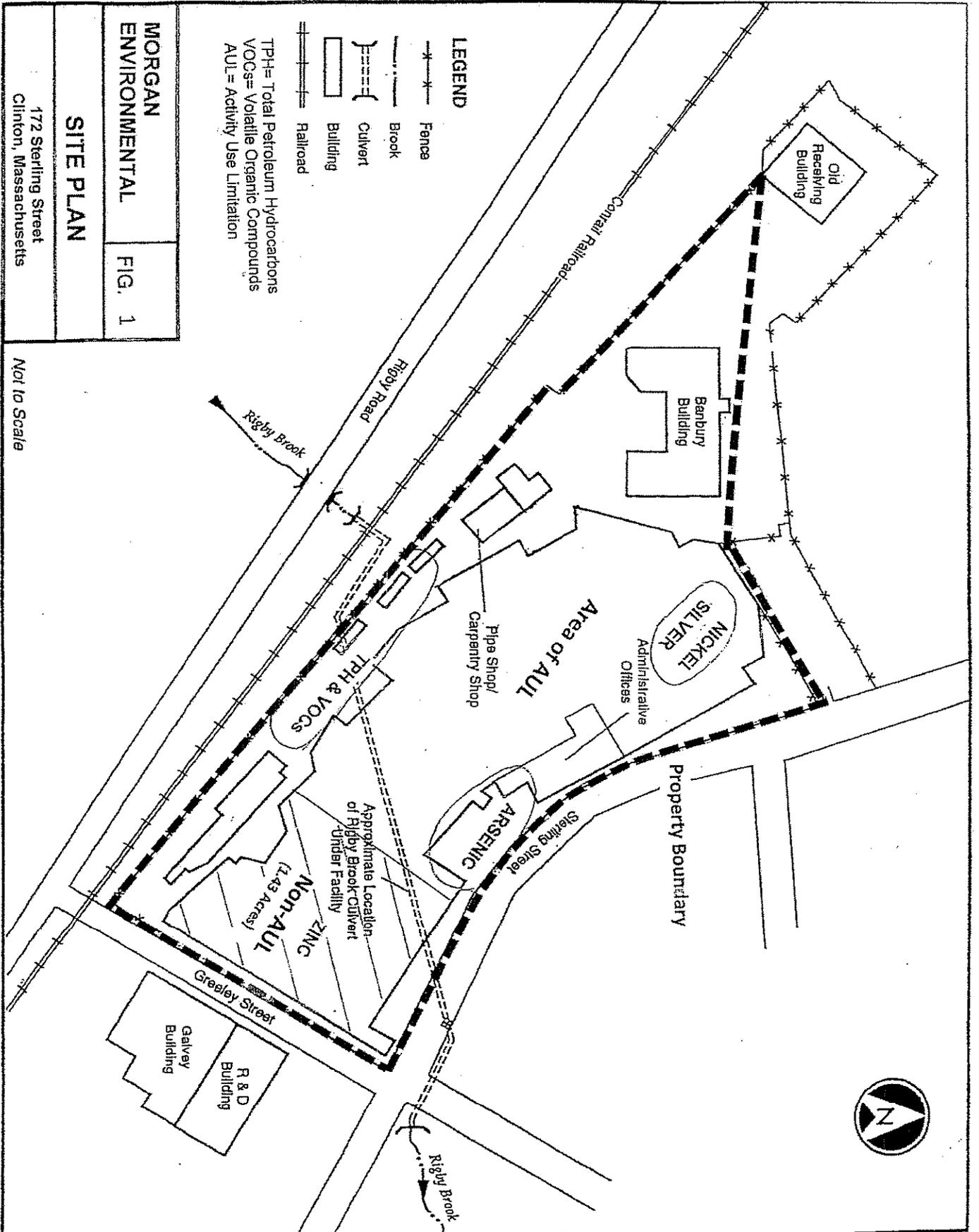
Task 2. Site Visit/Reconnaissance *\$5,500*

Task 3. Prepare an Evaluation of a Temporary Solution at a Tier II Disposal Site, as required and in accordance with 310 CMR 40.0580. *\$7,500*

Task 4. Remedial Action Scenarios for Future Site Use *\$560,000 - \$980,000*

Appendix B

Attachment 1: Morgan Environmental Site Plan of 172 Sterling Street



LEGEND

- x--- Fence
 - Brook
 - Culvert
 - Building
 - Railroad
- TPH= Total Petroleum Hydrocarbons
 VOCs= Volatile Organic Compounds
 AUL= Activity Use Limitation

MORGAN ENVIRONMENTAL

FIG. 1

SITE PLAN

172 Sterling Street
 Clinton, Massachusetts

Not to Scale



APPENDIX C

Ashburnham Parking in the Village Center Zoning District Bylaw Example

- j. One (1) space for each two hundred fifty (250) square feet, or fraction thereof, of floor area of any office or professional building; except that one (1) space per one hundred fifty (150) square feet shall be provided for medical offices.
- k. One (1) space for each one hundred fifty (150) square feet, or fraction thereof, of floor area of any bank, plus one (1) space for each two hundred fifty (250) square feet of area not devoted to customer service.
- l. One (1) space for each eight hundred (800) square feet of floor area, or one (1) space per employee, whichever is greater, for any industrial use.
- m. One (1) space for each four (4) persons capacity for any theater, auditorium or other place of amusement or assembly.
- n. Adequate spaces to accommodate customers, patrons and employees of other business and professional uses not specified, but not less than one (1) space per two hundred (200) square feet of area devoted to customer service.
- o. Adequate spaces to accommodate customers, patrons, and employees at automobile service stations, drive-in establishments, open air retail business and amusements and other permitted uses not specifically enumerated herein shall be provided.

5.33 Off-Street Loading – In any district where permitted or allowed, business, wholesale or industry uses as listed in Section 3.2, Schedule of Use Regulations, shall be provided as necessary with adequate off-street loading facilities located entirely on the same lot as the building or use to be served so that trucks, trailers and containers shall not be located for loading, unloading or storage upon any public way.

5.34 Parking in the Village Center Zoning District

The standards of Section 5.32 must be met for the additional parking demand created by new buildings, additions or changes of use unless, in performing a Site Plan Review and Approval under Section 5.10, the Planning Board determines that special circumstances dictate a different provision in order to meet all parking needs. In performing a Site Plan Review, the Planning Board may authorize a smaller number of parking spaces because of staggered hours of use or other circumstances. The Planning Board shall determine all parking space calculations based on information in the most recent edition of the Parking Generation manual by the Institute of Transportation Engineers (ITE), on studies and surveys done by qualified persons regarding parking, on parking requirements and use for similar facilities in the Montachusett region and/or other appropriate information.

APPENDIX D

Zoning Map of Vicinity of the 285 West Boylston Street PDA

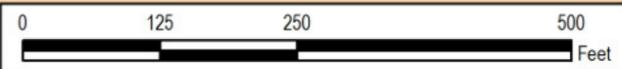
Clinton, MA:
PDA Site 2, 285 West Boylston Street
Existing Zoning Map



STERLING

MAIN STREET

DATA SOURCES: MassGIS, MassDOT and the MRPC.
DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.
PREPARED BY:
Montachusett Regional Planning Commission
GIS Department, April 2012
R 1427 Water Street
Fitchburg, MA 01420
Phone: 978-345-7376
E-mail: mrpc@mrpc.org



Legend

- Site 2: 285 West Boylston Street
- Roadways**
 - US & State Routes
 - Other Roads
- RailLines**
 - Active RailLines
- Mass GIS Zoning**
 - Residential
 - Commercial
 - Industrial

APPENDIX E

Environmental Constraints Map of Vicinity of the 285 West Boylston Street PDA

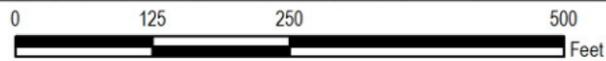
Clinton, MA:
PDA Site 2, 285 West Boylston Street
Environmental Constraints Map



STERLING

Legend

- Site 2: 285 Main Street
- Slope >26%
- In Perpetuity
- Roadways**
- US & State Routes
- Other Roads
- RailLines**
- Active RailLines
- Wetlands**
- Hydrologic Connection
- Marsh/Bog
- Wooded marsh
- DEP Rivers Protection Act Buffer**
- 100 Ft
- 200 Ft
- NHESP Data**
- NHESP Certified Vernal Pools
- NHESP BioMap2 Core Habitat
- NHESP Priority Habitat
- Aquifer Type**
- High Yield (> 300 gpm)
- Medium Yield (100 - 300 gpm)
- Low Yield (< 50 gpm)
- FEMA Q3 Flood Zones**
- 100 Year
- 500 Year



DATA SOURCES: MassGIS, MassDOT and the MRPC.

DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

PREPARED BY:
Montachusett Regional Planning Commission
GIS Department, April 2012
R1427 Water Street
Fitchburg, MA 01420
Phone: 978-345-7376
E-mail: mrpc@mrpc.org

APPENDIX F

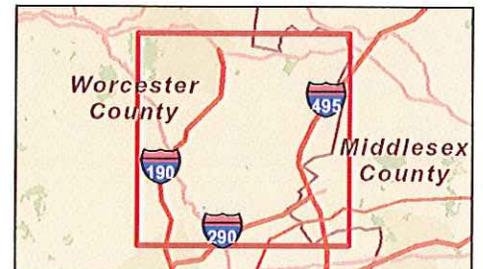
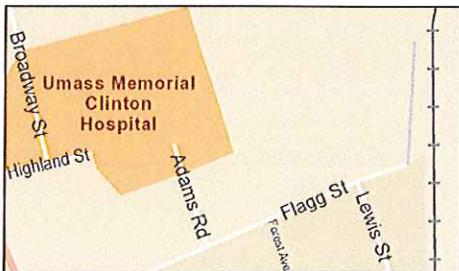
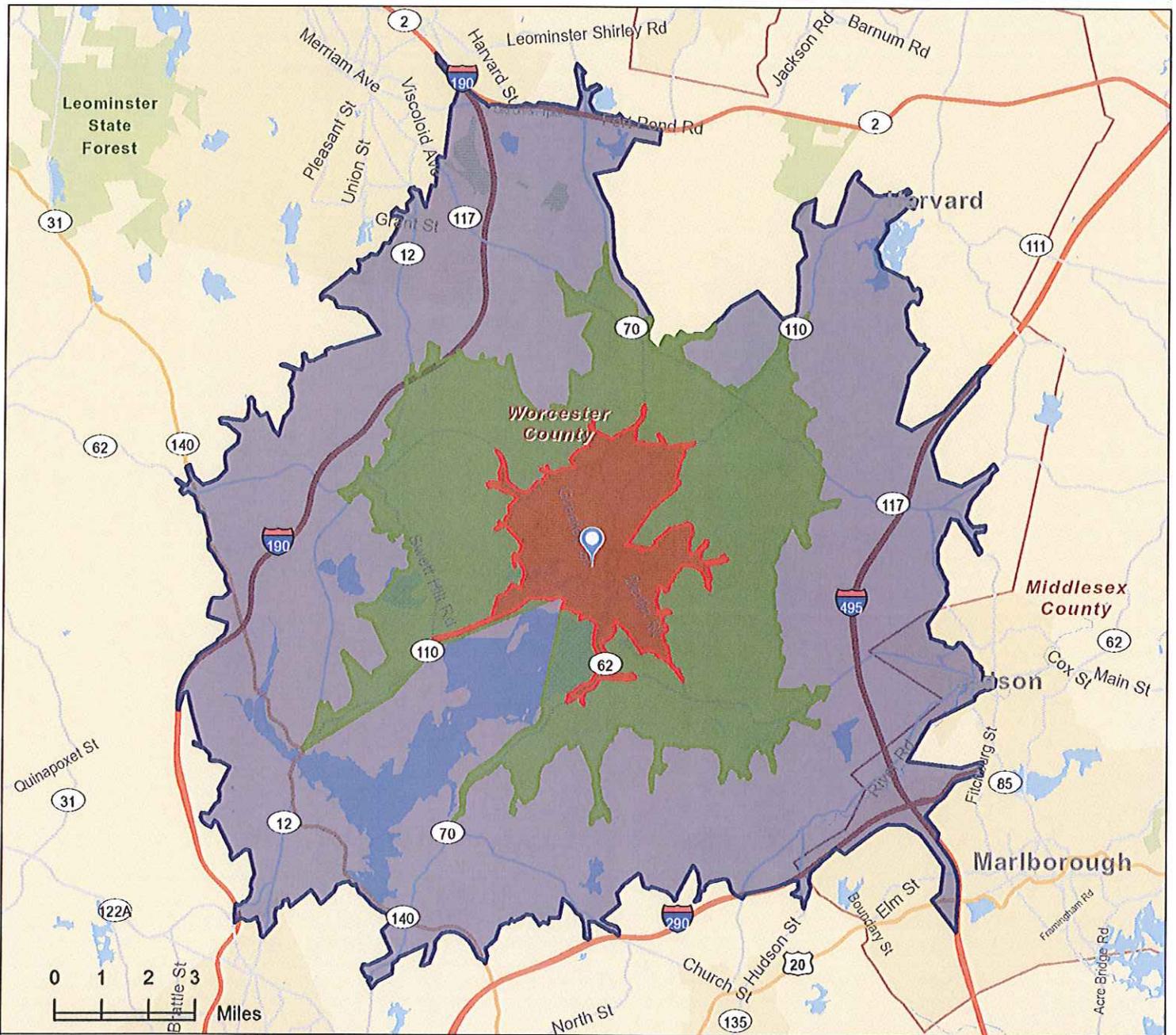
Bigelow Mills Priority Development Area 15-Minute Trade Area Map



Site Map

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drivetime: 5, 10, 15 Minutes

Latitude: 42.41679
Longitude: -71.6894



February 23, 2012

APPENDIX G

ESRI Business Analyst Online Market and Demographic Data



Demographic and Income Profile Report

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

Summary	2010	2011	2016
Population	14,286	14,153	14,012
Households	5,876	5,827	5,815
Families	3,499	3,467	3,428
Average Household Size	2.39	2.39	2.37
Owner Occupied Housing Units	3,240	3,163	3,185
Renter Occupied Housing Units	2,636	2,664	2,630
Median Age	39.0	39.1	39.5

Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-0.20%	0.27%	0.67%
Households	-0.04%	0.35%	0.71%
Families	-0.23%	0.19%	0.57%
Owner HHs	0.14%	0.50%	0.91%
Median Household Income	2.88%	3.88%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	747	12.8%	706	12.1%
\$15,000 - \$24,999	509	8.7%	416	7.2%
\$25,000 - \$34,999	495	8.5%	422	7.3%
\$35,000 - \$49,999	786	13.5%	631	10.9%
\$50,000 - \$74,999	1,238	21.3%	1,126	19.4%
\$75,000 - \$99,999	855	14.7%	1,086	18.7%
\$100,000 - \$149,999	808	13.9%	971	16.7%
\$150,000 - \$199,999	195	3.3%	240	4.1%
\$200,000+	193	3.3%	216	3.7%

Median Household Income	\$55,493	\$63,942
Average Household Income	\$70,248	\$79,479
Per Capita Income	\$29,761	\$33,899

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	860	6.0%	838	5.9%	838	6.0%
5 - 9	800	5.6%	790	5.6%	770	5.5%
10 - 14	884	6.2%	874	6.2%	868	6.2%
15 - 19	997	7.0%	980	6.9%	904	6.5%
20 - 24	1,005	7.0%	997	7.0%	952	6.8%
25 - 34	1,860	13.0%	1,852	13.1%	1,860	13.3%
35 - 44	2,000	14.0%	1,966	13.9%	1,861	13.3%
45 - 54	2,335	16.3%	2,288	16.2%	2,069	14.8%
55 - 64	1,739	12.2%	1,748	12.4%	1,845	13.2%
65 - 74	919	6.4%	935	6.6%	1,123	8.0%
75 - 84	606	4.2%	605	4.3%	615	4.4%
85+	280	2.0%	280	2.0%	305	2.2%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,211	85.5%	12,071	85.3%	11,683	83.4%
Black Alone	688	4.8%	684	4.8%	773	5.5%
American Indian Alone	48	0.3%	48	0.3%	53	0.4%
Asian Alone	183	1.3%	181	1.3%	196	1.4%
Pacific Islander Alone	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	828	5.8%	841	5.9%	951	6.8%
Two or More Races	323	2.3%	323	2.3%	350	2.5%
Hispanic Origin (Any Race)	1,925	13.5%	1,959	13.8%	2,273	16.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

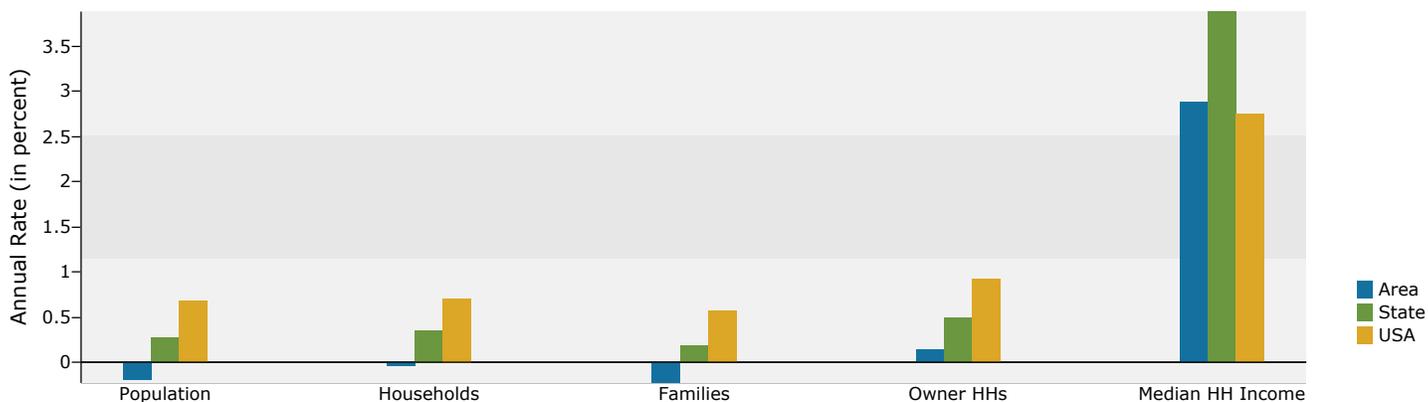
February 23, 2012

Made with Esri Business Analyst

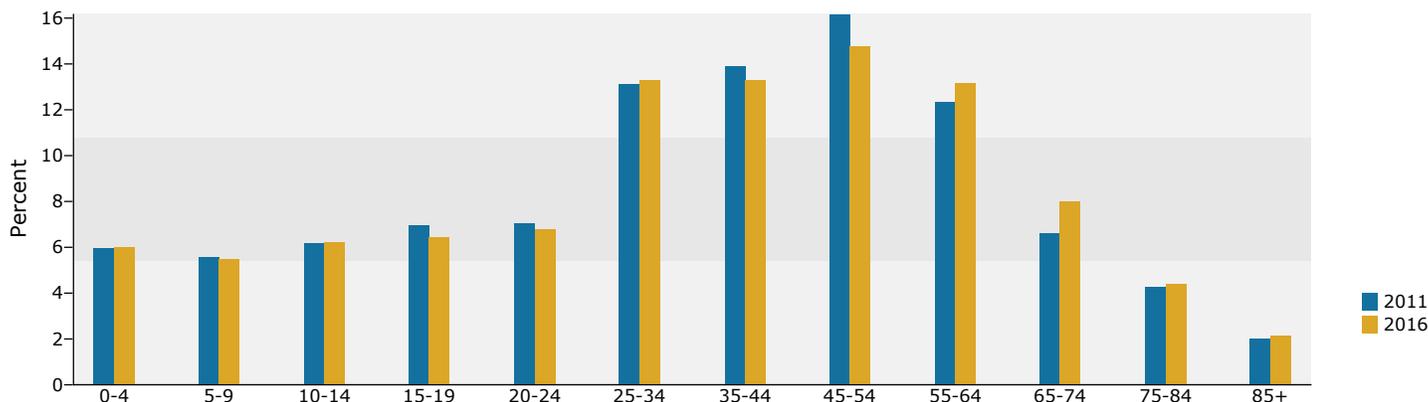
Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

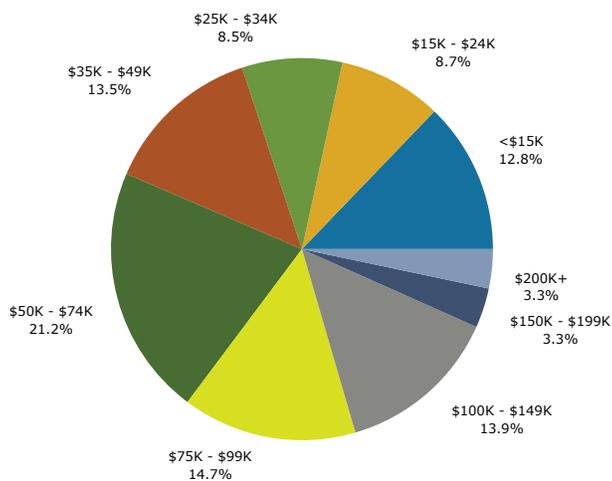
Trends 2011-2016



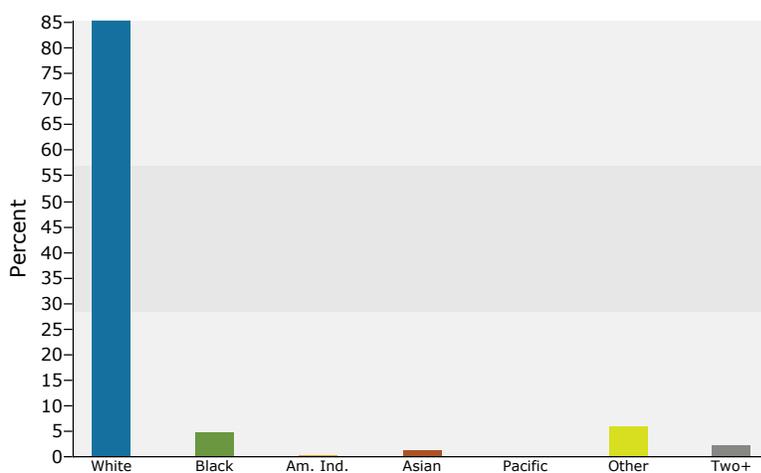
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 13.8%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile Report

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

Summary	2010	2011	2016
Population	23,450	23,327	23,324
Households	9,352	9,305	9,353
Families	5,996	5,969	5,963
Average Household Size	2.46	2.46	2.44
Owner Occupied Housing Units	6,186	6,098	6,191
Renter Occupied Housing Units	3,166	3,207	3,161
Median Age	40.7	40.8	41.4
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.00%	0.27%	0.67%
Households	0.10%	0.35%	0.71%
Families	-0.02%	0.19%	0.57%
Owner HHs	0.30%	0.50%	0.91%
Median Household Income	3.76%	3.88%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	936	10.1%	874	9.3%
\$15,000 - \$24,999	795	8.5%	639	6.8%
\$25,000 - \$34,999	688	7.4%	578	6.2%
\$35,000 - \$49,999	1,111	11.9%	884	9.5%
\$50,000 - \$74,999	1,875	20.2%	1,683	18.0%
\$75,000 - \$99,999	1,366	14.7%	1,720	18.4%
\$100,000 - \$149,999	1,539	16.5%	1,827	19.5%
\$150,000 - \$199,999	505	5.4%	610	6.5%
\$200,000+	490	5.3%	538	5.8%
Median Household Income	\$62,506		\$75,187	
Average Household Income	\$81,133		\$92,461	
Per Capita Income	\$33,054		\$37,825	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,376	5.9%	1,346	5.8%	1,353	5.8%
5 - 9	1,400	6.0%	1,388	6.0%	1,371	5.9%
10 - 14	1,550	6.6%	1,540	6.6%	1,546	6.6%
15 - 19	1,633	7.0%	1,612	6.9%	1,503	6.4%
20 - 24	1,372	5.9%	1,365	5.9%	1,307	5.6%
25 - 34	2,669	11.4%	2,657	11.4%	2,683	11.5%
35 - 44	3,283	14.0%	3,239	13.9%	3,086	13.2%
45 - 54	4,046	17.3%	3,986	17.1%	3,641	15.6%
55 - 64	3,028	12.9%	3,057	13.1%	3,260	14.0%
65 - 74	1,674	7.1%	1,716	7.4%	2,088	9.0%
75 - 84	999	4.3%	998	4.3%	1,023	4.4%
85+	421	1.8%	422	1.8%	462	2.0%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,736	88.4%	20,602	88.3%	20,254	86.8%
Black Alone	879	3.7%	876	3.8%	998	4.3%
American Indian Alone	62	0.3%	62	0.3%	69	0.3%
Asian Alone	342	1.5%	341	1.5%	380	1.6%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	946	4.0%	961	4.1%	1,092	4.7%
Two or More Races	476	2.0%	477	2.0%	522	2.2%
Hispanic Origin (Any Race)	2,290	9.8%	2,334	10.0%	2,729	11.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

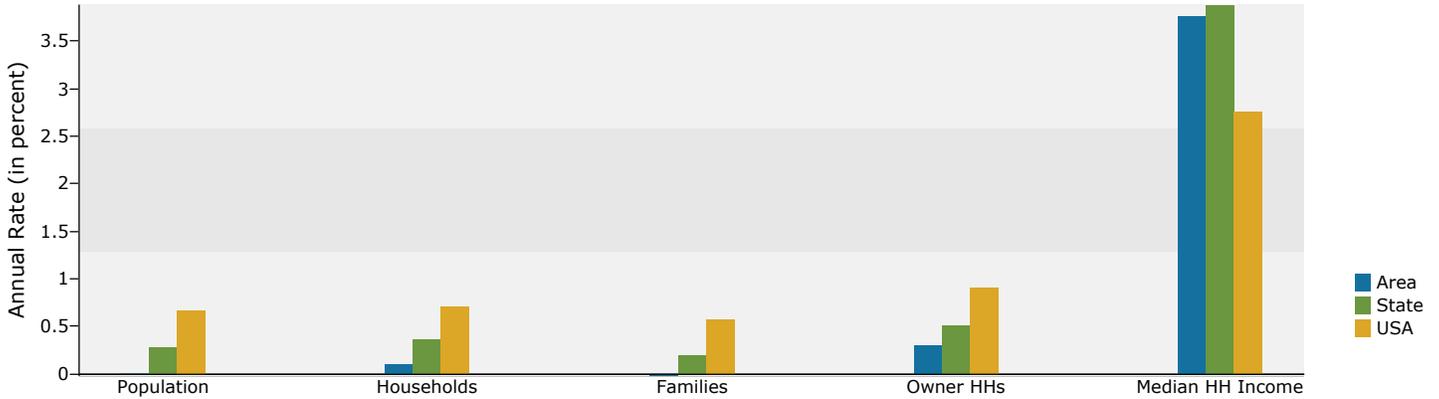
February 23, 2012

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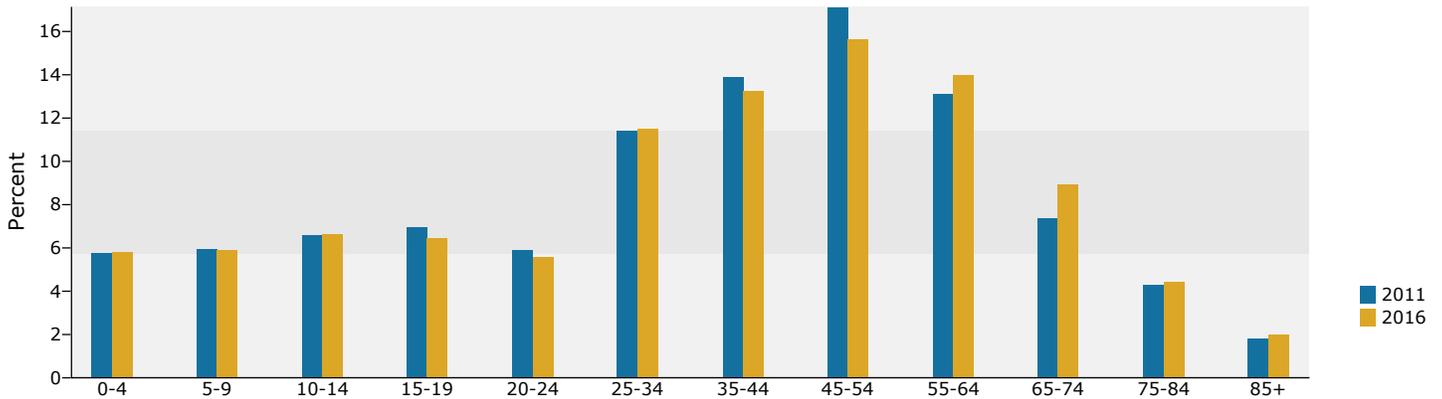
Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

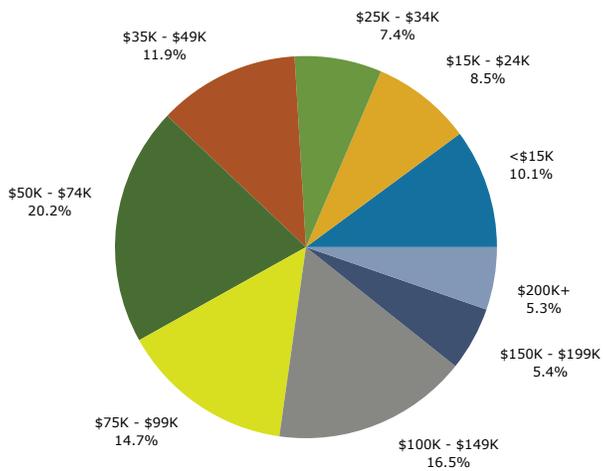
Trends 2011-2016



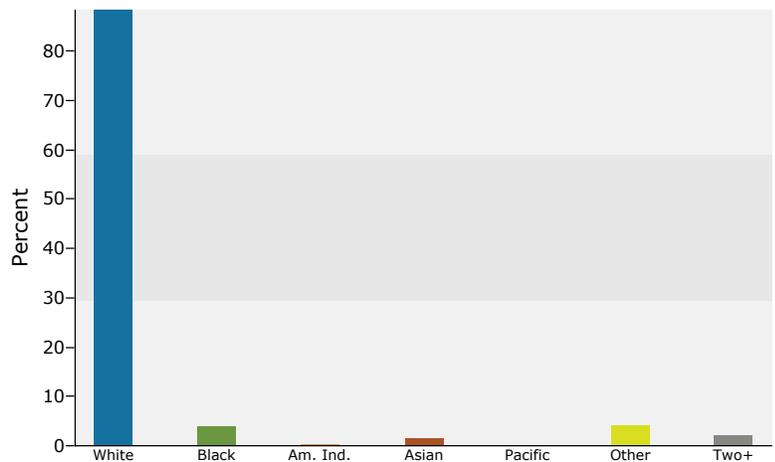
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 10.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Demographic and Income Profile Report

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

Summary	2010	2011	2016
Population	52,106	52,231	52,989
Households	20,524	20,586	20,993
Families	13,809	13,852	14,040
Average Household Size	2.46	2.46	2.45
Owner Occupied Housing Units	14,845	14,761	15,148
Renter Occupied Housing Units	5,679	5,825	5,844
Median Age	41.8	41.9	42.5
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.29%	0.27%	0.67%
Households	0.39%	0.35%	0.71%
Families	0.27%	0.19%	0.57%
Owner HHs	0.52%	0.50%	0.91%
Median Household Income	2.74%	3.88%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	1,702	8.3%	1,591	7.6%
\$15,000 - \$24,999	1,637	8.0%	1,323	6.3%
\$25,000 - \$34,999	1,371	6.7%	1,146	5.5%
\$35,000 - \$49,999	2,189	10.6%	1,742	8.3%
\$50,000 - \$74,999	3,753	18.2%	3,369	16.0%
\$75,000 - \$99,999	2,997	14.6%	3,730	17.8%
\$100,000 - \$149,999	3,905	19.0%	4,475	21.3%
\$150,000 - \$199,999	1,555	7.6%	1,932	9.2%
\$200,000+	1,477	7.2%	1,684	8.0%
Median Household Income	\$71,706		\$82,080	
Average Household Income	\$91,260		\$105,118	
Per Capita Income	\$36,214		\$41,836	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,850	5.5%	2,808	5.4%	2,861	5.4%
5 - 9	3,189	6.1%	3,183	6.1%	3,196	6.0%
10 - 14	3,507	6.7%	3,507	6.7%	3,559	6.7%
15 - 19	3,402	6.5%	3,384	6.5%	3,191	6.0%
20 - 24	2,656	5.1%	2,664	5.1%	2,583	4.9%
25 - 34	5,742	11.0%	5,771	11.0%	5,919	11.2%
35 - 44	7,238	13.9%	7,197	13.8%	6,966	13.1%
45 - 54	9,380	18.0%	9,316	17.8%	8,642	16.3%
55 - 64	7,016	13.5%	7,124	13.6%	7,702	14.5%
65 - 74	3,742	7.2%	3,861	7.4%	4,766	9.0%
75 - 84	2,322	4.5%	2,340	4.5%	2,427	4.6%
85+	1,064	2.0%	1,075	2.1%	1,177	2.2%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,999	90.2%	47,089	90.2%	47,142	89.0%
Black Alone	1,544	3.0%	1,547	3.0%	1,768	3.3%
American Indian Alone	109	0.2%	109	0.2%	119	0.2%
Asian Alone	1,050	2.0%	1,052	2.0%	1,192	2.2%
Pacific Islander Alone	16	0.0%	16	0.0%	16	0.0%
Some Other Race Alone	1,414	2.7%	1,440	2.8%	1,676	3.2%
Two or More Races	973	1.9%	978	1.9%	1,077	2.0%
Hispanic Origin (Any Race)	3,702	7.1%	3,791	7.3%	4,495	8.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

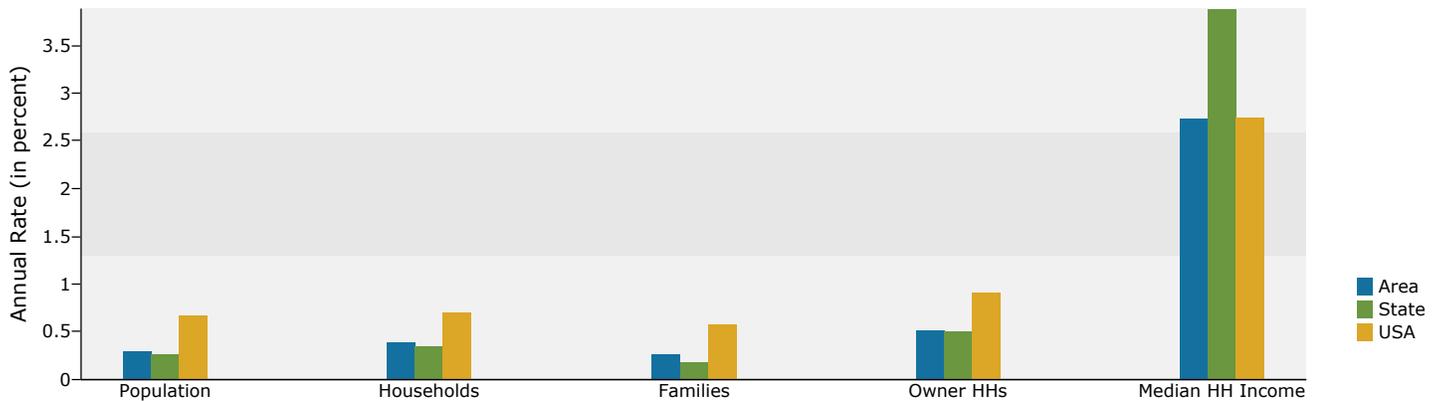
February 23, 2012

Made with Esri Business Analyst

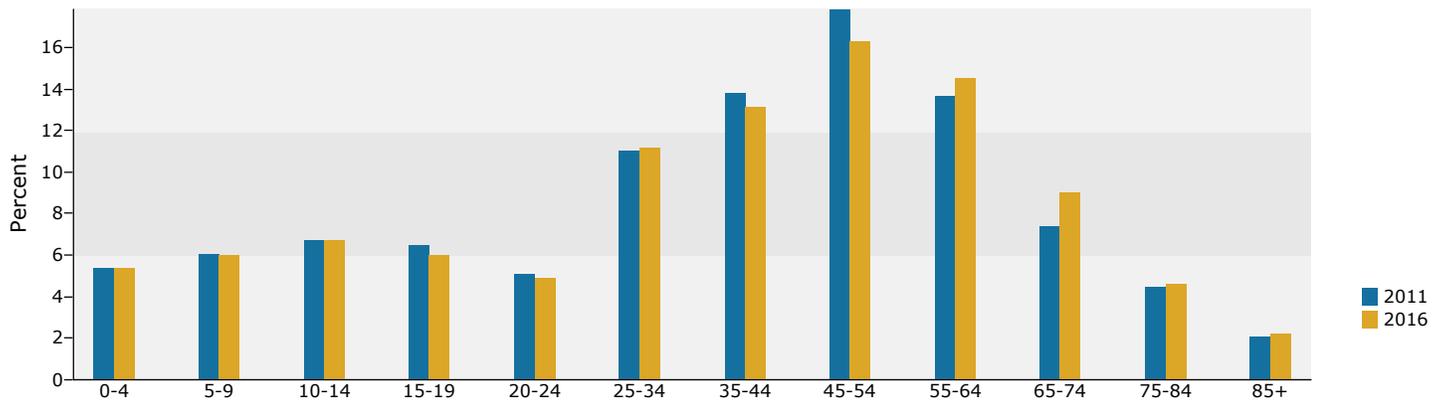
Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

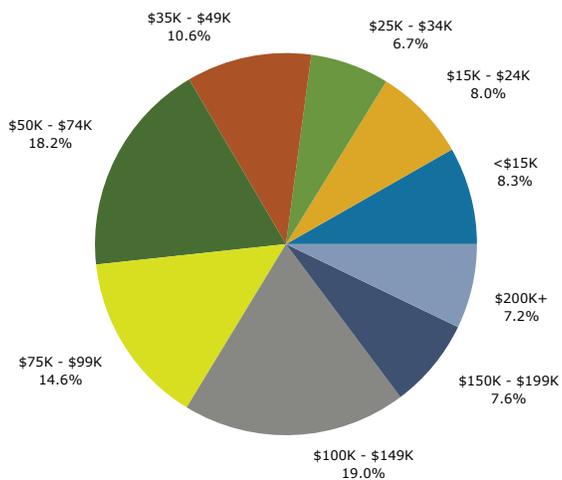
Trends 2011-2016



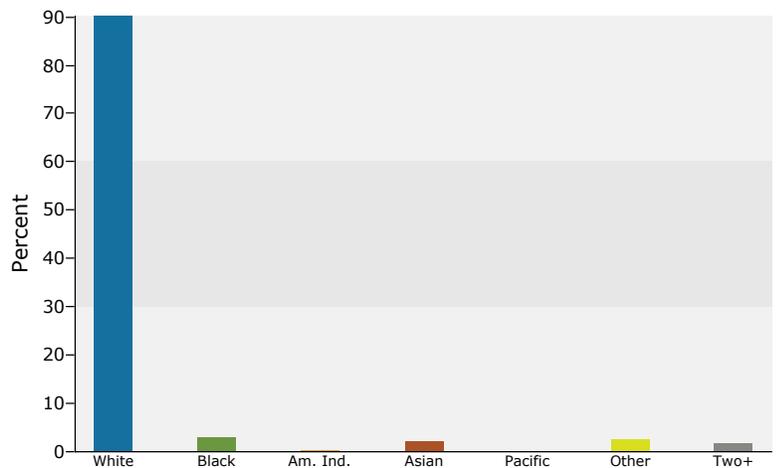
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 7.3%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5 minutes

Latitude: 42.41679
Longitude: -71.6894

	2000	2010	2000-2010 Annual Rate
Population	14,089	14,286	0.14%
Households	5,631	5,876	0.43%
Housing Units	5,863	6,437	0.94%

Population by Race	Number	Percent
Total	14,286	100.0%
Population Reporting One Race	13,963	97.7%
White	12,211	85.5%
Black	688	4.8%
American Indian	48	0.3%
Asian	183	1.3%
Pacific Islander	5	0.0%
Some Other Race	828	5.8%
Population Reporting Two or More Races	323	2.3%
Total Hispanic Population	1,925	13.5%

Population by Sex	Number	Percent
Male	6,949	48.6%
Female	7,337	51.4%

Population by Age	Number	Percent
Total	14,284	100.0%
Age 0 - 4	860	6.0%
Age 5 - 9	800	5.6%
Age 10 - 14	884	6.2%
Age 15 - 19	997	7.0%
Age 20 - 24	1,005	7.0%
Age 25 - 29	944	6.6%
Age 30 - 34	916	6.4%
Age 35 - 39	919	6.4%
Age 40 - 44	1,081	7.6%
Age 45 - 49	1,150	8.1%
Age 50 - 54	1,185	8.3%
Age 55 - 59	973	6.8%
Age 60 - 64	766	5.4%
Age 65 - 69	520	3.6%
Age 70 - 74	399	2.8%
Age 75 - 79	315	2.2%
Age 80 - 84	291	2.0%
Age 85+	280	2.0%
Age 18+	11,117	77.8%
Age 65+	1,805	12.6%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	39.0
Male	37.7
Female	40.2
White Alone	41.0
Black Alone	26.0
American Indian Alone	39.5
Asian Alone	33.6
Pacific Islander Alone	21.3
Some Other Race Alone	30.1
Two or More Races	20.2
Hispanic Population	27.0

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5 minutes

Latitude: 42.41679
Longitude: -71.6894

Households by Type		
Total	5,876	100.0%
Households with 1 Person	1,904	32.4%
Households with 2+ People	3,972	67.6%
Family Households	3,499	59.5%
Husband-wife Families	2,414	41.1%
With Own Children	1,010	17.2%
Other Family (No Spouse Present)	1,085	18.5%
With Own Children	577	9.8%
Nonfamily Households	473	8.1%
All Households with Children	1,724	29.3%
Multigenerational Households	185	3.1%
Unmarried Partner Households	518	8.8%
Male-female	471	8.0%
Same-sex	47	0.8%
Average Household Size	2.39	

Family Households by Size		
Total	3,499	100.0%
2 People	1,429	40.8%
3 People	902	25.8%
4 People	712	20.3%
5 People	299	8.5%
6 People	94	2.7%
7+ People	63	1.8%
Average Family Size	3.06	

Nonfamily Households by Size		
Total	2,377	100.0%
1 Person	1,904	80.1%
2 People	412	17.3%
3 People	43	1.8%
4 People	16	0.7%
5 People	2	0.1%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.24	

Population by Relationship and Household Type		
Total	14,286	100.0%
In Households	14,036	98.3%
In Family Households	11,081	77.6%
Householder	3,543	24.8%
Spouse	2,451	17.2%
Child	4,225	29.6%
Other relative	502	3.5%
Nonrelative	360	2.5%
In Nonfamily Households	2,955	20.7%
In Group Quarters	250	1.8%
Institutionalized Population	53	0.4%
Noninstitutionalized Population	197	1.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5 minutes

Latitude: 42.41679
Longitude: -71.6894

Family Households by Age of Householder		
Total		3,499 100.0%
Householder Age	15 - 44	1,423 40.7%
Householder Age	45 - 54	940 26.9%
Householder Age	55 - 64	587 16.8%
Householder Age	65 - 74	325 9.3%
Householder Age	75+	224 6.4%

Nonfamily Households by Age of Householder		
Total		2,377 100.0%
Householder Age	15 - 44	780 32.8%
Householder Age	45 - 54	462 19.4%
Householder Age	55 - 64	448 18.8%
Householder Age	65 - 74	277 11.7%
Householder Age	75+	410 17.2%

Households by Race of Householder		
Total		5,876 100.0%
Householder is	White Alone	5,228 89.0%
Householder is	Black Alone	217 3.7%
Householder is	American Indian Alone	13 0.2%
Householder is	Asian Alone	62 1.1%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	268 4.6%
Householder is	Two or More Races	88 1.5%
Households with	Hispanic Householder	584 9.9%

Husband-wife Families by Race of Householder		
Total		2,414 100.0%
Householder is	White Alone	2,150 89.1%
Householder is	Black Alone	67 2.8%
Householder is	American Indian Alone	3 0.1%
Householder is	Asian Alone	36 1.5%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	127 5.3%
Householder is	Two or More Races	31 1.3%
Husband-wife Families with	Hispanic Householder	234 9.7%

Other Families (No Spouse) by Race of Householder		
Total		1,084 100.0%
Householder is	White Alone	889 82.0%
Householder is	Black Alone	75 6.9%
Householder is	American Indian Alone	5 0.5%
Householder is	Asian Alone	5 0.5%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	79 7.3%
Householder is	Two or More Races	31 2.9%
Other Families with	Hispanic Householder	213 19.6%

Nonfamily Households by Race of Householder		
Total		2,376 100.0%
Householder is	White Alone	2,189 92.1%
Householder is	Black Alone	75 3.2%
Householder is	American Indian Alone	5 0.2%
Householder is	Asian Alone	20 0.8%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	61 2.6%
Householder is	Two or More Races	26 1.1%
Nonfamily Households with	Hispanic Householder	137 5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5 minutes

Latitude: 42.41679
Longitude: -71.6894

Total Housing Units by Occupancy

Total	6,450	100.0%
Occupied Housing Units	5,876	91.1%
Vacant Housing Units		
For Rent	263	4.1%
Rented, not Occupied	14	0.2%
For Sale Only	120	1.9%
Sold, not Occupied	15	0.2%
For Seasonal/Recreational/Occasional Use	21	0.3%
For Migrant Workers	0	0.0%
Other Vacant	141	2.2%
Total Vacancy Rate	8.7%	

Households by Tenure and Mortgage Status

Total	5,876	100.0%
Owner Occupied	3,240	55.1%
Owned with a Mortgage/Loan	2,446	41.6%
Owned Free and Clear	793	13.5%
Average Household Size	2.60	
Renter Occupied	2,636	44.9%
Average Household Size	2.13	

Owner-occupied Housing Units by Race of Householder

Total	3,239	100.0%
Householder is White Alone	3,033	93.6%
Householder is Black Alone	72	2.2%
Householder is American Indian Alone	3	0.1%
Householder is Asian Alone	33	1.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	62	1.9%
Householder is Two or More Races	36	1.1%
Owner-occupied Housing Units with Hispanic Householder	153	4.7%

Renter-occupied Housing Units by Race of Householder

Total	2,637	100.0%
Householder is White Alone	2,195	83.2%
Householder is Black Alone	145	5.5%
Householder is American Indian Alone	10	0.4%
Householder is Asian Alone	29	1.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	206	7.8%
Householder is Two or More Races	52	2.0%
Renter-occupied Housing Units with Hispanic Householder	431	16.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.33
Householder is Black Alone	2.69
Householder is American Indian Alone	2.69
Householder is Asian Alone	2.58
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	3.05
Householder is Two or More Races	2.82
Householder is Hispanic	3.05

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 10 minutes

Latitude: 42.41679
Longitude: -71.6894

	2000	2010	2000-2010 Annual Rate
Population	22,137	23,450	0.58%
Households	8,614	9,352	0.83%
Housing Units	8,949	10,159	1.28%

Population by Race	Number	Percent
Total	23,449	100.0%
Population Reporting One Race	22,973	98.0%
White	20,736	88.4%
Black	879	3.7%
American Indian	62	0.3%
Asian	342	1.5%
Pacific Islander	8	0.0%
Some Other Race	946	4.0%
Population Reporting Two or More Races	476	2.0%
Total Hispanic Population	2,290	9.8%

Population by Sex	Number	Percent
Male	11,500	49.0%
Female	11,950	51.0%

Population by Age	Number	Percent
Total	23,450	100.0%
Age 0 - 4	1,376	5.9%
Age 5 - 9	1,400	6.0%
Age 10 - 14	1,550	6.6%
Age 15 - 19	1,633	7.0%
Age 20 - 24	1,372	5.9%
Age 25 - 29	1,318	5.6%
Age 30 - 34	1,351	5.8%
Age 35 - 39	1,477	6.3%
Age 40 - 44	1,806	7.7%
Age 45 - 49	2,039	8.7%
Age 50 - 54	2,007	8.6%
Age 55 - 59	1,658	7.1%
Age 60 - 64	1,370	5.8%
Age 65 - 69	986	4.2%
Age 70 - 74	688	2.9%
Age 75 - 79	536	2.3%
Age 80 - 84	463	2.0%
Age 85+	421	1.8%
Age 18+	18,059	77.0%
Age 65+	3,094	13.2%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	40.7
Male	39.3
Female	41.9
White Alone	42.3
Black Alone	26.1
American Indian Alone	40.0
Asian Alone	35.0
Pacific Islander Alone	21.9
Some Other Race Alone	30.0
Two or More Races	19.1
Hispanic Population	27.1

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 10 minutes

Latitude: 42.41679
Longitude: -71.6894

Households by Type		
Total	9,352	100.0%
Households with 1 Person	2,692	28.8%
Households with 2+ People	6,660	71.2%
Family Households	5,996	64.1%
Husband-wife Families	4,522	48.4%
With Own Children	1,931	20.6%
Other Family (No Spouse Present)	1,473	15.8%
With Own Children	752	8.0%
Nonfamily Households	664	7.1%
All Households with Children	2,888	30.9%
Multigenerational Households	294	3.1%
Unmarried Partner Households	714	7.6%
Male-female	641	6.9%
Same-sex	73	0.8%
Average Household Size	2.46	

Family Households by Size		
Total	5,997	100.0%
2 People	2,486	41.5%
3 People	1,446	24.1%
4 People	1,278	21.3%
5 People	533	8.9%
6 People	163	2.7%
7+ People	91	1.5%
Average Family Size	3.06	

Nonfamily Households by Size		
Total	3,356	100.0%
1 Person	2,692	80.2%
2 People	585	17.4%
3 People	56	1.7%
4 People	19	0.6%
5 People	4	0.1%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.23	

Population by Relationship and Household Type		
Total	23,450	100.0%
In Households	22,975	98.0%
In Family Households	18,838	80.3%
Householder	6,022	25.7%
Spouse	4,545	19.4%
Child	7,047	30.1%
Other relative	733	3.1%
Nonrelative	492	2.1%
In Nonfamily Households	4,136	17.6%
In Group Quarters	475	2.0%
Institutionalized Population	230	1.0%
Noninstitutionalized Population	245	1.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 10 minutes

Latitude: 42.41679
Longitude: -71.6894

Family Households by Age of Householder		
Total		5,995 100.0%
Householder Age	15 - 44	2,186 36.5%
Householder Age	45 - 54	1,672 27.9%
Householder Age	55 - 64	1,110 18.5%
Householder Age	65 - 74	632 10.5%
Householder Age	75+	395 6.6%

Nonfamily Households by Age of Householder		
Total		3,356 100.0%
Householder Age	15 - 44	984 29.3%
Householder Age	45 - 54	662 19.7%
Householder Age	55 - 64	664 19.8%
Householder Age	65 - 74	444 13.2%
Householder Age	75+	602 17.9%

Households by Race of Householder		
Total		9,352 100.0%
Householder is	White Alone	8,534 91.3%
Householder is	Black Alone	261 2.8%
Householder is	American Indian Alone	16 0.2%
Householder is	Asian Alone	113 1.2%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	305 3.3%
Householder is	Two or More Races	123 1.3%
Households with	Hispanic Householder	673 7.2%

Husband-wife Families by Race of Householder		
Total		4,522 100.0%
Householder is	White Alone	4,160 92.0%
Householder is	Black Alone	88 1.9%
Householder is	American Indian Alone	5 0.1%
Householder is	Asian Alone	74 1.6%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	147 3.3%
Householder is	Two or More Races	48 1.1%
Husband-wife Families with	Hispanic Householder	283 6.3%

Other Families (No Spouse) by Race of Householder		
Total		1,473 100.0%
Householder is	White Alone	1,244 84.5%
Householder is	Black Alone	89 6.0%
Householder is	American Indian Alone	5 0.3%
Householder is	Asian Alone	9 0.6%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	87 5.9%
Householder is	Two or More Races	39 2.6%
Other Families with	Hispanic Householder	235 16.0%

Nonfamily Households by Race of Householder		
Total		3,356 100.0%
Householder is	White Alone	3,130 93.3%
Householder is	Black Alone	85 2.5%
Householder is	American Indian Alone	5 0.1%
Householder is	Asian Alone	30 0.9%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	70 2.1%
Householder is	Two or More Races	36 1.1%
Nonfamily Households with	Hispanic Householder	155 4.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 10 minutes

Latitude: 42.41679
Longitude: -71.6894

Total Housing Units by Occupancy

Total	10,158	100.0%
Occupied Housing Units	9,352	92.1%
Vacant Housing Units		
For Rent	315	3.1%
Rented, not Occupied	17	0.2%
For Sale Only	182	1.8%
Sold, not Occupied	25	0.2%
For Seasonal/Recreational/Occasional Use	71	0.7%
For Migrant Workers	0	0.0%
Other Vacant	196	1.9%
Total Vacancy Rate	7.9%	

Households by Tenure and Mortgage Status

Total	9,352	100.0%
Owner Occupied	6,186	66.1%
Owned with a Mortgage/Loan	4,647	49.7%
Owned Free and Clear	1,539	16.5%
Average Household Size	2.63	
Renter Occupied	3,166	33.9%
Average Household Size	2.13	

Owner-occupied Housing Units by Race of Householder

Total	6,186	100.0%
Householder is White Alone	5,872	94.9%
Householder is Black Alone	95	1.5%
Householder is American Indian Alone	6	0.1%
Householder is Asian Alone	74	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	80	1.3%
Householder is Two or More Races	59	1.0%
Owner-occupied Housing Units with Hispanic Householder	203	3.3%

Renter-occupied Housing Units by Race of Householder

Total	3,166	100.0%
Householder is White Alone	2,662	84.1%
Householder is Black Alone	166	5.2%
Householder is American Indian Alone	10	0.3%
Householder is Asian Alone	39	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	225	7.1%
Householder is Two or More Races	64	2.0%
Renter-occupied Housing Units with Hispanic Householder	470	14.8%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.42
Householder is Black Alone	2.71
Householder is American Indian Alone	2.69
Householder is Asian Alone	2.68
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	3.01
Householder is Two or More Races	2.81
Householder is Hispanic	3.04

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 15 minutes

Latitude: 42.41679
Longitude: -71.6894

	2000	2010	2000-2010 Annual Rate
Population	48,807	52,106	0.66%
Households	18,690	20,524	0.94%
Housing Units	19,354	22,027	1.30%

Population by Race	Number	Percent
Total	52,105	100.0%
Population Reporting One Race	51,132	98.1%
White	46,999	90.2%
Black	1,544	3.0%
American Indian	109	0.2%
Asian	1,050	2.0%
Pacific Islander	16	0.0%
Some Other Race	1,414	2.7%
Population Reporting Two or More Races	973	1.9%

Total Hispanic Population	3,702	7.1%
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Population by Sex	Number	Percent
Male	25,864	49.6%
Female	26,242	50.4%

Population by Age	Number	Percent
Total	52,104	100.0%
Age 0 - 4	2,850	5.5%
Age 5 - 9	3,189	6.1%
Age 10 - 14	3,507	6.7%
Age 15 - 19	3,402	6.5%
Age 20 - 24	2,656	5.1%
Age 25 - 29	2,808	5.4%
Age 30 - 34	2,934	5.6%
Age 35 - 39	3,314	6.4%
Age 40 - 44	3,924	7.5%
Age 45 - 49	4,758	9.1%
Age 50 - 54	4,622	8.9%
Age 55 - 59	3,839	7.4%
Age 60 - 64	3,177	6.1%
Age 65 - 69	2,232	4.3%
Age 70 - 74	1,510	2.9%
Age 75 - 79	1,277	2.5%
Age 80 - 84	1,045	2.0%
Age 85+	1,064	2.0%
Age 18+	40,278	77.3%
Age 65+	7,128	13.7%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	41.8
Male	40.4
Female	43.0
White Alone	43.2
Black Alone	30.3
American Indian Alone	42.2
Asian Alone	35.5
Pacific Islander Alone	24.5
Some Other Race Alone	29.9
Two or More Races	19.6
Hispanic Population	28.2

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 15 minutes

Latitude: 42.41679
Longitude: -71.6894

Households by Type		
Total	20,523	100.0%
Households with 1 Person	5,424	26.4%
Households with 2+ People	15,099	73.6%
Family Households	13,809	67.3%
Husband-wife Families	10,942	53.3%
With Own Children	4,684	22.8%
Other Family (No Spouse Present)	2,867	14.0%
With Own Children	1,452	7.1%
Nonfamily Households	1,290	6.3%
All Households with Children	6,579	32.1%
Multigenerational Households	634	3.1%
Unmarried Partner Households	1,364	6.6%
Male-female	1,210	5.9%
Same-sex	154	0.8%
Average Household Size	2.46	

Family Households by Size		
Total	13,809	100.0%
2 People	5,748	41.6%
3 People	3,281	23.8%
4 People	3,037	22.0%
5 People	1,206	8.7%
6 People	366	2.7%
7+ People	171	1.2%
Average Family Size	3.00	

Nonfamily Households by Size		
Total	6,715	100.0%
1 Person	5,424	80.8%
2 People	1,130	16.8%
3 People	107	1.6%
4 People	41	0.6%
5 People	9	0.1%
6 People	2	0.0%
7+ People	2	0.0%
Average Nonfamily Size	1.21	

Population by Relationship and Household Type		
Total	52,106	100.0%
In Households	50,466	96.9%
In Family Households	42,341	81.3%
Householder	13,586	26.1%
Spouse	10,756	20.6%
Child	15,563	29.9%
Other relative	1,507	2.9%
Nonrelative	930	1.8%
In Nonfamily Households	8,124	15.6%
In Group Quarters	1,640	3.1%
Institutionalized Population	1,301	2.5%
Noninstitutionalized Population	339	0.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 15 minutes

Latitude: 42.41679
Longitude: -71.6894

Family Households by Age of Householder		
Total		13,809 100.0%
Householder Age	15 - 44	4,681 33.9%
Householder Age	45 - 54	3,906 28.3%
Householder Age	55 - 64	2,777 20.1%
Householder Age	65 - 74	1,478 10.7%
Householder Age	75+	967 7.0%
Nonfamily Households by Age of Householder		
Total		6,714 100.0%
Householder Age	15 - 44	1,865 27.8%
Householder Age	45 - 54	1,357 20.2%
Householder Age	55 - 64	1,337 19.9%
Householder Age	65 - 74	894 13.3%
Householder Age	75+	1,261 18.8%
Households by Race of Householder		
Total		20,524 100.0%
Householder is	White Alone	19,000 92.6%
Householder is	Black Alone	448 2.2%
Householder is	American Indian Alone	34 0.2%
Householder is	Asian Alone	346 1.7%
Householder is	Pacific Islander Alone	3 0.0%
Householder is	Some Other Race Alone	445 2.2%
Householder is	Two or More Races	248 1.2%
Households with	Hispanic Householder	1,011 4.9%
Husband-wife Families by Race of Householder		
Total		10,942 100.0%
Householder is	White Alone	10,174 93.0%
Householder is	Black Alone	170 1.6%
Householder is	American Indian Alone	14 0.1%
Householder is	Asian Alone	240 2.2%
Householder is	Pacific Islander Alone	2 0.0%
Householder is	Some Other Race Alone	219 2.0%
Householder is	Two or More Races	123 1.1%
Husband-wife Families with	Hispanic Householder	445 4.1%
Other Families (No Spouse) by Race of Householder		
Total		2,866 100.0%
Householder is	White Alone	2,515 87.8%
Householder is	Black Alone	131 4.6%
Householder is	American Indian Alone	10 0.3%
Householder is	Asian Alone	28 1.0%
Householder is	Pacific Islander Alone	1 0.0%
Householder is	Some Other Race Alone	122 4.3%
Householder is	Two or More Races	59 2.1%
Other Families with	Hispanic Householder	337 11.8%
Nonfamily Households by Race of Householder		
Total		6,714 100.0%
Householder is	White Alone	6,311 94.0%
Householder is	Black Alone	147 2.2%
Householder is	American Indian Alone	10 0.1%
Householder is	Asian Alone	77 1.1%
Householder is	Pacific Islander Alone	0 0.0%
Householder is	Some Other Race Alone	104 1.5%
Householder is	Two or More Races	65 1.0%
Nonfamily Households with	Hispanic Householder	230 3.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 15 minutes

Latitude: 42.41679
Longitude: -71.6894

Total Housing Units by Occupancy

Total	22,006	100.0%
Occupied Housing Units	20,524	93.3%
Vacant Housing Units		
For Rent	537	2.4%
Rented, not Occupied	28	0.1%
For Sale Only	324	1.5%
Sold, not Occupied	46	0.2%
For Seasonal/Recreational/Occasional Use	203	0.9%
For Migrant Workers	0	0.0%
Other Vacant	344	1.6%
Total Vacancy Rate	6.8%	

Households by Tenure and Mortgage Status

Total	20,524	100.0%
Owner Occupied	14,845	72.3%
Owned with a Mortgage/Loan	11,072	53.9%
Owned Free and Clear	3,773	18.4%
Average Household Size	2.61	
Renter Occupied	5,679	27.7%
Average Household Size	2.08	

Owner-occupied Housing Units by Race of Householder

Total	14,845	100.0%
Householder is White Alone	14,177	95.5%
Householder is Black Alone	167	1.1%
Householder is American Indian Alone	15	0.1%
Householder is Asian Alone	242	1.6%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	117	0.8%
Householder is Two or More Races	124	0.8%
Owner-occupied Housing Units with Hispanic Householder	342	2.3%

Renter-occupied Housing Units by Race of Householder

Total	5,679	100.0%
Householder is White Alone	4,823	84.9%
Householder is Black Alone	281	4.9%
Householder is American Indian Alone	19	0.3%
Householder is Asian Alone	104	1.8%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	328	5.8%
Householder is Two or More Races	123	2.2%
Renter-occupied Housing Units with Hispanic Householder	669	11.8%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.43
Householder is Black Alone	2.69
Householder is American Indian Alone	2.53
Householder is Asian Alone	2.79
Householder is Pacific Islander Alone	4.67
Householder is Some Other Race Alone	3.03
Householder is Two or More Races	2.74
Householder is Hispanic	3.07

Source: U.S. Census Bureau, Census 2010 Summary File 1.



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	13,889		832	High
Total Households	5,350		264	High
Total Housing Units	5,749		281	High
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	3,082	100.0%	199	High
Less than \$10,000	0	0.0%	0	
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	6	0.2%	15	Low
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	30	1.0%	20	Low
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	0	0.0%	0	
\$70,000 to \$79,999	8	0.3%	12	Low
\$80,000 to \$89,999	0	0.0%	0	
\$90,000 to \$99,999	13	0.4%	19	Low
\$100,000 to \$124,999	75	2.4%	43	Medium
\$125,000 to \$149,999	50	1.6%	29	Medium
\$150,000 to \$174,999	147	4.8%	54	Medium
\$175,000 to \$199,999	213	6.9%	55	Medium
\$200,000 to \$249,999	616	20.0%	118	High
\$250,000 to \$299,999	647	21.0%	111	High
\$300,000 to \$399,999	767	24.9%	108	High
\$400,000 to \$499,999	345	11.2%	68	High
\$500,000 to \$749,999	146	4.7%	37	Medium
\$750,000 to \$999,999	8	0.3%	12	Low
\$1,000,000 or more	9	0.3%	15	Low
Median Home Value	\$279,521		N/A	
Average Home Value	\$302,674		\$27,831	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	3,082	100.0%	199	High
Housing units with a mortgage/contract to purchase/similar debt	2,224	72.2%	169	High
Second mortgage only	163	5.3%	62	Medium
Home equity loan only	481	15.6%	69	High
Both second mortgage and home equity loan	82	2.7%	74	Low
No second mortgage and no home equity loan	1,499	48.6%	140	High
Housing units without a mortgage	858	27.8%	124	High
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$313,111		\$34,095	High
Housing units without a mortgage	\$275,613		\$55,655	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012

Made with Esri Business Analyst



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	2,268	100.0%	241	High
With cash rent	2,200	97.0%	242	High
Less than \$100	14	0.6%	22	Low
\$100 to \$149	14	0.6%	21	Low
\$150 to \$199	34	1.5%	33	Low
\$200 to \$249	68	3.0%	68	Low
\$250 to \$299	45	2.0%	30	Low
\$300 to \$349	211	9.3%	114	Medium
\$350 to \$399	35	1.5%	34	Low
\$400 to \$449	93	4.1%	88	Low
\$450 to \$499	35	1.5%	30	Low
\$500 to \$549	136	6.0%	96	Low
\$550 to \$599	82	3.6%	66	Low
\$600 to \$649	110	4.9%	53	Medium
\$650 to \$699	180	7.9%	75	Medium
\$700 to \$749	116	5.1%	60	Medium
\$750 to \$799	157	6.9%	83	Medium
\$800 to \$899	358	15.8%	95	Medium
\$900 to \$999	188	8.3%	96	Medium
\$1,000 to \$1,249	275	12.1%	106	Medium
\$1,250 to \$1,499	20	0.9%	15	Low
\$1,500 to \$1,999	29	1.3%	14	Medium
\$2,000 or more	0	0.0%	0	
No cash rent	68	3.0%	29	Medium
Median Contract Rent	N/A		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	2,268	100.0%	241	High
Pay extra for one or more utilities	1,878	82.8%	231	High
No extra payment for any utilities	390	17.2%	123	Medium
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	5,749	100.0%	281	High
1, detached	2,577	44.8%	181	High
1, attached	332	5.8%	89	Medium
2	702	12.2%	145	Medium
3 or 4	848	14.8%	183	Medium
5 to 9	537	9.3%	150	Medium
10 to 19	160	2.8%	70	Medium
20 to 49	255	4.4%	89	Medium
50 or more	299	5.2%	106	Medium
Mobile home	39	0.7%	29	Low
Boat, RV, van, etc.	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	5,749	100.0%	281	High
Built 2005 or later	40	0.7%	25	Medium
Built 2000 to 2004	332	5.8%	70	Medium
Built 1990 to 1999	323	5.6%	64	Medium
Built 1980 to 1989	529	9.2%	129	Medium
Built 1970 to 1979	369	6.4%	72	High
Built 1960 to 1969	357	6.2%	72	Medium
Built 1950 to 1959	635	11.0%	130	Medium
Built 1940 to 1949	432	7.5%	93	Medium
Built 1939 or earlier	2,731	47.5%	271	High
Median Year Structure Built	1943		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	5,350	100.0%	264	High
Owner occupied				
Moved in 2005 or later	310	5.8%	78	Medium
Moved in 2000 to 2004	749	14.0%	105	High
Moved in 1990 to 1999	810	15.1%	109	High
Moved in 1980 to 1989	406	7.6%	60	High
Moved in 1970 to 1979	360	6.7%	119	Medium
Moved in 1969 or earlier	446	8.3%	83	High
Renter occupied				
Moved in 2005 or later	951	17.8%	185	High
Moved in 2000 to 2004	797	14.9%	185	Medium
Moved in 1990 to 1999	310	5.8%	103	Medium
Moved in 1980 to 1989	134	2.5%	74	Medium
Moved in 1970 to 1979	22	0.4%	18	Low
Moved in 1969 or earlier	54	1.0%	22	Medium
Median Year Householder Moved Into Unit	2000		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	5,350	100.0%	264	High
Utility gas	1,408	26.3%	189	High
Bottled, tank, or LP gas	240	4.5%	74	Medium
Electricity	844	15.8%	178	Medium
Fuel oil, kerosene, etc.	2,829	52.9%	209	High
Coal or coke	0	0.0%	0	
Wood	7	0.1%	24	Low
Solar energy	0	0.0%	0	
Other fuel	23	0.4%	22	Low
No fuel used	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	5,350	100.0%	264	
Owner occupied				
No vehicle available	140	2.6%	54	
1 vehicle available	815	15.2%	137	
2 vehicles available	1,428	26.7%	144	
3 vehicles available	480	9.0%	87	
4 vehicles available	168	3.1%	48	
5 or more vehicles available	50	0.9%	48	
Renter occupied				
No vehicle available	358	6.7%	103	
1 vehicle available	1,219	22.8%	213	
2 vehicles available	611	11.4%	139	
3 vehicles available	61	1.1%	42	
4 vehicles available	16	0.3%	25	
5 or more vehicles available	4	0.1%	10	
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

February 23, 2012

Made with Esri Business Analyst



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	23,983		1,089	■■■
Total Households	8,936		349	■■■
Total Housing Units	9,420		365	■■■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	6,182	100.0%	304	■■■
Less than \$10,000	12	0.2%	30	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	9	0.1%	15	■
\$20,000 to \$24,999	5	0.1%	9	■
\$25,000 to \$29,999	38	0.6%	29	■
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	0	0.0%	0	
\$70,000 to \$79,999	9	0.1%	12	■
\$80,000 to \$89,999	7	0.1%	21	■
\$90,000 to \$99,999	13	0.2%	19	■
\$100,000 to \$124,999	142	2.3%	73	■■
\$125,000 to \$149,999	99	1.6%	52	■■
\$150,000 to \$174,999	216	3.5%	68	■■
\$175,000 to \$199,999	335	5.4%	90	■■
\$200,000 to \$249,999	929	15.0%	184	■■
\$250,000 to \$299,999	1,042	16.9%	193	■■■
\$300,000 to \$399,999	1,515	24.5%	165	■■■
\$400,000 to \$499,999	958	15.5%	125	■■■
\$500,000 to \$749,999	688	11.1%	105	■■■
\$750,000 to \$999,999	104	1.7%	31	■■
\$1,000,000 or more	59	1.0%	19	■■
Median Home Value	\$315,446		N/A	
Average Home Value	\$353,175		\$24,220	■■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	6,182	100.0%	304	■■■
Housing units with a mortgage/contract to purchase/similar debt	4,372	70.7%	274	■■■
Second mortgage only	226	3.7%	100	■■
Home equity loan only	1,120	18.1%	159	■■■
Both second mortgage and home equity loan	101	1.6%	74	■
No second mortgage and no home equity loan	2,925	47.3%	246	■■■
Housing units without a mortgage	1,810	29.3%	193	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$364,809		\$31,612	■■■
Housing units without a mortgage	\$325,075		\$47,469	■■■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■ low

February 23, 2012

Made with Esri Business Analyst



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	2,755	100.0%	293	High
With cash rent	2,625	95.3%	289	High
Less than \$100	14	0.5%	22	Low
\$100 to \$149	17	0.6%	22	Low
\$150 to \$199	37	1.3%	33	Low
\$200 to \$249	69	2.5%	68	Low
\$250 to \$299	45	1.6%	36	Low
\$300 to \$349	218	7.9%	115	Medium
\$350 to \$399	60	2.2%	63	Low
\$400 to \$449	93	3.4%	88	Low
\$450 to \$499	61	2.2%	39	Medium
\$500 to \$549	159	5.8%	102	Medium
\$550 to \$599	90	3.3%	69	Low
\$600 to \$649	112	4.1%	75	Low
\$650 to \$699	191	6.9%	87	Medium
\$700 to \$749	134	4.9%	65	Medium
\$750 to \$799	188	6.8%	87	Medium
\$800 to \$899	478	17.4%	143	Medium
\$900 to \$999	216	7.8%	102	Medium
\$1,000 to \$1,249	344	12.5%	137	Medium
\$1,250 to \$1,499	53	1.9%	26	Medium
\$1,500 to \$1,999	46	1.7%	30	Low
\$2,000 or more	0	0.0%	0	
No cash rent	130	4.7%	60	Medium
Median Contract Rent	N/A		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	2,755	100.0%	293	High
Pay extra for one or more utilities	2,314	84.0%	285	High
No extra payment for any utilities	441	16.0%	126	Medium
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	9,420	100.0%	365	High
1, detached	5,313	56.4%	256	High
1, attached	655	7.0%	132	Medium
2	896	9.5%	171	High
3 or 4	1,031	10.9%	218	Medium
5 to 9	603	6.4%	176	Medium
10 to 19	257	2.7%	96	Medium
20 to 49	315	3.3%	102	Medium
50 or more	299	3.2%	109	Medium
Mobile home	51	0.5%	36	Low
Boat, RV, van, etc.	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	9,420	100.0%	365	High
Built 2005 or later	93	1.0%	42	Medium
Built 2000 to 2004	746	7.9%	131	High
Built 1990 to 1999	757	8.0%	115	High
Built 1980 to 1989	1,028	10.9%	181	High
Built 1970 to 1979	839	8.9%	129	High
Built 1960 to 1969	794	8.4%	143	High
Built 1950 to 1959	1,017	10.8%	162	High
Built 1940 to 1949	662	7.0%	132	Medium
Built 1939 or earlier	3,485	37.0%	313	High
Median Year Structure Built	1956		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	8,936	100.0%	349	High
Owner occupied				
Moved in 2005 or later	657	7.4%	128	High
Moved in 2000 to 2004	1,462	16.4%	180	High
Moved in 1990 to 1999	1,694	19.0%	217	High
Moved in 1980 to 1989	867	9.7%	142	High
Moved in 1970 to 1979	680	7.6%	135	Medium
Moved in 1969 or earlier	822	9.2%	118	High
Renter occupied				
Moved in 2005 or later	1,170	13.1%	232	Medium
Moved in 2000 to 2004	941	10.5%	214	Medium
Moved in 1990 to 1999	382	4.3%	113	Medium
Moved in 1980 to 1989	147	1.6%	81	Medium
Moved in 1970 to 1979	30	0.3%	25	Low
Moved in 1969 or earlier	84	0.9%	47	Medium
Median Year Householder Moved Into Unit	1999		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	8,936	100.0%	349	High
Utility gas	1,814	20.3%	249	High
Bottled, tank, or LP gas	463	5.2%	109	Medium
Electricity	1,222	13.7%	204	High
Fuel oil, kerosene, etc.	5,257	58.8%	294	High
Coal or coke	10	0.1%	9	Low
Wood	128	1.4%	37	Medium
Solar energy	0	0.0%	0	
Other fuel	43	0.5%	28	Medium
No fuel used	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	8,936	100.0%	349	■■■
Owner occupied				
No vehicle available	190	2.1%	76	■
1 vehicle available	1,499	16.8%	198	■■■
2 vehicles available	2,906	32.5%	231	■■■
3 vehicles available	1,155	12.9%	154	■■■
4 vehicles available	294	3.3%	72	■
5 or more vehicles available	138	1.5%	88	■
Renter occupied				
No vehicle available	392	4.4%	111	■
1 vehicle available	1,497	16.8%	245	■■■
2 vehicles available	756	8.5%	188	■
3 vehicles available	83	0.9%	47	■
4 vehicles available	22	0.2%	25	■
5 or more vehicles available	4	0.0%	10	■
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■ medium ■ low

February 23, 2012

Made with Esri Business Analyst



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	54,161		1,442	■■■
Total Households	19,849		450	■■■
Total Housing Units	20,707		466	■■■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	14,950	100.0%	403	■■■
Less than \$10,000	19	0.1%	30	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	9	0.1%	15	■
\$20,000 to \$24,999	6	0.0%	9	■
\$25,000 to \$29,999	54	0.4%	34	■■
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	17	0.1%	14	■
\$40,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	7	0.0%	30	■
\$60,000 to \$69,999	22	0.1%	83	■
\$70,000 to \$79,999	24	0.2%	16	■■
\$80,000 to \$89,999	26	0.2%	23	■
\$90,000 to \$99,999	55	0.4%	46	■
\$100,000 to \$124,999	270	1.8%	85	■■
\$125,000 to \$149,999	206	1.4%	73	■■
\$150,000 to \$174,999	498	3.3%	83	■■■
\$175,000 to \$199,999	674	4.5%	113	■■■
\$200,000 to \$249,999	2,040	13.6%	216	■■■
\$250,000 to \$299,999	2,212	14.8%	265	■■■
\$300,000 to \$399,999	3,863	25.8%	247	■■■
\$400,000 to \$499,999	2,159	14.4%	192	■■■
\$500,000 to \$749,999	2,104	14.1%	178	■■■
\$750,000 to \$999,999	470	3.1%	71	■■■
\$1,000,000 or more	215	1.4%	47	■■
Median Home Value	\$334,585		N/A	
Average Home Value	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	14,950	100.0%	403	■■■
Housing units with a mortgage/contract to purchase/similar debt	10,614	71.0%	380	■■■
Second mortgage only	507	3.4%	107	■■
Home equity loan only	2,848	19.1%	239	■■■
Both second mortgage and home equity loan	197	1.3%	84	■■
Housing units without a mortgage	4,336	29.0%	277	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■ low

February 23, 2012

Made with Esri Business Analyst



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	4,899	100.0%	357	High
With cash rent	4,674	95.4%	353	High
Less than \$100	21	0.4%	26	Low
\$100 to \$149	89	1.8%	35	Medium
\$150 to \$199	88	1.8%	36	Medium
\$200 to \$249	100	2.0%	69	Low
\$250 to \$299	118	2.4%	58	Medium
\$300 to \$349	237	4.8%	117	Medium
\$350 to \$399	70	1.4%	65	Low
\$400 to \$449	104	2.1%	88	Low
\$450 to \$499	93	1.9%	59	Medium
\$500 to \$549	173	3.5%	106	Medium
\$550 to \$599	144	2.9%	74	Medium
\$600 to \$649	177	3.6%	80	Medium
\$650 to \$699	261	5.3%	93	Medium
\$700 to \$749	329	6.7%	121	Medium
\$750 to \$799	454	9.3%	100	Medium
\$800 to \$899	689	14.1%	178	Medium
\$900 to \$999	434	8.9%	137	Medium
\$1,000 to \$1,249	588	12.0%	154	Medium
\$1,250 to \$1,499	255	5.2%	73	Medium
\$1,500 to \$1,999	235	4.8%	71	Medium
\$2,000 or more	15	0.3%	14	Low
No cash rent	225	4.6%	64	Medium
Median Contract Rent	N/A		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	4,899	100.0%	357	High
Pay extra for one or more utilities	4,191	85.5%	346	High
No extra payment for any utilities	708	14.5%	151	Medium
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	20,707	100.0%	466	High
1, detached	13,178	63.6%	376	High
1, attached	1,587	7.7%	178	High
2	1,476	7.1%	233	High
3 or 4	1,498	7.2%	256	High
5 to 9	933	4.5%	190	Medium
10 to 19	646	3.1%	122	High
20 to 49	643	3.1%	116	High
50 or more	483	2.3%	110	Medium
Mobile home	264	1.3%	69	Medium
Boat, RV, van, etc.	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012



ACS Housing Summary

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	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	20,707	100.0%	466	■■■
Built 2005 or later	473	2.3%	83	■■■
Built 2000 to 2004	1,562	7.5%	162	■■■
Built 1990 to 1999	2,177	10.5%	167	■■■
Built 1980 to 1989	2,643	12.8%	214	■■■
Built 1970 to 1979	2,452	11.8%	204	■■■
Built 1960 to 1969	1,749	8.4%	205	■■■
Built 1950 to 1959	2,475	12.0%	240	■■■
Built 1940 to 1949	1,271	6.1%	197	■■■
Built 1939 or earlier	5,905	28.5%	399	■■■
Median Year Structure Built	1964		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	19,849	100.0%	450	■■■
Owner occupied				
Moved in 2005 or later	1,699	8.6%	185	■■■
Moved in 2000 to 2004	3,786	19.1%	263	■■■
Moved in 1990 to 1999	3,948	19.9%	279	■■■
Moved in 1980 to 1989	2,110	10.6%	213	■■■
Moved in 1970 to 1979	1,606	8.1%	212	■■■
Moved in 1969 or earlier	1,801	9.1%	186	■■■
Renter occupied				
Moved in 2005 or later	2,132	10.7%	284	■■■
Moved in 2000 to 2004	1,592	8.0%	237	■■■
Moved in 1990 to 1999	727	3.7%	133	■■■
Moved in 1980 to 1989	253	1.3%	89	■■■
Moved in 1970 to 1979	43	0.2%	27	■■■
Moved in 1969 or earlier	151	0.8%	49	■■■
Median Year Householder Moved Into Unit	1998		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	19,849	100.0%	450	■■■
Utility gas	4,731	23.8%	315	■■■
Bottled, tank, or LP gas	770	3.9%	129	■■■
Electricity	2,410	12.1%	261	■■■
Fuel oil, kerosene, etc.	11,506	58.0%	392	■■■
Coal or coke	17	0.1%	19	■■■
Wood	309	1.6%	71	■■■
Solar energy	0	0.0%	0	■■■
Other fuel	83	0.4%	44	■■■
No fuel used	23	0.1%	23	■■■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

February 23, 2012



ACS Housing Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	19,849	100.0%	450	
Owner occupied				
No vehicle available	219	1.1%	78	
1 vehicle available	3,611	18.2%	278	
2 vehicles available	7,079	35.7%	330	
3 vehicles available	2,914	14.7%	229	
4 vehicles available	879	4.4%	128	
5 or more vehicles available	248	1.2%	101	
Renter occupied				
No vehicle available	665	3.4%	140	
1 vehicle available	2,604	13.1%	280	
2 vehicles available	1,393	7.0%	229	
3 vehicles available	206	1.0%	59	
4 vehicles available	28	0.1%	28	
5 or more vehicles available	4	0.0%	10	
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

February 23, 2012

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ACS Population Summary

Bigelow Spinning Mills
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	13,889		832	
Total Households	5,350		264	
Total Housing Units	5,749		281	
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	11,330	100.0%	633	
Never married	3,710	32.7%	302	
Married	5,292	46.7%	316	
Widowed	931	8.2%	306	
Divorced	1,396	12.3%	270	
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	13,365	100.0%	801	
Enrolled in school	3,669	27.5%	384	
Enrolled in nursery school, preschool	249	1.9%	293	
Public school	132	1.0%	193	
Private school	117	0.9%	223	
Enrolled in kindergarten	93	0.7%	259	
Public school	70	0.5%	258	
Private school	23	0.2%	95	
Enrolled in grade 1 to grade 4	719	5.4%	236	
Public school	615	4.6%	227	
Private school	104	0.8%	229	
Enrolled in grade 5 to grade 8	699	5.2%	267	
Public school	682	5.1%	266	
Private school	17	0.1%	137	
Enrolled in grade 9 to grade 12	787	5.9%	205	
Public school	747	5.6%	204	
Private school	40	0.3%	256	
Enrolled in college undergraduate years	912	6.8%	246	
Public school	425	3.2%	243	
Private school	487	3.6%	232	
Enrolled in graduate or professional school	210	1.6%	202	
Public school	144	1.1%	201	
Private school	66	0.5%	131	
Not enrolled in school	9,695	72.5%	492	
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	9,382	100.0%	542	
No schooling completed	134	1.4%	148	
Nursery to 4th grade	74	0.8%	193	
5th and 6th grade	67	0.7%	185	
7th and 8th grade	323	3.4%	219	
9th grade	203	2.2%	239	
10th grade	181	1.9%	265	
11th grade	270	2.9%	279	
12th grade, no diploma	119	1.3%	190	
High school graduate, GED, or alternative	2,800	29.8%	260	
Some college, less than 1 year	551	5.9%	204	
Some college, 1 or more years, no degree	1,220	13.0%	240	
Associate's degree	662	7.1%	183	
Bachelor's degree	1,669	17.8%	189	
Master's degree	819	8.7%	181	
Professional school degree	210	2.2%	189	
Doctorate degree	81	0.9%	132	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

February 23, 2012

Made with Esri Business Analyst



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	13,002	100.0%	776	
5 to 17 years				
Speak only English	1,711	13.2%	262	
Speak Spanish	408	3.1%	195	
Speak English "very well" or "well"	341	2.6%	341	
Speak English "not well"	38	0.3%	34	
Speak English "not at all"	28	0.2%	43	
Speak other Indo-European languages	167	1.3%	94	
Speak English "very well" or "well"	133	1.0%	234	
Speak English "not well"	34	0.3%	54	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
18 to 64 years				
Speak only English	6,887	53.0%	434	
Speak Spanish	913	7.0%	256	
Speak English "very well" or "well"	646	5.0%	293	
Speak English "not well"	181	1.4%	111	
Speak English "not at all"	86	0.7%	71	
Speak other Indo-European languages	622	4.8%	164	
Speak English "very well" or "well"	615	4.7%	208	
Speak English "not well"	7	0.1%	20	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	14	0.1%	59	
Speak English "very well" or "well"	14	0.1%	141	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	7	0.1%	22	
Speak English "very well" or "well"	7	0.1%	131	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
65 years and over				
Speak only English	1,953	15.0%	354	
Speak Spanish	199	1.5%	137	
Speak English "very well" or "well"	29	0.2%	131	
Speak English "not well"	67	0.5%	76	
Speak English "not at all"	103	0.8%	79	
Speak other Indo-European languages	116	0.9%	56	
Speak English "very well" or "well"	98	0.8%	226	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	18	0.1%	31	
Speak Asian and Pacific Island languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	4	0.0%	14	
Speak English "very well" or "well"	4	0.0%	122	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

February 23, 2012

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ACS Population Summary

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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	6,843	100.0%	426	■■■
Worked in state and in county of residence	4,344	63.5%	354	■■■
Worked in state and outside county of residence	2,382	34.8%	240	■■■
Worked outside state of residence	116	1.7%	66	■
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	6,843	100.0%	426	■■■
Drove alone	5,675	82.9%	383	■■■
Carpooled	625	9.1%	139	■
Public transportation (excluding taxicab)	72	1.1%	31	■
Bus or trolley bus	0	0.0%	0	
Streetcar or trolley car	0	0.0%	0	
Subway or elevated	7	0.1%	12	■
Railroad	64	0.9%	33	■
Ferryboat	0	0.0%	0	
Taxicab	0	0.0%	0	
Motorcycle	0	0.0%	0	
Bicycle	13	0.2%	23	■
Walked	192	2.8%	82	■
Other means	77	1.1%	28	■
Worked at home	190	2.8%	50	■
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	6,653	100.0%	426	■■■
Less than 5 minutes	647	9.7%	188	■
5 to 9 minutes	780	11.7%	167	■
10 to 14 minutes	654	9.8%	120	■■■
15 to 19 minutes	559	8.4%	109	■■■
20 to 24 minutes	1,116	16.8%	160	■■■
25 to 29 minutes	557	8.4%	139	■
30 to 34 minutes	738	11.1%	130	■■■
35 to 39 minutes	245	3.7%	72	■
40 to 44 minutes	248	3.7%	48	■■■
45 to 59 minutes	443	6.7%	130	■
60 to 89 minutes	464	7.0%	84	■■■
90 or more minutes	202	3.0%	78	■
Average Travel Time to Work (in minutes)	N/A		N/A	



ACS Population Summary

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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY OCCUPATION				
Total	6,989	100.0%	430	High
Management	717	10.3%	276	Medium
Business and financial operations	196	2.8%	227	Low
Computer and mathematical	240	3.4%	194	Low
Architecture and engineering	150	2.1%	226	Low
Life, physical, and social science	67	1.0%	187	Low
Community and social services	116	1.7%	257	Low
Legal	63	0.9%	151	Low
Education, training, and library	450	6.4%	237	Medium
Arts, design, entertainment, sports, and media	141	2.0%	266	Low
Healthcare practitioner, technologists, and technicians	285	4.1%	198	Low
Healthcare support	146	2.1%	196	Low
Protective service	342	4.9%	278	Low
Food preparation and serving related	343	4.9%	164	Medium
Building and grounds cleaning and maintenance	302	4.3%	275	Low
Personal care and service	333	4.8%	219	Medium
Sales and related	683	9.8%	219	Medium
Office and administrative support	870	12.4%	214	Medium
Farming, fishing, and forestry	5	0.1%	138	Low
Construction and extraction	382	5.5%	298	Low
Installation, maintenance, and repair	122	1.7%	137	Low
Production	662	9.5%	186	Medium
Transportation and material moving	374	5.4%	192	Medium
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY INDUSTRY				
Total	6,989	100.0%	430	High
Agriculture, forestry, fishing and hunting	21	0.3%	101	Low
Mining, quarrying, and oil and gas extraction	0	0.0%	0	Low
Construction	493	7.1%	272	Medium
Manufacturing	1,185	17.0%	198	High
Wholesale trade	162	2.3%	189	Low
Retail trade	820	11.7%	149	High
Transportation and warehousing	235	3.4%	165	Low
Utilities	18	0.3%	181	Low
Information	132	1.9%	45	Medium
Finance and insurance	351	5.0%	240	Low
Real estate and rental and leasing	51	0.7%	134	Low
Professional, scientific, and technical services	421	6.0%	234	Medium
Management of companies and enterprises	8	0.1%	125	Low
Administrative and support and waste management services	275	3.9%	263	Low
Educational services	755	10.8%	219	Medium
Health care and social assistance	776	11.1%	207	Medium
Arts, entertainment, and recreation	133	1.9%	192	Low
Accommodation and food services	439	6.3%	243	Medium
Other services, except public administration	233	3.3%	229	Low
Public administration	479	6.9%	245	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012

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ACS Population Summary

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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	3,932	100.0%	279	■■■
Own children under 6 years only	359	9.1%	86	■■■
In labor force	262	6.7%	79	■■■
Not in labor force	98	2.5%	48	■■■
Own children under 6 years and 6 to 17 years	275	7.0%	95	■■■
In labor force	118	3.0%	61	■■■
Not in labor force	157	4.0%	74	■■■
Own children 6 to 17 years only	870	22.1%	134	■■■
In labor force	691	17.6%	120	■■■
Not in labor force	180	4.6%	61	■■■
No own children under 18 years	2,427	61.7%	218	■■■
In labor force	2,023	51.4%	202	■■■
Not in labor force	403	10.2%	80	■■■
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	13,310	100.0%	765	■■■
Under .50	511	3.8%	148	■■■
.50 to .99	681	5.1%	229	■■■
1.00 to 1.24	460	3.5%	180	■■■
1.25 to 1.49	560	4.2%	281	■■■
1.50 to 1.84	1,002	7.5%	318	■■■
1.85 to 1.99	379	2.8%	288	■■■
2.00 and over	9,717	73.0%	647	■■■
HOUSEHOLDS BY POVERTY STATUS				
Total	5,350	100.0%	264	■■■
Income in the past 12 months below poverty level	524	9.8%	122	■■■
Married-couple family	63	1.2%	34	■■■
Other family - male householder (no wife present)	40	0.7%	66	■■■
Other family - female householder (no husband present)	128	2.4%	64	■■■
Nonfamily household - male householder	99	1.9%	63	■■■
Nonfamily household - female householder	194	3.6%	85	■■■
Income in the past 12 months at or above poverty level	4,826	90.2%	263	■■■
Married-couple family	2,207	41.3%	198	■■■
Other family - male householder (no wife present)	232	4.3%	98	■■■
Other family - female householder (no husband present)	502	9.4%	94	■■■
Nonfamily household - male householder	834	15.6%	177	■■■
Nonfamily household - female householder	1,051	19.6%	159	■■■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

February 23, 2012



ACS Population Summary

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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	5,350	100.0%	264	■■■
Less than \$10,000	363	6.8%	101	■■
\$10,000 to \$14,999	306	5.7%	118	■■
\$15,000 to \$19,999	313	5.9%	94	■■
\$20,000 to \$24,999	154	2.9%	75	■■
\$25,000 to \$29,999	378	7.1%	112	■■
\$30,000 to \$34,999	292	5.5%	117	■■
\$35,000 to \$39,999	257	4.8%	82	■■
\$40,000 to \$44,999	188	3.5%	69	■■
\$45,000 to \$49,999	169	3.2%	80	■■
\$50,000 to \$59,999	507	9.5%	115	■■
\$60,000 to \$74,999	482	9.0%	93	■■■
\$75,000 to \$99,999	682	12.7%	127	■■■
\$100,000 to \$124,999	544	10.2%	118	■■
\$125,000 to \$149,999	380	7.1%	66	■■■
\$150,000 to \$199,999	235	4.4%	49	■■
\$200,000 or more	100	1.9%	31	■■
Median Household Income	\$54,565		N/A	
Average Household Income	\$67,832		\$5,130	■■■
Per Capita Income	\$27,745		\$2,273	■■■

HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	143	100.0%	73	■■
Less than \$10,000	18	12.6%	61	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	30	21.0%	44	■
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	6	4.2%	21	■
\$35,000 to \$39,999	30	21.0%	44	■
\$40,000 to \$44,999	9	6.3%	17	■
\$45,000 to \$49,999	15	10.5%	17	■
\$50,000 to \$59,999	30	21.0%	27	■
\$60,000 to \$74,999	5	3.5%	17	■
\$75,000 to \$99,999	0	0.0%	0	
\$100,000 to \$124,999	0	0.0%	0	
\$125,000 to \$149,999	0	0.0%	0	
\$150,000 to \$199,999	0	0.0%	0	
\$200,000 or more	0	0.0%	0	
Median Household Income for HHR <25	N/A		N/A	
Average Household Income for HHR <25	N/A		N/A	



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	1,911	100.0%	211	
Less than \$10,000	35	1.8%	27	
\$10,000 to \$14,999	39	2.0%	40	
\$15,000 to \$19,999	25	1.3%	21	
\$20,000 to \$24,999	14	0.7%	23	
\$25,000 to \$29,999	194	10.2%	80	
\$30,000 to \$34,999	152	8.0%	111	
\$35,000 to \$39,999	116	6.1%	58	
\$40,000 to \$44,999	47	2.5%	28	
\$45,000 to \$49,999	78	4.1%	74	
\$50,000 to \$59,999	234	12.2%	94	
\$60,000 to \$74,999	204	10.7%	57	
\$75,000 to \$99,999	357	18.7%	97	
\$100,000 to \$124,999	146	7.6%	45	
\$125,000 to \$149,999	163	8.5%	44	
\$150,000 to \$199,999	63	3.3%	26	
\$200,000 or more	42	2.2%	26	
Median Household Income for HHr 25-44	\$61,224		N/A	
Average Household Income for HHr 25-44	N/A		N/A	

HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	2,042	100.0%	186	
Less than \$10,000	116	5.7%	53	
\$10,000 to \$14,999	51	2.5%	37	
\$15,000 to \$19,999	80	3.9%	51	
\$20,000 to \$24,999	8	0.4%	13	
\$25,000 to \$29,999	92	4.5%	56	
\$30,000 to \$34,999	79	3.9%	34	
\$35,000 to \$39,999	63	3.1%	31	
\$40,000 to \$44,999	103	5.0%	57	
\$45,000 to \$49,999	50	2.4%	27	
\$50,000 to \$59,999	142	7.0%	49	
\$60,000 to \$74,999	249	12.2%	78	
\$75,000 to \$99,999	264	12.9%	82	
\$100,000 to \$124,999	388	19.0%	109	
\$125,000 to \$149,999	168	8.2%	56	
\$150,000 to \$199,999	134	6.6%	35	
\$200,000 or more	53	2.6%	17	
Median Household Income for HHr 45-64	\$74,035		N/A	
Average Household Income for HHr 45-64	N/A		N/A	



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	1,255	100.0%	166	
Less than \$10,000	193	15.4%	91	
\$10,000 to \$14,999	216	17.2%	104	
\$15,000 to \$19,999	208	16.6%	80	
\$20,000 to \$24,999	102	8.1%	56	
\$25,000 to \$29,999	92	7.3%	58	
\$30,000 to \$34,999	55	4.4%	25	
\$35,000 to \$39,999	47	3.7%	24	
\$40,000 to \$44,999	29	2.3%	22	
\$45,000 to \$49,999	26	2.1%	18	
\$50,000 to \$59,999	100	8.0%	46	
\$60,000 to \$74,999	23	1.8%	19	
\$75,000 to \$99,999	61	4.9%	35	
\$100,000 to \$124,999	10	0.8%	15	
\$125,000 to \$149,999	49	3.9%	22	
\$150,000 to \$199,999	38	3.0%	26	
\$200,000 or more	5	0.4%	10	
Median Household Income for HHr 65+	\$20,409		N/A	
Average Household Income for HHr 65+	N/A		N/A	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2009, adjusted for inflation.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	23,983		1,089	High
Total Households	8,936		349	High
Total Housing Units	9,420		365	High
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	19,475	100.0%	875	High
Never married	6,031	31.0%	490	High
Married	10,011	51.4%	451	High
Widowed	1,378	7.1%	377	Medium
Divorced	2,055	10.6%	324	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	23,097	100.0%	1,058	High
Enrolled in school	6,202	26.9%	553	High
Enrolled in nursery school, preschool	489	2.1%	329	Low
Public school	248	1.1%	236	Low
Private school	241	1.0%	293	Low
Enrolled in kindergarten	192	0.8%	261	Low
Public school	136	0.6%	289	Low
Private school	56	0.2%	141	Low
Enrolled in grade 1 to grade 4	1,194	5.2%	307	Medium
Public school	1,039	4.5%	293	Medium
Private school	154	0.7%	235	Low
Enrolled in grade 5 to grade 8	1,230	5.3%	299	Medium
Public school	1,190	5.2%	300	Medium
Private school	40	0.2%	183	Low
Enrolled in grade 9 to grade 12	1,473	6.4%	274	High
Public school	1,376	6.0%	273	Medium
Private school	97	0.4%	260	Low
Enrolled in college undergraduate years	1,328	5.7%	419	Medium
Public school	656	2.8%	307	Medium
Private school	672	2.9%	352	Medium
Enrolled in graduate or professional school	297	1.3%	244	Low
Public school	183	0.8%	273	Low
Private school	115	0.5%	134	Low
Not enrolled in school	16,895	73.1%	640	High
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	16,369	100.0%	717	High
No schooling completed	230	1.4%	172	Low
Nursery to 4th grade	84	0.5%	233	Low
5th and 6th grade	78	0.5%	225	Low
7th and 8th grade	376	2.3%	287	Low
9th grade	281	1.7%	301	Low
10th grade	261	1.6%	325	Low
11th grade	391	2.4%	338	Low
12th grade, no diploma	221	1.4%	241	Low
High school graduate, GED, or alternative	4,628	28.3%	364	High
Some college, less than 1 year	864	5.3%	303	Medium
Some college, 1 or more years, no degree	2,067	12.6%	318	High
Associate's degree	1,116	6.8%	283	Medium
Bachelor's degree	3,461	21.1%	315	High
Master's degree	1,689	10.3%	233	High
Professional school degree	342	2.1%	279	Low
Doctorate degree	281	1.7%	144	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012

Made with Esri Business Analyst



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	22,418	100.0%	1,037	
5 to 17 years				
Speak only English	3,388	15.1%	380	
Speak Spanish	456	2.0%	208	
Speak English "very well" or "well"	383	1.7%	369	
Speak English "not well"	45	0.2%	41	
Speak English "not at all"	28	0.1%	43	
Speak other Indo-European languages	228	1.0%	113	
Speak English "very well" or "well"	194	0.9%	274	
Speak English "not well"	34	0.2%	54	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	0	0.0%	0	
Speak English "very well" or "well"	0	0.0%	0	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
18 to 64 years				
Speak only English	12,746	56.9%	650	
Speak Spanish	1,178	5.3%	374	
Speak English "very well" or "well"	841	3.8%	379	
Speak English "not well"	248	1.1%	159	
Speak English "not at all"	89	0.4%	71	
Speak other Indo-European languages	866	3.9%	227	
Speak English "very well" or "well"	853	3.8%	362	
Speak English "not well"	13	0.1%	21	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	51	0.2%	42	
Speak English "very well" or "well"	42	0.2%	120	
Speak English "not well"	8	0.0%	31	
Speak English "not at all"	0	0.0%	0	
Speak other languages	18	0.1%	22	
Speak English "very well" or "well"	18	0.1%	132	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
65 years and over				
Speak only English	3,083	13.8%	392	
Speak Spanish	200	0.9%	137	
Speak English "very well" or "well"	30	0.1%	131	
Speak English "not well"	67	0.3%	76	
Speak English "not at all"	103	0.5%	79	
Speak other Indo-European languages	166	0.7%	83	
Speak English "very well" or "well"	143	0.6%	266	
Speak English "not well"	6	0.0%	20	
Speak English "not at all"	18	0.1%	31	
Speak Asian and Pacific Island languages	3	0.0%	11	
Speak English "very well" or "well"	3	0.0%	123	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	35	0.2%	47	
Speak English "very well" or "well"	35	0.2%	109	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

February 23, 2012

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ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	12,027	100.0%	663	High
Worked in state and in county of residence	7,373	61.3%	551	High
Worked in state and outside county of residence	4,406	36.6%	354	High
Worked outside state of residence	249	2.1%	85	Medium
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	12,027	100.0%	663	High
Drove alone	9,981	83.0%	628	High
Carpooled	965	8.0%	185	High
Public transportation (excluding taxicab)	145	1.2%	69	Medium
Bus or trolley bus	30	0.2%	30	Low
Streetcar or trolley car	0	0.0%	0	Low
Subway or elevated	9	0.1%	12	Low
Railroad	106	0.9%	67	Medium
Ferryboat	0	0.0%	0	Low
Taxicab	0	0.0%	0	Low
Motorcycle	10	0.1%	13	Low
Bicycle	17	0.1%	18	Low
Walked	262	2.2%	136	Medium
Other means	113	0.9%	52	Medium
Worked at home	533	4.4%	110	Medium
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	11,494	100.0%	671	High
Less than 5 minutes	833	7.2%	209	Medium
5 to 9 minutes	1,131	9.8%	218	High
10 to 14 minutes	1,132	9.8%	198	High
15 to 19 minutes	1,069	9.3%	233	Medium
20 to 24 minutes	1,897	16.5%	278	High
25 to 29 minutes	948	8.2%	197	Medium
30 to 34 minutes	1,426	12.4%	186	High
35 to 39 minutes	483	4.2%	120	Medium
40 to 44 minutes	471	4.1%	124	Medium
45 to 59 minutes	741	6.4%	158	Medium
60 to 89 minutes	950	8.3%	142	High
90 or more minutes	412	3.6%	139	Medium
Average Travel Time to Work (in minutes)	N/A		N/A	



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY OCCUPATION				
Total	12,256	100.0%	666	High
Management	1,450	11.8%	354	Medium
Business and financial operations	458	3.7%	268	Medium
Computer and mathematical	506	4.1%	279	Medium
Architecture and engineering	348	2.8%	322	Low
Life, physical, and social science	128	1.0%	226	Low
Community and social services	208	1.7%	343	Low
Legal	97	0.8%	190	Low
Education, training, and library	797	6.5%	291	Medium
Arts, design, entertainment, sports, and media	232	1.9%	299	Low
Healthcare practitioner, technologists, and technicians	625	5.1%	263	Medium
Healthcare support	229	1.9%	298	Low
Protective service	443	3.6%	359	Low
Food preparation and serving related	481	3.9%	286	Medium
Building and grounds cleaning and maintenance	513	4.2%	382	Low
Personal care and service	473	3.9%	263	Medium
Sales and related	1,203	9.8%	283	Medium
Office and administrative support	1,534	12.5%	303	High
Farming, fishing, and forestry	27	0.2%	79	Low
Construction and extraction	696	5.7%	384	Medium
Installation, maintenance, and repair	277	2.3%	202	Low
Production	945	7.7%	234	Medium
Transportation and material moving	587	4.8%	290	Medium
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY INDUSTRY				
Total	12,256	100.0%	666	High
Agriculture, forestry, fishing and hunting	81	0.7%	133	Low
Mining, quarrying, and oil and gas extraction	3	0.0%	123	Low
Construction	956	7.8%	348	Medium
Manufacturing	1,957	16.0%	288	High
Wholesale trade	307	2.5%	268	Low
Retail trade	1,338	10.9%	225	High
Transportation and warehousing	357	2.9%	193	Medium
Utilities	39	0.3%	187	Low
Information	308	2.5%	150	Medium
Finance and insurance	695	5.7%	302	Medium
Real estate and rental and leasing	145	1.2%	225	Low
Professional, scientific, and technical services	867	7.1%	291	Medium
Management of companies and enterprises	11	0.1%	134	Low
Administrative and support and waste management services	490	4.0%	310	Medium
Educational services	1,277	10.4%	289	Medium
Health care and social assistance	1,328	10.8%	274	Medium
Arts, entertainment, and recreation	292	2.4%	280	Low
Accommodation and food services	618	5.0%	277	Medium
Other services, except public administration	452	3.7%	303	Low
Public administration	736	6.0%	301	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012

Made with Esri Business Analyst



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	6,839	100.0%	375	■■■
Own children under 6 years only	656	9.6%	135	■■■
In labor force	428	6.3%	112	■■■
Not in labor force	228	3.3%	82	■■■
Own children under 6 years and 6 to 17 years	454	6.6%	117	■■■
In labor force	226	3.3%	77	■■■
Not in labor force	227	3.3%	88	■■■
Own children 6 to 17 years only	1,673	24.5%	216	■■■
In labor force	1,330	19.4%	200	■■■
Not in labor force	344	5.0%	96	■■■
No own children under 18 years	4,057	59.3%	302	■■■
In labor force	3,355	49.1%	276	■■■
Not in labor force	702	10.3%	142	■■■
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	23,061	100.0%	1,029	■■■
Under .50	649	2.8%	282	■■■
.50 to .99	917	4.0%	247	■■■
1.00 to 1.24	510	2.2%	284	■■■
1.25 to 1.49	783	3.4%	386	■■■
1.50 to 1.84	1,348	5.8%	390	■■■
1.85 to 1.99	534	2.3%	322	■■■
2.00 and over	18,320	79.4%	914	■■■
HOUSEHOLDS BY POVERTY STATUS				
Total	8,936	100.0%	349	■■■
Income in the past 12 months below poverty level	666	7.5%	161	■■■
Married-couple family	74	0.8%	37	■■■
Other family - male householder (no wife present)	41	0.5%	66	■■■
Other family - female householder (no husband present)	181	2.0%	96	■■■
Nonfamily household - male householder	137	1.5%	67	■■■
Nonfamily household - female householder	233	2.6%	91	■■■
Income in the past 12 months at or above poverty level	8,271	92.6%	353	■■■
Married-couple family	4,347	48.6%	281	■■■
Other family - male householder (no wife present)	403	4.5%	124	■■■
Other family - female householder (no husband present)	767	8.6%	155	■■■
Nonfamily household - male householder	1,124	12.6%	208	■■■
Nonfamily household - female householder	1,630	18.2%	205	■■■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

February 23, 2012



ACS Population Summary

Bigelow Spinning Mills
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	8,936	100.0%	349	■■■
Less than \$10,000	476	5.3%	144	■■
\$10,000 to \$14,999	369	4.1%	127	■■
\$15,000 to \$19,999	390	4.4%	115	■■
\$20,000 to \$24,999	259	2.9%	108	■■
\$25,000 to \$29,999	500	5.6%	152	■■
\$30,000 to \$34,999	391	4.4%	137	■■
\$35,000 to \$39,999	439	4.9%	108	■■
\$40,000 to \$44,999	276	3.1%	86	■■
\$45,000 to \$49,999	290	3.2%	93	■■
\$50,000 to \$59,999	770	8.6%	152	■■■
\$60,000 to \$74,999	871	9.7%	162	■■■
\$75,000 to \$99,999	1,177	13.2%	187	■■■
\$100,000 to \$124,999	976	10.9%	179	■■■
\$125,000 to \$149,999	784	8.8%	134	■■■
\$150,000 to \$199,999	583	6.5%	90	■■■
\$200,000 or more	383	4.3%	69	■■■
Median Household Income	\$64,584		N/A	
Average Household Income	\$81,249		\$4,966	■■■
Per Capita Income	\$31,894		\$2,044	■■■

HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	194	100.0%	98	■■
Less than \$10,000	40	20.6%	60	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	30	15.5%	44	■
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	13	6.7%	21	■
\$35,000 to \$39,999	30	15.5%	44	■
\$40,000 to \$44,999	9	4.6%	17	■
\$45,000 to \$49,999	15	7.7%	17	■
\$50,000 to \$59,999	33	17.0%	31	■
\$60,000 to \$74,999	17	8.8%	17	■
\$75,000 to \$99,999	0	0.0%	0	
\$100,000 to \$124,999	3	1.5%	49	■
\$125,000 to \$149,999	0	0.0%	0	
\$150,000 to \$199,999	4	2.1%	9	■
\$200,000 or more	0	0.0%	0	
Median Household Income for HHR <25	N/A		N/A	
Average Household Income for HHR <25	N/A		N/A	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■ medium ■ low

February 23, 2012



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	2,954	100.0%	283	
Less than \$10,000	63	2.1%	38	
\$10,000 to \$14,999	50	1.7%	43	
\$15,000 to \$19,999	37	1.3%	34	
\$20,000 to \$24,999	21	0.7%	23	
\$25,000 to \$29,999	246	8.3%	124	
\$30,000 to \$34,999	168	5.7%	113	
\$35,000 to \$39,999	144	4.9%	73	
\$40,000 to \$44,999	66	2.2%	40	
\$45,000 to \$49,999	87	2.9%	74	
\$50,000 to \$59,999	309	10.5%	120	
\$60,000 to \$74,999	366	12.4%	122	
\$75,000 to \$99,999	529	17.9%	144	
\$100,000 to \$124,999	295	10.0%	87	
\$125,000 to \$149,999	290	9.8%	82	
\$150,000 to \$199,999	163	5.5%	49	
\$200,000 or more	119	4.0%	40	
Median Household Income for HHr 25-44	\$71,077		N/A	
Average Household Income for HHr 25-44	N/A		N/A	

HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	3,741	100.0%	258	
Less than \$10,000	141	3.8%	88	
\$10,000 to \$14,999	64	1.7%	37	
\$15,000 to \$19,999	88	2.4%	53	
\$20,000 to \$24,999	14	0.4%	14	
\$25,000 to \$29,999	115	3.1%	58	
\$30,000 to \$34,999	120	3.2%	63	
\$35,000 to \$39,999	114	3.0%	52	
\$40,000 to \$44,999	134	3.6%	65	
\$45,000 to \$49,999	101	2.7%	48	
\$50,000 to \$59,999	267	7.1%	62	
\$60,000 to \$74,999	434	11.6%	112	
\$75,000 to \$99,999	518	13.8%	125	
\$100,000 to \$124,999	637	17.0%	152	
\$125,000 to \$149,999	404	10.8%	110	
\$150,000 to \$199,999	358	9.6%	69	
\$200,000 or more	233	6.2%	52	
Median Household Income for HHr 45-64	\$86,708		N/A	
Average Household Income for HHr 45-64	N/A		N/A	



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	2,047	100.0%	214	High
Less than \$10,000	232	11.3%	98	Medium
\$10,000 to \$14,999	256	12.5%	113	Medium
\$15,000 to \$19,999	265	12.9%	97	Medium
\$20,000 to \$24,999	195	9.5%	95	Medium
\$25,000 to \$29,999	139	6.8%	70	Medium
\$30,000 to \$34,999	90	4.4%	46	Medium
\$35,000 to \$39,999	152	7.4%	57	Medium
\$40,000 to \$44,999	67	3.3%	34	Medium
\$45,000 to \$49,999	87	4.3%	30	Medium
\$50,000 to \$59,999	161	7.9%	72	Medium
\$60,000 to \$74,999	54	2.6%	29	Medium
\$75,000 to \$99,999	130	6.4%	47	Medium
\$100,000 to \$124,999	40	2.0%	17	Medium
\$125,000 to \$149,999	89	4.3%	35	Medium
\$150,000 to \$199,999	58	2.8%	37	Medium
\$200,000 or more	31	1.5%	17	Medium
Median Household Income for HHr 65+	\$27,500		N/A	
Average Household Income for HHr 65+	N/A		N/A	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2009, adjusted for inflation.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	54,161		1,442	High
Total Households	19,849		450	High
Total Housing Units	20,707		466	High
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	44,186	100.0%	1,201	High
Never married	13,188	29.8%	695	High
Married	24,370	55.2%	608	High
Widowed	2,543	5.8%	497	High
Divorced	4,085	9.2%	438	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	52,222	100.0%	1,392	High
Enrolled in school	13,742	26.3%	662	High
Enrolled in nursery school, preschool	1,059	2.0%	462	Medium
Public school	503	1.0%	414	Low
Private school	556	1.1%	433	Low
Enrolled in kindergarten	503	1.0%	413	Low
Public school	392	0.8%	388	Low
Private school	111	0.2%	291	Low
Enrolled in grade 1 to grade 4	2,490	4.8%	421	High
Public school	2,237	4.3%	389	High
Private school	253	0.5%	348	Low
Enrolled in grade 5 to grade 8	2,880	5.5%	402	High
Public school	2,616	5.0%	438	High
Private school	264	0.5%	262	Low
Enrolled in grade 9 to grade 12	3,431	6.6%	392	High
Public school	2,974	5.7%	383	High
Private school	457	0.9%	345	Low
Enrolled in college undergraduate years	2,605	5.0%	537	Medium
Public school	1,375	2.6%	495	Medium
Private school	1,231	2.4%	481	Medium
Enrolled in graduate or professional school	773	1.5%	363	Medium
Public school	378	0.7%	355	Low
Private school	395	0.8%	322	Low
Not enrolled in school	38,480	73.7%	895	High
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	37,489	100.0%	962	High
No schooling completed	331	0.9%	241	Low
Nursery to 4th grade	128	0.3%	236	Low
5th and 6th grade	141	0.4%	227	Low
7th and 8th grade	655	1.7%	344	Medium
9th grade	573	1.5%	383	Low
10th grade	680	1.8%	407	Medium
11th grade	730	1.9%	447	Medium
12th grade, no diploma	535	1.4%	332	Medium
High school graduate, GED, or alternative	10,167	27.1%	581	High
Some college, less than 1 year	1,833	4.9%	394	Medium
Some college, 1 or more years, no degree	4,286	11.4%	424	High
Associate's degree	2,700	7.2%	409	High
Bachelor's degree	8,879	23.7%	437	High
Master's degree	4,463	11.9%	329	High
Professional school degree	788	2.1%	364	Medium
Doctorate degree	602	1.6%	281	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012

Made with Esri Business Analyst



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	50,877	100.0%	1,368	
5 to 17 years				
Speak only English	8,000	15.7%	467	
Speak Spanish	757	1.5%	219	
Speak English "very well" or "well"	672	1.3%	436	
Speak English "not well"	56	0.1%	41	
Speak English "not at all"	28	0.1%	43	
Speak other Indo-European languages	383	0.8%	116	
Speak English "very well" or "well"	326	0.6%	374	
Speak English "not well"	58	0.1%	60	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	69	0.1%	25	
Speak English "very well" or "well"	69	0.1%	72	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak other languages	70	0.1%	112	
Speak English "very well" or "well"	70	0.1%	82	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
18 to 64 years				
Speak only English	29,579	58.1%	965	
Speak Spanish	2,137	4.2%	392	
Speak English "very well" or "well"	1,567	3.1%	504	
Speak English "not well"	446	0.9%	160	
Speak English "not at all"	123	0.2%	72	
Speak other Indo-European languages	2,400	4.7%	332	
Speak English "very well" or "well"	2,092	4.1%	549	
Speak English "not well"	261	0.5%	93	
Speak English "not at all"	47	0.1%	66	
Speak Asian and Pacific Island languages	335	0.7%	50	
Speak English "very well" or "well"	278	0.5%	225	
Speak English "not well"	57	0.1%	28	
Speak English "not at all"	0	0.0%	0	
Speak other languages	130	0.3%	32	
Speak English "very well" or "well"	130	0.3%	188	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
65 years and over				
Speak only English	6,305	12.4%	473	
Speak Spanish	252	0.5%	137	
Speak English "very well" or "well"	72	0.1%	137	
Speak English "not well"	77	0.2%	76	
Speak English "not at all"	104	0.2%	79	
Speak other Indo-European languages	372	0.7%	90	
Speak English "very well" or "well"	264	0.5%	346	
Speak English "not well"	73	0.1%	38	
Speak English "not at all"	35	0.1%	35	
Speak Asian and Pacific Island languages	40	0.1%	36	
Speak English "very well" or "well"	13	0.0%	141	
Speak English "not well"	27	0.1%	50	
Speak English "not at all"	0	0.0%	0	
Speak other languages	50	0.1%	64	
Speak English "very well" or "well"	50	0.1%	144	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

February 23, 2012

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ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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Latitude: 42.41679
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	27,243	100.0%	1,015	High
Worked in state and in county of residence	17,380	63.8%	873	High
Worked in state and outside county of residence	9,351	34.3%	491	High
Worked outside state of residence	511	1.9%	103	Medium
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	27,243	100.0%	1,015	High
Drove alone	22,980	84.4%	939	High
Carpooled	2,044	7.5%	268	High
Public transportation (excluding taxicab)	291	1.1%	92	Medium
Bus or trolley bus	89	0.3%	63	Low
Streetcar or trolley car	0	0.0%	0	Low
Subway or elevated	20	0.1%	14	Low
Railroad	183	0.7%	69	Medium
Ferryboat	0	0.0%	0	Low
Taxicab	14	0.1%	14	Low
Motorcycle	55	0.2%	20	Medium
Bicycle	24	0.1%	27	Low
Walked	417	1.5%	153	Medium
Other means	193	0.7%	62	Medium
Worked at home	1,225	4.5%	195	High
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	26,018	100.0%	1,010	High
Less than 5 minutes	1,166	4.5%	241	Medium
5 to 9 minutes	2,470	9.5%	277	High
10 to 14 minutes	3,123	12.0%	317	High
15 to 19 minutes	3,173	12.2%	373	High
20 to 24 minutes	4,081	15.7%	348	High
25 to 29 minutes	1,922	7.4%	228	High
30 to 34 minutes	3,211	12.3%	300	High
35 to 39 minutes	1,109	4.3%	174	High
40 to 44 minutes	1,073	4.1%	207	High
45 to 59 minutes	2,125	8.2%	223	High
60 to 89 minutes	1,828	7.0%	201	High
90 or more minutes	738	2.8%	164	Medium
Average Travel Time to Work (in minutes)	N/A		N/A	



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS				
BY OCCUPATION				
Total	27,764	100.0%	1,022	High
Management	3,721	13.4%	441	High
Business and financial operations	1,276	4.6%	347	Medium
Computer and mathematical	1,199	4.3%	392	Medium
Architecture and engineering	1,129	4.1%	467	Medium
Life, physical, and social science	430	1.5%	368	Low
Community and social services	462	1.7%	488	Low
Legal	273	1.0%	295	Low
Education, training, and library	1,773	6.4%	454	Medium
Arts, design, entertainment, sports, and media	453	1.6%	352	Low
Healthcare practitioner, technologists, and technicians	1,661	6.0%	447	Medium
Healthcare support	466	1.7%	472	Low
Protective service	739	2.7%	449	Medium
Food preparation and serving related	1,075	3.9%	436	Medium
Building and grounds cleaning and maintenance	962	3.5%	487	Medium
Personal care and service	938	3.4%	489	Medium
Sales and related	2,741	9.9%	388	High
Office and administrative support	3,347	12.1%	391	High
Farming, fishing, and forestry	64	0.2%	191	Low
Construction and extraction	1,305	4.7%	589	Medium
Installation, maintenance, and repair	727	2.6%	445	Medium
Production	1,720	6.2%	417	Medium
Transportation and material moving	1,302	4.7%	493	Medium
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS				
BY INDUSTRY				
Total	27,764	100.0%	1,022	High
Agriculture, forestry, fishing and hunting	176	0.6%	260	Low
Mining, quarrying, and oil and gas extraction	28	0.1%	149	Low
Construction	1,842	6.6%	527	Medium
Manufacturing	4,459	16.1%	398	High
Wholesale trade	647	2.3%	420	Medium
Retail trade	2,750	9.9%	390	High
Transportation and warehousing	745	2.7%	390	Medium
Utilities	138	0.5%	315	Low
Information	832	3.0%	324	Medium
Finance and insurance	1,592	5.7%	378	Medium
Real estate and rental and leasing	409	1.5%	367	Low
Professional, scientific, and technical services	2,579	9.3%	383	High
Management of companies and enterprises	20	0.1%	146	Low
Administrative and support and waste management services	1,079	3.9%	437	Medium
Educational services	2,763	10.0%	417	High
Health care and social assistance	3,264	11.8%	387	High
Arts, entertainment, and recreation	558	2.0%	409	Low
Accommodation and food services	1,322	4.8%	395	Medium
Other services, except public administration	1,285	4.6%	438	Medium
Public administration	1,272	4.6%	376	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

February 23, 2012

Made with Esri Business Analyst



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	15,862	100.0%	497	■■■
Own children under 6 years only	1,409	8.9%	176	■■■
In labor force	849	5.4%	131	■■■
Not in labor force	560	3.5%	122	■■■
Own children under 6 years and 6 to 17 years	1,085	6.8%	168	■■■
In labor force	652	4.1%	131	■■■
Not in labor force	433	2.7%	103	■■■
Own children 6 to 17 years only	3,746	23.6%	259	■■■
In labor force	2,972	18.7%	238	■■■
Not in labor force	774	4.9%	119	■■■
No own children under 18 years	9,622	60.7%	440	■■■
In labor force	7,978	50.3%	412	■■■
Not in labor force	1,644	10.4%	198	■■■
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	51,790	100.0%	1,398	■■■
Under .50	1,170	2.3%	303	■■■
.50 to .99	1,624	3.1%	309	■■■
1.00 to 1.24	882	1.7%	303	■■■
1.25 to 1.49	1,068	2.1%	391	■■■
1.50 to 1.84	2,429	4.7%	480	■■■
1.85 to 1.99	784	1.5%	330	■■■
2.00 and over	43,835	84.6%	1,337	■■■
HOUSEHOLDS BY POVERTY STATUS				
Total	19,849	100.0%	450	■■■
Income in the past 12 months below poverty level	1,332	6.7%	204	■■■
Married-couple family	146	0.7%	44	■■■
Other family - male householder (no wife present)	49	0.2%	66	■■■
Other family - female householder (no husband present)	341	1.7%	104	■■■
Nonfamily household - male householder	209	1.1%	89	■■■
Nonfamily household - female householder	588	3.0%	134	■■■
Income in the past 12 months at or above poverty level	18,516	93.3%	458	■■■
Married-couple family	10,968	55.3%	392	■■■
Other family - male householder (no wife present)	721	3.6%	150	■■■
Other family - female householder (no husband present)	1,476	7.4%	190	■■■
Nonfamily household - male householder	2,240	11.3%	249	■■■
Nonfamily household - female householder	3,111	15.7%	271	■■■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

February 23, 2012

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ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	19,849	100.0%	450	■■■
Less than \$10,000	984	5.0%	186	■■■
\$10,000 to \$14,999	643	3.2%	136	■■■
\$15,000 to \$19,999	586	3.0%	130	■■■
\$20,000 to \$24,999	587	3.0%	130	■■■
\$25,000 to \$29,999	805	4.1%	170	■■■
\$30,000 to \$34,999	760	3.8%	151	■■■
\$35,000 to \$39,999	873	4.4%	170	■■■
\$40,000 to \$44,999	583	2.9%	110	■■■
\$45,000 to \$49,999	594	3.0%	129	■■■
\$50,000 to \$59,999	1,292	6.5%	182	■■■
\$60,000 to \$74,999	1,922	9.7%	215	■■■
\$75,000 to \$99,999	2,813	14.2%	256	■■■
\$100,000 to \$124,999	2,403	12.1%	250	■■■
\$125,000 to \$149,999	1,891	9.5%	208	■■■
\$150,000 to \$199,999	1,664	8.4%	169	■■■
\$200,000 or more	1,449	7.3%	142	■■■
Median Household Income	\$76,992		N/A	
Average Household Income	\$95,510		\$3,710	■■■
Per Capita Income	\$35,943		\$1,475	■■■
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	286	100.0%	108	■■■
Less than \$10,000	45	15.7%	60	■■■
\$10,000 to \$14,999	0	0.0%	0	■■■
\$15,000 to \$19,999	0	0.0%	0	■■■
\$20,000 to \$24,999	30	10.5%	44	■■■
\$25,000 to \$29,999	0	0.0%	0	■■■
\$30,000 to \$34,999	18	6.3%	22	■■■
\$35,000 to \$39,999	33	11.5%	44	■■■
\$40,000 to \$44,999	9	3.1%	17	■■■
\$45,000 to \$49,999	15	5.2%	17	■■■
\$50,000 to \$59,999	36	12.6%	31	■■■
\$60,000 to \$74,999	21	7.3%	20	■■■
\$75,000 to \$99,999	43	15.0%	22	■■■
\$100,000 to \$124,999	31	10.8%	43	■■■
\$125,000 to \$149,999	0	0.0%	0	■■■
\$150,000 to \$199,999	6	2.1%	10	■■■
\$200,000 or more	0	0.0%	0	■■■
Median Household Income for HHR <25	N/A		N/A	
Average Household Income for HHR <25	N/A		N/A	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

February 23, 2012

Made with Esri Business Analyst



ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	6,513	100.0%	349	■■■
Less than \$10,000	196	3.0%	96	■■
\$10,000 to \$14,999	106	1.6%	45	■■
\$15,000 to \$19,999	46	0.7%	34	■
\$20,000 to \$24,999	55	0.8%	27	■■
\$25,000 to \$29,999	278	4.3%	128	■■
\$30,000 to \$34,999	251	3.9%	116	■■
\$35,000 to \$39,999	266	4.1%	91	■■
\$40,000 to \$44,999	131	2.0%	52	■■
\$45,000 to \$49,999	179	2.7%	80	■■
\$50,000 to \$59,999	460	7.1%	126	■■
\$60,000 to \$74,999	745	11.4%	156	■■
\$75,000 to \$99,999	1,229	18.9%	174	■■■
\$100,000 to \$124,999	730	11.2%	106	■■■
\$125,000 to \$149,999	717	11.0%	129	■■■
\$150,000 to \$199,999	630	9.7%	119	■■■
\$200,000 or more	493	7.6%	91	■■■
Median Household Income for HHr 25-44	\$84,017		N/A	
Average Household Income for HHr 25-44	N/A		N/A	
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	8,785	100.0%	371	■■■
Less than \$10,000	398	4.5%	96	■■
\$10,000 to \$14,999	144	1.6%	46	■■
\$15,000 to \$19,999	162	1.8%	71	■■
\$20,000 to \$24,999	88	1.0%	22	■■
\$25,000 to \$29,999	238	2.7%	73	■■
\$30,000 to \$34,999	233	2.7%	79	■■
\$35,000 to \$39,999	264	3.0%	89	■■
\$40,000 to \$44,999	257	2.9%	73	■■
\$45,000 to \$49,999	228	2.6%	73	■■
\$50,000 to \$59,999	515	5.9%	112	■■
\$60,000 to \$74,999	863	9.8%	146	■■■
\$75,000 to \$99,999	1,152	13.1%	179	■■■
\$100,000 to \$124,999	1,486	16.9%	215	■■■
\$125,000 to \$149,999	1,012	11.5%	158	■■■
\$150,000 to \$199,999	931	10.6%	111	■■■
\$200,000 or more	815	9.3%	108	■■■
Median Household Income for HHr 45-64	\$95,951		N/A	
Average Household Income for HHr 45-64	N/A		N/A	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■■■ high ■■ medium ■ low

February 23, 2012

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ACS Population Summary

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

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	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	4,265	100.0%	280	
Less than \$10,000	344	8.1%	115	
\$10,000 to \$14,999	393	9.2%	120	
\$15,000 to \$19,999	379	8.9%	103	
\$20,000 to \$24,999	414	9.7%	117	
\$25,000 to \$29,999	288	6.8%	87	
\$30,000 to \$34,999	257	6.0%	62	
\$35,000 to \$39,999	310	7.3%	101	
\$40,000 to \$44,999	185	4.3%	62	
\$45,000 to \$49,999	172	4.0%	68	
\$50,000 to \$59,999	282	6.6%	78	
\$60,000 to \$74,999	294	6.9%	62	
\$75,000 to \$99,999	390	9.1%	85	
\$100,000 to \$124,999	156	3.7%	47	
\$125,000 to \$149,999	162	3.8%	63	
\$150,000 to \$199,999	97	2.3%	44	
\$200,000 or more	141	3.3%	36	
Median Household Income for HHr 65+	N/A		N/A	
Average Household Income for HHr 65+	N/A		N/A	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2009, adjusted for inflation.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow—use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



Demographic and Income Comparison Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
Longitude: -71.6894

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2000 Summary			
Population	13,754	22,478	48,915
Households	5,513	8,648	18,682
Families	3,421	5,721	13,022
Average Household Size	2.46	2.53	2.52
Owner Occupied Housing Units	2,991	5,494	13,275
Renter Occupied Housing Units	2,522	3,154	5,407
Median Age	37.2	37.5	37.9
2010 Summary			
Population	14,679	24,224	52,828
Households	5,874	9,323	20,093
Families	3,616	6,113	13,902
Average Household Size	2.46	2.54	2.55
Owner Occupied Housing Units	3,259	5,956	14,188
Renter Occupied Housing Units	2,615	3,367	5,905
Median Age	39.5	40.1	40.9
2015 Summary			
Population	14,774	24,510	53,479
Households	5,913	9,438	20,354
Families	3,624	6,165	14,030
Average Household Size	2.46	2.54	2.55
Owner Occupied Housing Units	3,270	6,005	14,360
Renter Occupied Housing Units	2,643	3,433	5,994
Median Age	39.3	40.1	41.2
Trends: 2010-2015 Annual Rate			
Population	0.13%	0.23%	0.25%
Households	0.13%	0.24%	0.26%
Families	0.05%	0.17%	0.18%
Owner Households	0.07%	0.16%	0.24%
Median Household Income	2.76%	3.41%	3.84%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

February 23, 2012



Demographic and Income Comparison Profile

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

2000 Households by Income	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	871	15.6%	1,140	13.2%	2,024	10.9%
\$15,000 - \$24,999	609	10.9%	838	9.7%	1,638	8.8%
\$25,000 - \$34,999	612	11.0%	882	10.2%	1,653	8.9%
\$35,000 - \$49,999	954	17.1%	1,377	15.9%	2,755	14.8%
\$50,000 - \$74,999	1,308	23.5%	2,008	23.2%	4,016	21.5%
\$75,000 - \$99,999	628	11.3%	1,146	13.2%	2,819	15.1%
\$100,000 - \$149,999	408	7.3%	818	9.5%	2,355	12.6%
\$150,000 - \$199,000	101	1.8%	233	2.7%	750	4.0%
\$200,000+	76	1.4%	210	2.4%	641	3.4%
Median Household Income	\$45,299		\$50,783		\$56,563	
Average Household Income	\$53,359		\$60,707		\$69,624	
Per Capita Income	\$22,287		\$24,095		\$26,531	

2010 Households by Income	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	557	9.5%	739	7.9%	1,224	6.1%
\$15,000 - \$24,999	502	8.5%	715	7.7%	1,329	6.6%
\$25,000 - \$34,999	495	8.4%	702	7.5%	1,281	6.4%
\$35,000 - \$49,999	737	12.5%	1,087	11.7%	2,091	10.4%
\$50,000 - \$74,999	1,489	25.4%	2,298	24.7%	4,523	22.5%
\$75,000 - \$99,999	929	15.8%	1,481	15.9%	3,077	15.3%
\$100,000 - \$149,999	824	14.0%	1,538	16.5%	4,087	20.3%
\$150,000 - \$199,000	223	3.8%	452	4.9%	1,463	7.3%
\$200,000+	117	2.0%	310	3.3%	1,018	5.1%
Median Household Income	\$60,258		\$64,127		\$72,234	
Average Household Income	\$69,609		\$77,283		\$89,043	
Per Capita Income	\$28,456		\$30,570		\$34,298	

2015 Households by Income	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	449	7.6%	591	6.3%	949	4.7%
\$15,000 - \$24,999	372	6.3%	520	5.5%	939	4.6%
\$25,000 - \$34,999	381	6.4%	530	5.6%	933	4.6%
\$35,000 - \$49,999	516	8.7%	736	7.8%	1,371	6.7%
\$50,000 - \$74,999	1,506	25.5%	2,281	24.2%	4,444	21.8%
\$75,000 - \$99,999	886	15.0%	1,366	14.5%	2,764	13.6%
\$100,000 - \$149,999	1,264	21.4%	2,250	23.8%	5,462	26.8%
\$150,000 - \$199,000	392	6.6%	785	8.3%	2,180	10.7%
\$200,000+	146	2.5%	379	4.0%	1,312	6.4%
Median Household Income	\$69,038		\$75,828		\$87,205	
Average Household Income	\$81,445		\$90,087		\$102,994	
Per Capita Income	\$33,299		\$35,649		\$39,710	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Comparison Profile

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
2000 Population by Age						
Age 0 - 4	824	6.0%	1,374	6.1%	3,038	6.2%
Age 5 - 9	943	6.9%	1,577	7.0%	3,507	7.2%
Age 10 - 14	991	7.2%	1,627	7.2%	3,534	7.2%
Age 15 - 19	792	5.8%	1,297	5.8%	2,835	5.8%
Age 20 - 24	754	5.5%	1,155	5.1%	2,314	4.7%
Age 25 - 34	2,036	14.8%	3,136	14.0%	6,505	13.3%
Age 35 - 44	2,440	17.7%	4,194	18.7%	9,233	18.9%
Age 45 - 54	1,781	13.0%	3,144	14.0%	7,377	15.1%
Age 55 - 64	1,159	8.4%	1,995	8.9%	4,436	9.1%
Age 65 - 74	937	6.8%	1,456	6.5%	3,112	6.4%
Age 75 - 84	816	5.9%	1,148	5.1%	2,320	4.7%
Age 85+	281	2.0%	374	1.7%	704	1.4%

	Number		Percent		Number		Percent	
2010 Population by Age								
Age 0 - 4	912	6.2%	1,474	6.1%	3,115	5.9%		
Age 5 - 9	873	5.9%	1,485	6.1%	3,293	6.2%		
Age 10 - 14	892	6.1%	1,556	6.4%	3,567	6.8%		
Age 15 - 19	926	6.3%	1,650	6.8%	3,851	7.3%		
Age 20 - 24	924	6.3%	1,388	5.7%	2,808	5.3%		
Age 25 - 34	1,883	12.8%	2,856	11.8%	5,560	10.5%		
Age 35 - 44	2,145	14.6%	3,511	14.5%	7,640	14.5%		
Age 45 - 54	2,356	16.1%	4,111	17.0%	9,248	17.5%		
Age 55 - 64	1,651	11.2%	2,897	12.0%	6,705	12.7%		
Age 65 - 74	983	6.7%	1,646	6.8%	3,638	6.9%		
Age 75 - 84	740	5.0%	1,099	4.5%	2,303	4.4%		
Age 85+	394	2.7%	551	2.3%	1,099	2.1%		

2015 Population by Age								
Age 0 - 4	913	6.2%	1,458	5.9%	3,036	5.7%		
Age 5 - 9	904	6.1%	1,523	6.2%	3,325	6.2%		
Age 10 - 14	932	6.3%	1,608	6.6%	3,591	6.7%		
Age 15 - 19	808	5.5%	1,525	6.2%	3,649	6.8%		
Age 20 - 24	936	6.3%	1,449	5.9%	3,013	5.6%		
Age 25 - 34	2,071	14.0%	3,139	12.8%	6,197	11.6%		
Age 35 - 44	1,958	13.3%	3,187	13.0%	6,694	12.5%		
Age 45 - 54	2,168	14.7%	3,788	15.5%	8,660	16.2%		
Age 55 - 64	1,846	12.5%	3,210	13.1%	7,317	13.7%		
Age 65 - 74	1,180	8.0%	2,038	8.3%	4,660	8.7%		
Age 75 - 84	684	4.6%	1,047	4.3%	2,247	4.2%		
Age 85+	374	2.5%	538	2.2%	1,089	2.0%		

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

February 23, 2012

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Demographic and Income Comparison Profile

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
Longitude: -71.6894

2000 Race and Ethnicity	0 - 5 minutes		0 - 10 minutes		0 - 15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,141	88.3%	20,270	90.2%	45,042	92.1%
Black Alone	464	3.4%	699	3.1%	1,310	2.7%
American Indian Alone	25	0.2%	36	0.2%	69	0.1%
Asian Alone	126	0.9%	222	1.0%	593	1.2%
Pacific Islander Alone	5	0.0%	6	0.0%	13	0.0%
Some Other Race Alone	721	5.2%	858	3.8%	1,148	2.3%
Two or More Races	272	2.0%	386	1.7%	741	1.5%
Hispanic Origin (Any Race)	1,528	11.1%	1,862	8.3%	2,808	5.7%
2010 Race and Ethnicity						
White Alone	12,107	82.5%	20,584	85.0%	46,396	87.8%
Black Alone	726	4.9%	1,143	4.7%	2,183	4.1%
American Indian Alone	32	0.2%	50	0.2%	95	0.2%
Asian Alone	216	1.5%	413	1.7%	1,107	2.1%
Pacific Islander Alone	8	0.1%	9	0.0%	20	0.0%
Some Other Race Alone	1,185	8.1%	1,435	5.9%	1,887	3.6%
Two or More Races	405	2.8%	590	2.4%	1,141	2.2%
Hispanic Origin (Any Race)	2,446	16.7%	3,045	12.6%	4,609	8.7%
2015 Race and Ethnicity						
White Alone	11,661	78.9%	20,071	81.9%	45,645	85.4%
Black Alone	889	6.0%	1,408	5.7%	2,670	5.0%
American Indian Alone	35	0.2%	55	0.2%	104	0.2%
Asian Alone	267	1.8%	517	2.1%	1,389	2.6%
Pacific Islander Alone	9	0.1%	10	0.0%	23	0.0%
Some Other Race Alone	1,444	9.8%	1,754	7.2%	2,301	4.3%
Two or More Races	471	3.2%	694	2.8%	1,346	2.5%
Hispanic Origin (Any Race)	2,954	20.0%	3,701	15.1%	5,603	10.5%

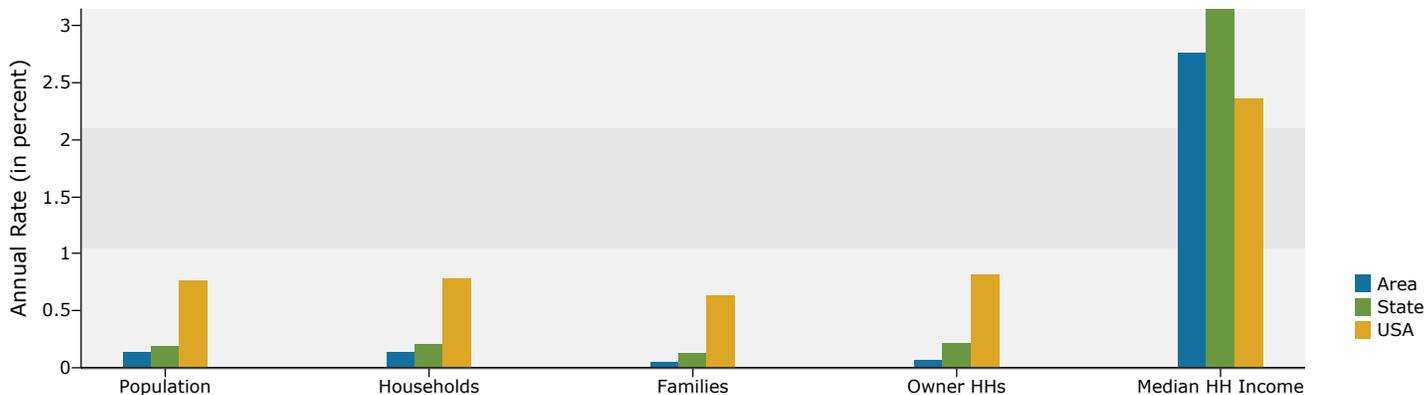
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5, 10, 15 minutes

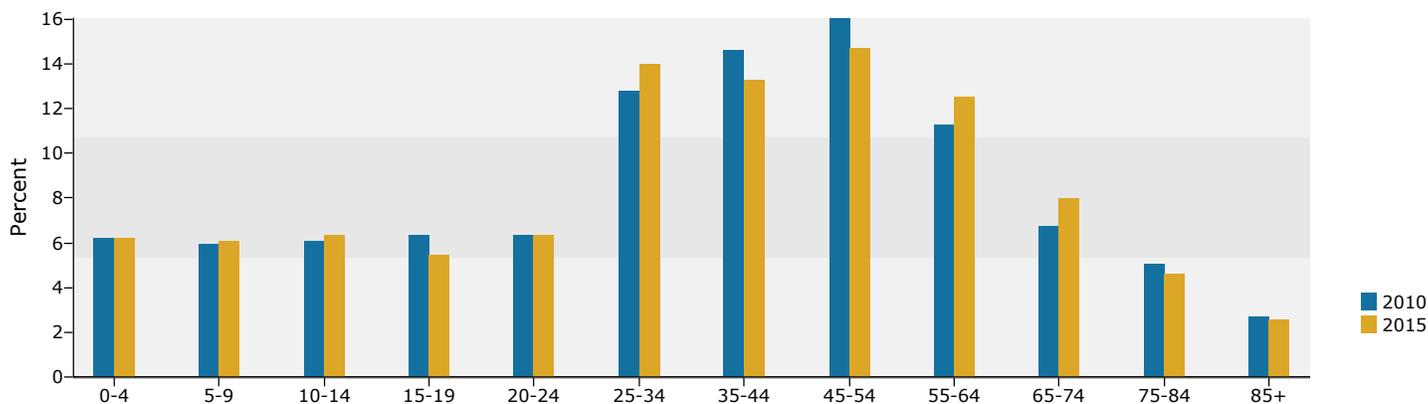
Latitude: 42.41679
 Longitude: -71.6894

0 - 5 minutes

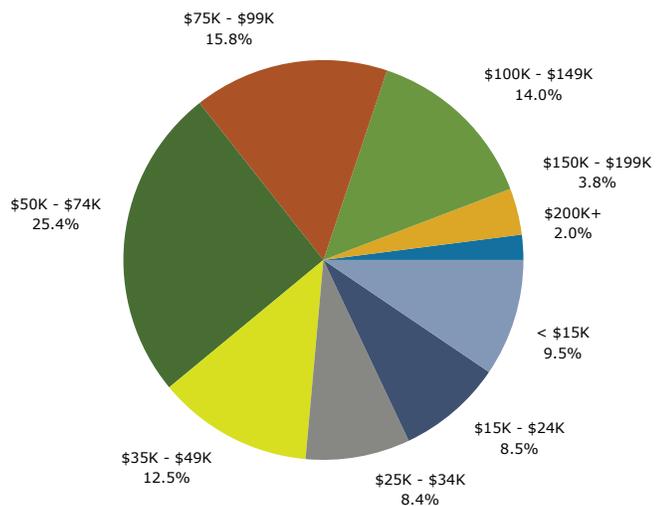
Trends 2010-2015



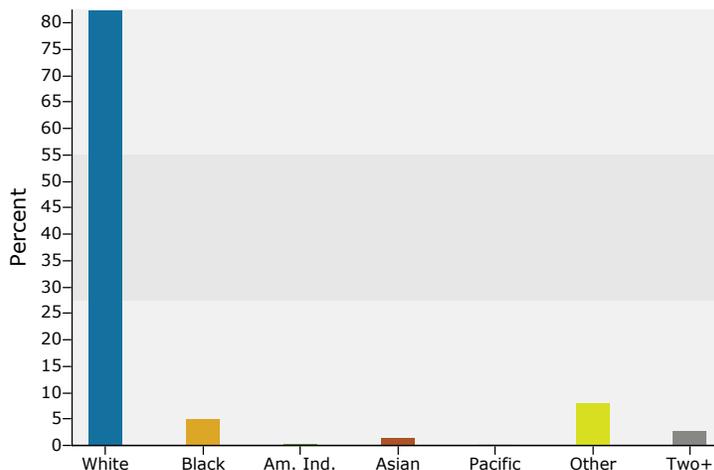
Population by Age



2010 Household Income



2010 Population by Race



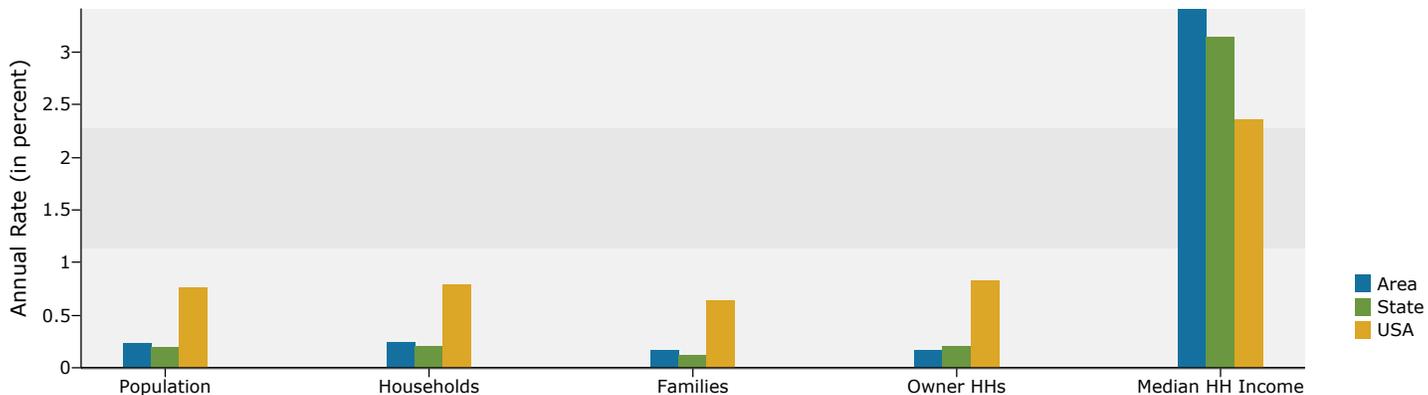
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5, 10, 15 minutes

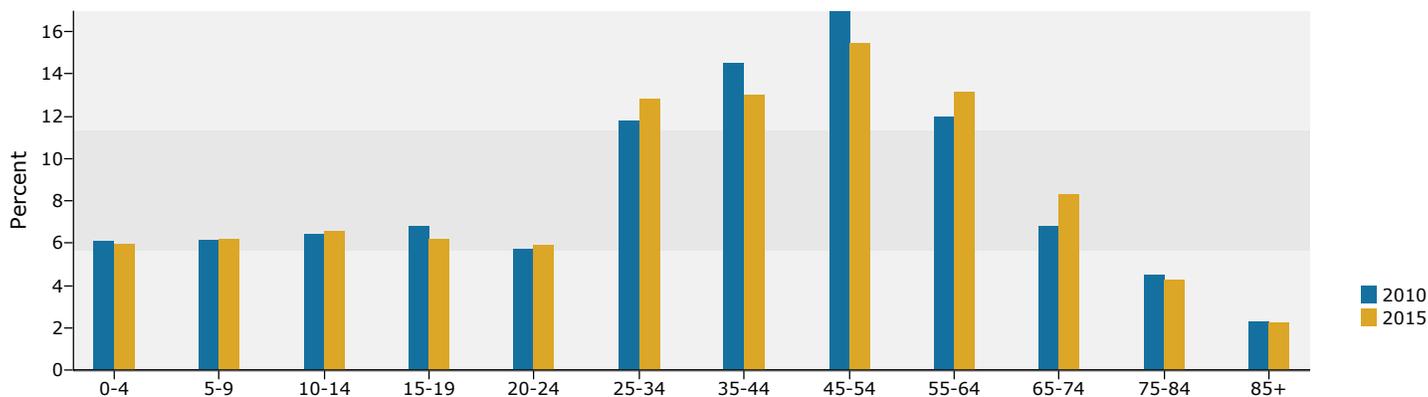
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 Longitude: -71.6894

0 - 10 minutes

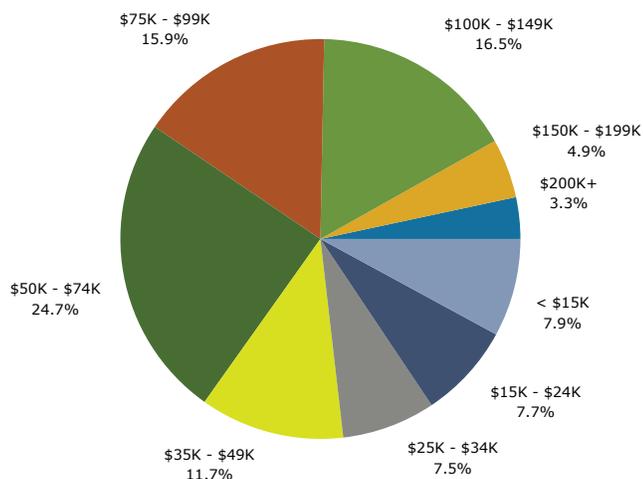
Trends 2010-2015



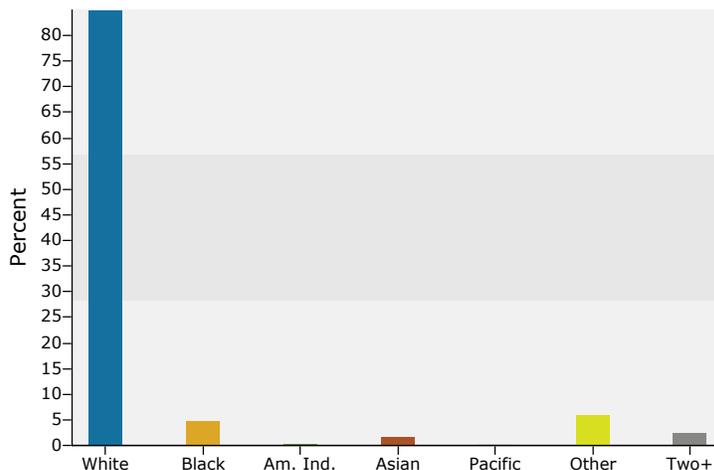
Population by Age



2010 Household Income



2010 Population by Race



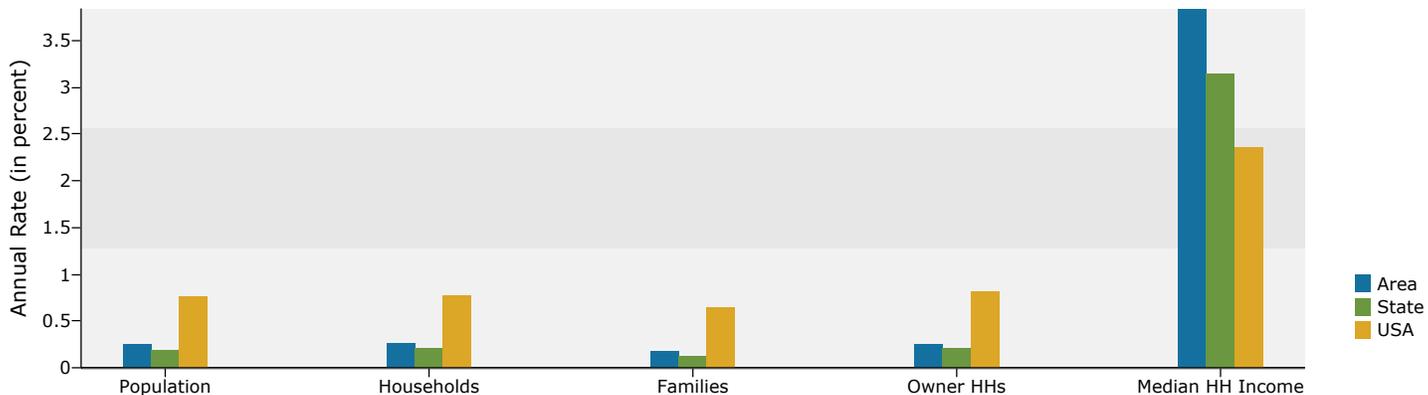
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5, 10, 15 minutes

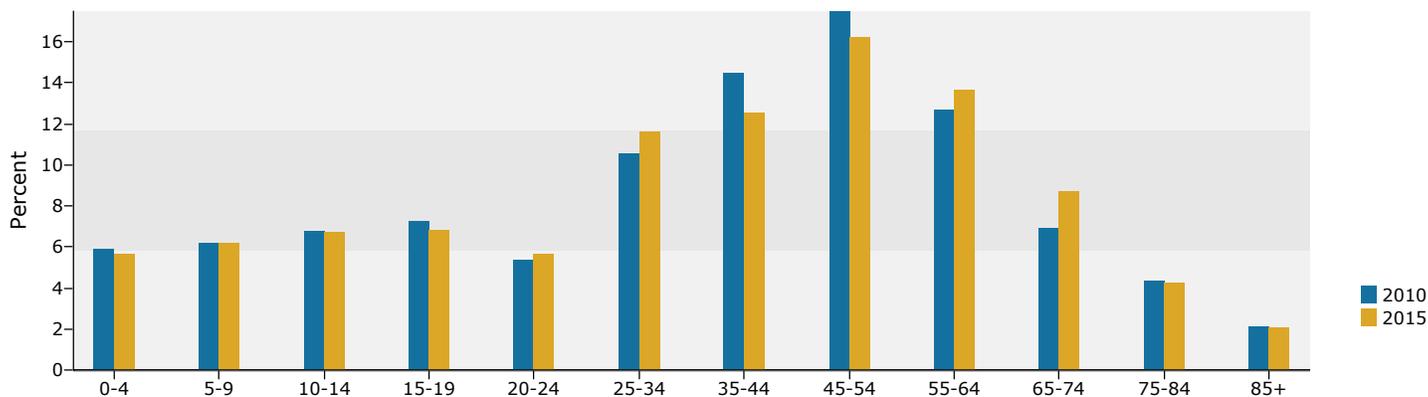
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 Longitude: -71.6894

0 - 15 minutes

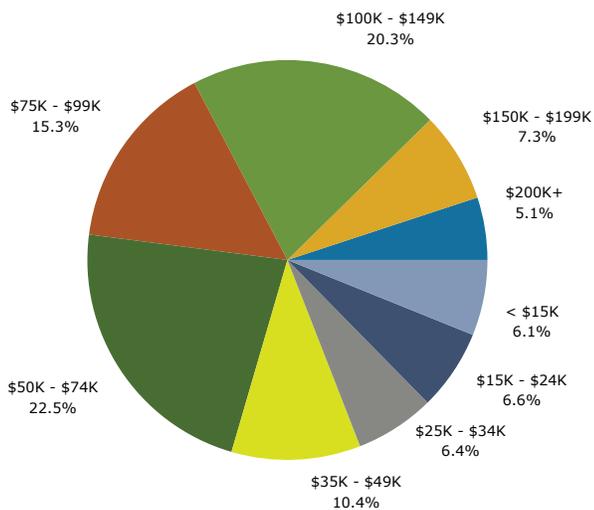
Trends 2010-2015



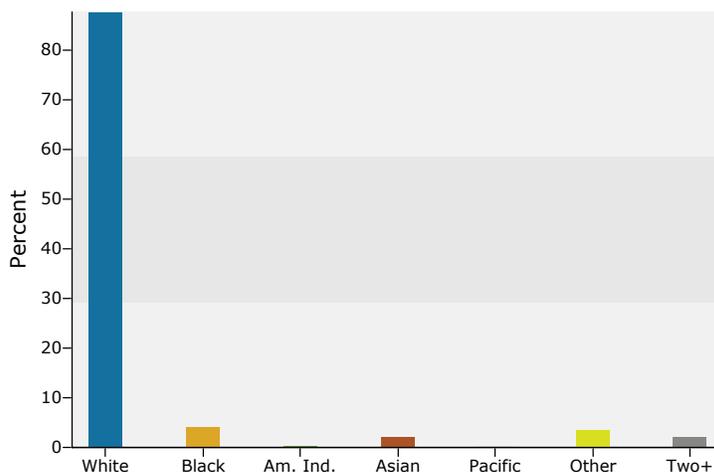
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Executive Summary Report

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
Longitude: -71.6894

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Population			
1990 Population	13,900	22,178	45,256
2000 Population	13,754	22,478	48,915
2010 Population	14,679	24,224	52,828
2015 Population	14,774	24,510	53,479
1990-2000 Annual Rate	-0.11%	0.13%	0.78%
2000-2010 Annual Rate	0.64%	0.73%	0.75%
2010-2015 Annual Rate	0.13%	0.23%	0.25%
2010 Male Population	48.8%	49.3%	50.1%
2010 Female Population	51.2%	50.7%	49.9%
2010 Median Age	39.5	40.1	40.9

In the identified area, the current year population is 52,828. In 2000, the Census count in the area was 48,915. The rate of change since 2000 was 0.75 percent annually. The five-year projection for the population in the area is 53,479, representing a change of 0.25 percent annually from 2010 to 2015. Currently, the population is 50.1 percent male and 49.9 percent female.

Population by Employment

Currently, 90.9 percent of the civilian labor force in the identified area is employed and 9.1 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the area will be 93.3 percent of the civilian labor force, and unemployment will be 6.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 68.3 percent of the population aged 16 years or older in the area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.1 percent in white collar jobs (compared to 61.6 percent of the U.S. employment)
- 13.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.4 percent of the area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 25.3 minutes in the area, compared to the U.S average of 25.5 minutes.

Population by Education

In the current year, the educational attainment of the population aged 25 years or older in the area was distributed as follows:

- 8.0 percent had not earned a high school diploma (14.8 percent in the U.S)
- 27.4 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 24.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 15.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Per Capita Income

1990 Per Capita Income	\$14,387	\$15,775	\$17,752
2000 Per Capita Income	\$22,287	\$24,095	\$26,531
2010 Per Capita Income	\$28,456	\$30,570	\$34,298
2015 Per Capita Income	\$33,299	\$35,649	\$39,710
1990-2000 Annual Rate	4.47%	4.33%	4.10%
2000-2010 Annual Rate	2.41%	2.35%	2.54%
2010-2015 Annual Rate	3.19%	3.12%	2.97%

Households

1990 Households	5,308	8,066	16,775
2000 Households	5,513	8,648	18,682
2010 Total Households	5,874	9,323	20,093
2015 Total Households	5,913	9,438	20,354
1990-2000 Annual Rate	0.38%	0.70%	1.08%
2000-2010 Annual Rate	0.62%	0.74%	0.71%
2010-2015 Annual Rate	0.13%	0.25%	0.26%
2010 Average Household Size	2.46	2.54	2.55

The household count in this area has changed from 18,682 in 2000 to 20,093 in the current year, a change of 0.71 percent annually. The five-year projection of households is 20,354, a change of 0.26 percent annually from the current year total. Average household size is currently 2.55, compared to 2.52 in the year 2000. The number of families in the current year is 13,902 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Bureau and Census, 2000 Census of Population and Housing, Esri forecast for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

February 23, 2012

Made with Esri Business Analyst



Executive Summary Report

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
Longitude: -71.6894

0 - 5 minutes 0 - 10 minutes 0 - 15 minutes

Households by Income

Current median household income is \$72,234 in the area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$87,205 in five years. In 2000, median household income was \$56,563, compared to \$41,595 in 1990.

Current average household income is \$89,043 in this area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$102,994 in five years. In 2000, average household income was \$69,624, compared to \$48,157 in 1990.

Current per capita income is \$34,298 in the area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$39,710 in five years. In 2000, the per capita income was \$26,531, compared to \$17,752 in 1990.

Median Household Income

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
1990 Median Household Income	\$32,927	\$36,826	\$41,595
2000 Median Household Income	\$45,299	\$50,783	\$56,563
2010 Median Household Income	\$60,258	\$64,127	\$72,234
2015 Median Household Income	\$69,038	\$75,828	\$87,205
1990-2000 Annual Rate	3.24%	3.27%	3.12%
2000-2010 Annual Rate	2.82%	2.30%	2.42%
2010-2015 Annual Rate	2.76%	3.41%	3.84%

Average Household Income

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
1990 Average Household Income	\$36,633	\$42,080	\$48,157
2000 Average Household Income	\$53,359	\$60,707	\$69,624
2010 Average Household Income	\$69,609	\$77,283	\$89,043
2015 Average Household Income	\$81,445	\$90,087	\$102,994
1990-2000 Annual Rate	3.83%	3.73%	3.76%
2000-2010 Annual Rate	2.63%	2.38%	2.43%
2010-2015 Annual Rate	3.19%	3.11%	2.95%

2010 Housing

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
1990 Total Housing Units	5,609	8,494	17,658
2000 Total Housing Units	5,758	8,976	19,334
2010 Total Housing Units	6,280	9,887	21,223
2015 Total Housing Units	6,405	10,126	21,706
1990 Owner Occupied Housing Units	2,774	4,898	11,567
1990 Renter Occupied Housing Units	2,534	3,167	5,208
1990 Vacant Housing Units	297	437	886
2000 Owner Occupied Housing Units	2,991	5,494	13,275
2000 Renter Occupied Housing Units	2,522	3,154	5,407
2000 Vacant Housing Units	240	337	656
2010 Owner Occupied Housing Units	3,259	5,956	14,188
2010 Renter Occupied Housing Units	2,615	3,367	5,905
2010 Vacant Housing Units	406	564	1,131
2015 Owner Occupied Housing Units	3,270	6,005	14,360
2015 Renter Occupied Housing Units	2,643	3,433	5,994
2015 Vacant Housing Units	492	688	1,352

Currently, 66.9 percent of the 21,223 housing units in the area are owner occupied; 27.8 percent, renter occupied; and 5.3 are vacant. In 2000, there were 19,334 housing units - 68.6 percent owner occupied, 28.0 percent renter occupied, and 3.4 percent vacant. The rate of change in housing units since 2000 is 0.91 percent. Median home value in the area is \$286,080, compared to a median home value of \$157,913 for the U.S. In five years, median value is projected to change by 3.18 percent annually to \$334,527. From 2000 to the current year, median home value change by 5.17 percent annually.

Data Note: Income is expressed in current dollars

Source: U.S. Bureau and Census, 2000 Census of Population and Housing, Esri forecast for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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Population Summary			
2000 Total Population	13,754	22,478	48,915
2000 Group Quarters	192	590	1,842
2010 Total Population	14,679	24,224	52,828
2015 Total Population	14,774	24,510	53,479
2010-2015 Annual Rate	0.13%	0.24%	0.25%
Household Summary			
2000 Households	5,513	8,648	18,682
2000 Average Household Size	2.46	2.53	2.52
2010 Households	5,874	9,323	20,093
2010 Average Household Size	2.46	2.54	2.55
2015 Households	5,913	9,438	20,354
2015 Average Household Size	2.46	2.54	2.55
2010-2015 Annual Rate	0.13%	0.25%	0.26%
2000 Families	3,421	5,721	13,022
2000 Average Family Size	3.14	3.13	3.04
2010 Families	3,616	6,113	13,902
2010 Average Family Size	3.14	3.15	3.08
2015 Families	3,624	6,165	14,030
2015 Average Family Size	3.14	3.15	3.08
2010-2015 Annual Rate	0.04%	0.17%	0.18%
Housing Unit Summary			
2000 Housing Units	5,758	8,976	19,334
Owner Occupied Housing Units	52.0%	61.1%	68.6%
Renter Occupied Housing Units	43.8%	35.1%	28.0%
Vacant Housing Units	4.2%	3.8%	3.4%
2010 Housing Units	6,280	9,887	21,223
Owner Occupied Housing Units	51.9%	60.2%	66.9%
Renter Occupied Housing Units	41.6%	34.1%	27.8%
Vacant Housing Units	6.5%	5.7%	5.3%
2015 Housing Units	6,405	10,126	21,706
Owner Occupied Housing Units	51.1%	59.3%	66.2%
Renter Occupied Housing Units	41.3%	33.9%	27.6%
Vacant Housing Units	7.7%	6.8%	6.2%
Median Household Income			
2000	\$45,299	\$50,783	\$56,563
2010	\$60,258	\$64,127	\$72,234
2015	\$69,038	\$75,828	\$87,205
Median Home Value			
2000	\$143,346	\$158,294	\$170,678
2010	\$232,311	\$261,757	\$286,080
2015	\$266,919	\$299,300	\$334,527
Per Capita Income			
2000	\$22,287	\$24,095	\$26,531
2010	\$28,456	\$30,570	\$34,298
2015	\$33,299	\$35,649	\$39,710
Median Age			
2000	37.2	37.5	37.9
2010	39.5	40.1	40.9
2015	39.3	40.1	41.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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2000 Households by Income			
Household Income Base	5,567	8,654	18,652
<\$15,000	15.6%	13.2%	10.9%
\$15,000 - \$24,999	10.9%	9.7%	8.8%
\$25,000 - \$34,999	11.0%	10.2%	8.9%
\$35,000 - \$49,999	17.1%	15.9%	14.8%
\$50,000 - \$74,999	23.5%	23.2%	21.5%
\$75,000 - \$99,999	11.3%	13.2%	15.1%
\$100,000 - \$149,999	7.3%	9.5%	12.6%
\$150,000 - \$199,999	1.8%	2.7%	4.0%
\$200,000+	1.4%	2.4%	3.4%
Average Household Income	\$53,359	\$60,707	\$69,624
2010 Households by Income			
Household Income Base	5,873	9,323	20,093
<\$15,000	9.5%	7.9%	6.1%
\$15,000 - \$24,999	8.5%	7.7%	6.6%
\$25,000 - \$34,999	8.4%	7.5%	6.4%
\$35,000 - \$49,999	12.5%	11.7%	10.4%
\$50,000 - \$74,999	25.4%	24.6%	22.5%
\$75,000 - \$99,999	15.8%	15.9%	15.3%
\$100,000 - \$149,999	14.0%	16.5%	20.3%
\$150,000 - \$199,999	3.8%	4.8%	7.3%
\$200,000+	2.0%	3.3%	5.1%
Average Household Income	\$69,609	\$77,283	\$89,043
2015 Households by Income			
Household Income Base	5,913	9,438	20,354
<\$15,000	7.6%	6.3%	4.7%
\$15,000 - \$24,999	6.3%	5.5%	4.6%
\$25,000 - \$34,999	6.5%	5.6%	4.6%
\$35,000 - \$49,999	8.7%	7.8%	6.7%
\$50,000 - \$74,999	25.5%	24.2%	21.8%
\$75,000 - \$99,999	15.0%	14.5%	13.6%
\$100,000 - \$149,999	21.4%	23.8%	26.8%
\$150,000 - \$199,999	6.6%	8.3%	10.7%
\$200,000+	2.5%	4.0%	6.4%
Average Household Income	\$81,445	\$90,087	\$102,994
2000 Owner Occupied Housing Units by Value			
Total	3,056	5,518	13,343
<\$50,000	0.6%	0.7%	1.0%
\$50,000 - \$99,999	8.7%	6.9%	8.0%
\$100,000 - \$149,999	47.7%	36.0%	28.1%
\$150,000 - \$199,999	28.7%	29.4%	26.3%
\$200,000 - \$299,999	11.4%	16.5%	20.4%
\$300,000 - \$499,999	2.7%	8.3%	13.1%
\$500,000 - \$999,999	0.1%	1.8%	2.7%
\$1,000,000 +	0.0%	0.3%	0.4%
Average Home Value	\$155,587	\$189,994	\$210,576
2000 Specified Renter Occupied Housing Units by Contract Rent			
Total	2,476	3,118	5,319
With Cash Rent	96.1%	95.3%	95.0%
No Cash Rent	3.9%	4.7%	5.0%
Median Rent	\$522	\$524	\$538
Average Rent	\$500	\$516	\$547

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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2000 Population by Age			
Total	13,756	22,477	48,915
0 - 4	6.0%	6.1%	6.2%
5 - 9	6.9%	7.0%	7.2%
10 - 14	7.2%	7.2%	7.2%
15 - 24	11.2%	10.9%	10.5%
25 - 34	14.8%	14.0%	13.3%
35 - 44	17.7%	18.7%	18.9%
45 - 54	13.0%	14.0%	15.1%
55 - 64	8.4%	8.9%	9.1%
65 - 74	6.8%	6.5%	6.4%
75 - 84	5.9%	5.1%	4.7%
85 +	2.0%	1.7%	1.4%
18 +	76.3%	75.9%	75.6%
2010 Population by Age			
Total	14,680	24,223	52,826
0 - 4	6.2%	6.1%	5.9%
5 - 9	5.9%	6.1%	6.2%
10 - 14	6.1%	6.4%	6.8%
15 - 24	12.6%	12.5%	12.6%
25 - 34	12.8%	11.8%	10.5%
35 - 44	14.6%	14.5%	14.5%
45 - 54	16.1%	17.0%	17.5%
55 - 64	11.3%	12.0%	12.7%
65 - 74	6.7%	6.8%	6.9%
75 - 84	5.0%	4.5%	4.4%
85 +	2.7%	2.3%	2.1%
18 +	78.0%	77.4%	76.9%
2015 Population by Age			
Total	14,774	24,509	53,481
0 - 4	6.2%	5.9%	5.7%
5 - 9	6.1%	6.2%	6.2%
10 - 14	6.3%	6.6%	6.7%
15 - 24	11.8%	12.1%	12.5%
25 - 34	14.0%	12.8%	11.6%
35 - 44	13.2%	13.0%	12.5%
45 - 54	14.7%	15.5%	16.2%
55 - 64	12.5%	13.1%	13.7%
65 - 74	8.0%	8.3%	8.7%
75 - 84	4.6%	4.3%	4.2%
85 +	2.5%	2.2%	2.0%
18 +	78.2%	77.7%	77.5%
2000 Population by Sex			
Males	48.3%	49.1%	50.0%
Females	51.7%	50.9%	50.0%
2010 Population by Sex			
Males	48.8%	49.3%	50.1%
Females	51.2%	50.7%	49.9%
2015 Population by Sex			
Males	49.0%	49.4%	50.1%
Females	51.0%	50.6%	49.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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2000 Population by Race/Ethnicity			
Total	13,754	22,477	48,916
White Alone	88.3%	90.2%	92.1%
Black Alone	3.4%	3.1%	2.7%
American Indian Alone	0.2%	0.2%	0.1%
Asian or Pacific Islander Alone	1.0%	1.0%	1.2%
Some Other Race Alone	5.2%	3.8%	2.3%
Two or More Races	2.0%	1.7%	1.5%
Hispanic Origin	11.1%	8.3%	5.7%
Diversity Index	37.4	30.9	24.3
2010 Population by Race/Ethnicity			
Total	14,679	24,224	52,829
White Alone	82.5%	85.0%	87.8%
Black Alone	4.9%	4.7%	4.1%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	1.5%	1.7%	2.1%
Some Other Race Alone	8.1%	5.9%	3.6%
Two or More Races	2.8%	2.4%	2.2%
Hispanic Origin	16.7%	12.6%	8.7%
Diversity Index	50.7	43.5	35.0
2015 Population by Race/Ethnicity			
Total	14,776	24,509	53,478
White Alone	78.9%	81.9%	85.4%
Black Alone	6.0%	5.7%	5.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	1.9%	2.2%	2.6%
Some Other Race Alone	9.8%	7.2%	4.3%
Two or More Races	3.2%	2.8%	2.5%
Hispanic Origin	20.0%	15.1%	10.5%
Diversity Index	57.4	49.9	40.6
2000 Population 3+ by School Enrollment			
Total	13,279	21,671	47,102
Enrolled in Nursery/Preschool	1.8%	2.0%	2.2%
Enrolled in Kindergarten	1.2%	1.5%	1.6%
Enrolled in Grade 1-8	11.8%	11.9%	12.3%
Enrolled in Grade 9-12	5.0%	5.4%	5.7%
Enrolled in College	3.5%	3.4%	3.6%
Enrolled in Grad/Prof School	1.6%	1.4%	1.5%
Not Enrolled in School	75.1%	74.3%	73.3%
2010 Population 25+ by Educational Attainment			
Total	10,152	16,670	36,194
Less Than 9th Grade	4.2%	3.5%	3.1%
9th to 12th Grade, No Diploma	6.4%	5.7%	4.9%
High School Graduate	33.7%	30.2%	27.4%
Some College, No Degree	16.6%	17.1%	16.6%
Associate Degree	8.0%	8.2%	8.5%
Bachelor's Degree	18.3%	21.1%	24.0%
Graduate/Professional Degree	12.8%	14.2%	15.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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2010 Population 15+ by Marital Status			
Total	12,002	19,709	42,853
Never Married	29.2%	28.1%	26.4%
Married	52.0%	54.6%	57.9%
Widowed	7.4%	6.5%	5.8%
Divorced	11.4%	10.8%	9.9%
2000 Population 16+ by Employment Status			
Total	10,962	17,651	38,138
In Labor Force	67.1%	67.6%	68.3%
Civilian Employed	64.0%	64.9%	66.0%
Civilian Unemployed	3.0%	2.6%	2.2%
In Armed Forces	0.1%	0.1%	0.1%
Not In Labor Force	32.9%	32.4%	31.7%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	88.6%	89.7%	90.9%
Civilian Unemployed	11.4%	10.3%	9.1%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	91.6%	92.4%	93.3%
Civilian Unemployed	8.4%	7.6%	6.7%
2000 Females 16+ by Employment Status and Age of Children			
Total	5,867	9,205	19,305
Own Children < 6 Only	7.9%	8.1%	8.1%
Employed/in Armed Forces	5.9%	5.6%	5.3%
Unemployed	0.2%	0.2%	0.2%
Not in Labor Force	1.8%	2.3%	2.6%
Own Children <6 and 6-17 Only	5.4%	5.9%	6.3%
Employed/in Armed Forces	3.5%	3.6%	3.5%
Unemployed	0.2%	0.2%	0.2%
Not in Labor Force	1.6%	2.1%	2.5%
Own Children 6-17 Only	15.3%	16.1%	17.7%
Employed/in Armed Forces	11.4%	12.2%	13.9%
Unemployed	0.6%	0.5%	0.5%
Not in Labor Force	3.3%	3.4%	3.4%
No Own Children < 18	71.5%	69.9%	67.9%
Employed/in Armed Forces	36.2%	37.6%	38.4%
Unemployed	1.8%	1.4%	1.2%
Not in Labor Force	33.5%	30.9%	28.4%
2010 Employed Population 16+ by Industry			
Total	6,686	11,246	24,967
Agriculture/Mining	0.3%	0.6%	0.6%
Construction	5.5%	6.0%	5.7%
Manufacturing	16.9%	16.2%	15.9%
Wholesale Trade	3.2%	3.1%	3.1%
Retail Trade	10.8%	10.0%	10.3%
Transportation/Utilities	3.0%	3.2%	2.8%
Information	2.8%	2.7%	3.0%
Finance/Insurance/Real Estate	5.6%	5.7%	6.2%
Services	47.1%	48.0%	48.1%
Public Administration	4.8%	4.4%	4.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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2010 Employed Population 16+ by Occupation			
Total	6,687	11,246	24,966
White Collar	61.6%	65.4%	69.1%
Management/Business/Financial	11.8%	14.2%	16.4%
Professional	25.6%	28.2%	30.2%
Sales	10.2%	10.0%	10.2%
Administrative Support	14.1%	13.1%	12.3%
Services	17.1%	14.9%	13.9%
Blue Collar	21.3%	19.7%	17.0%
Farming/Forestry/Fishing	0.1%	0.2%	0.2%
Construction/Extraction	5.2%	5.1%	4.6%
Installation/Maintenance/Repair	2.6%	2.8%	2.6%
Production	9.6%	7.7%	6.3%
Transportation/Material Moving	3.9%	3.9%	3.4%
2000 Workers 16+ by Means of Transportation to Work			
Total	6,870	11,224	24,732
Drove Alone - Car, Truck, or Van	81.0%	82.5%	84.4%
Carpooled - Car, Truck, or Van	10.7%	9.4%	8.0%
Public Transportation	0.6%	0.6%	0.8%
Walked	4.2%	3.4%	2.5%
Other Means	1.0%	0.8%	0.7%
Worked at Home	2.5%	3.4%	3.6%
2000 Workers 16+ by Travel Time to Work			
Total	6,868	11,224	24,731
Did not Work at Home	97.5%	96.6%	96.4%
Less than 5 minutes	4.1%	3.7%	3.5%
5 to 9 minutes	16.3%	13.7%	11.9%
10 to 19 minutes	20.1%	20.1%	24.9%
20 to 24 minutes	15.2%	16.3%	16.3%
25 to 34 minutes	23.2%	21.8%	19.3%
35 to 44 minutes	5.2%	6.6%	6.1%
45 to 59 minutes	6.1%	6.6%	6.5%
60 to 89 minutes	6.1%	6.3%	5.6%
90 or more minutes	1.2%	1.5%	2.2%
Worked at Home	2.5%	3.4%	3.6%
Average Travel Time to Work (in min)	24.0	25.1	25.3
2000 Households by Vehicles Available			
Total	5,538	8,661	18,717
None	12.5%	9.8%	6.9%
1	41.1%	36.4%	31.7%
2	34.3%	38.5%	44.1%
3	8.7%	10.9%	12.8%
4	2.6%	3.2%	3.4%
5+	0.9%	1.2%	1.1%
Average Number of Vehicles Available	1.5	1.7	1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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2000 Households by Type			
Total	5,512	8,647	18,681
Family Households	62.1%	66.2%	69.7%
Married-couple Family	45.3%	51.4%	56.7%
With Related Children	21.9%	24.7%	27.4%
Other Family (No Spouse)	16.7%	14.8%	13.0%
With Related Children	9.3%	8.2%	7.2%
Nonfamily Households	38.0%	33.9%	30.3%
Householder Living Alone	31.8%	28.1%	24.9%
Householder Not Living Alone	6.2%	5.8%	5.4%
Households with Related Children	31.2%	32.8%	34.6%
Households with Persons 65+	26.9%	25.0%	23.8%
2000 Households by Size			
Total	5,513	8,648	18,682
1 Person Household	31.8%	28.1%	24.9%
2 Person Household	29.3%	31.0%	32.6%
3 Person Household	16.5%	16.7%	17.0%
4 Person Household	13.4%	14.7%	16.0%
5 Person Household	6.0%	6.5%	6.6%
6 Person Household	1.9%	2.1%	1.9%
7 + Person Household	1.0%	1.0%	0.8%
2000 Households by Year Householder Moved In			
Total	5,539	8,660	18,718
Moved in 1999 to March 2000	14.4%	14.7%	14.1%
Moved in 1995 to 1998	29.8%	27.3%	26.4%
Moved in 1990 to 1994	14.8%	15.9%	15.6%
Moved in 1980 to 1989	15.1%	15.6%	17.3%
Moved in 1970 to 1979	8.9%	9.8%	11.3%
Moved in 1969 or Earlier	17.0%	16.7%	15.3%
Median Year Householder Moved In	1993	1993	1992
2000 Housing Units by Units in Structure			
Total	5,795	9,002	19,358
1, Detached	43.3%	53.5%	61.9%
1, Attached	4.9%	5.9%	5.7%
2	15.6%	12.8%	9.3%
3 or 4	17.0%	13.3%	8.9%
5 to 9	7.2%	5.5%	5.4%
10 to 19	3.8%	3.2%	3.6%
20 +	7.3%	5.2%	3.5%
Mobile Home	0.8%	0.6%	1.7%
Other	0.0%	0.0%	0.0%
2000 Housing Units by Year Structure Built			
Total	5,794	9,002	19,358
1999 to March 2000	0.9%	1.8%	1.7%
1995 to 1998	2.5%	3.7%	5.3%
1990 to 1994	2.0%	3.6%	4.6%
1980 to 1989	9.2%	10.9%	14.3%
1970 to 1979	7.9%	10.6%	13.8%
1969 or Earlier	77.5%	69.4%	60.4%
Median Year Structure Built	1940	1951	1961

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Market Profile

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5, 10, 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Top 3 Tapestry Segments			
1.	Main Street, USA	In Style	Main Street, USA
2.	In Style	Main Street, USA	In Style
3.	International Marketplace	International Marketplace	Suburban Splendor
2010 Consumer Spending			
Apparel & Services: Total \$	\$10,123,607	\$17,606,279	\$43,249,330
Average Spent	\$1,723.47	\$1,888.39	\$2,152.47
Spending Potential Index	72	79	90
Computers & Accessories: Total \$	\$1,299,491	\$2,273,739	\$5,593,146
Average Spent	\$221.23	\$243.87	\$278.37
Spending Potential Index	101	111	126
Education: Total \$	\$7,547,181	\$13,397,632	\$33,470,501
Average Spent	\$1,284.85	\$1,436.99	\$1,665.79
Spending Potential Index	105	118	137
Entertainment/Recreation: Total \$	\$19,102,367	\$33,852,710	\$84,392,109
Average Spent	\$3,252.03	\$3,630.93	\$4,200.10
Spending Potential Index	101	113	130
Food at Home: Total \$	\$26,174,466	\$45,317,400	\$111,024,766
Average Spent	\$4,456.00	\$4,860.60	\$5,525.58
Spending Potential Index	100	109	123
Food Away from Home: Total \$	\$19,010,599	\$33,147,722	\$81,552,152
Average Spent	\$3,236.41	\$3,555.32	\$4,058.76
Spending Potential Index	101	110	126
Health Care: Total \$	\$20,523,229	\$36,481,064	\$91,876,883
Average Spent	\$3,493.92	\$3,912.84	\$4,572.61
Spending Potential Index	94	105	123
HH Furnishings & Equipment: Total \$	\$10,662,507	\$18,918,094	\$47,185,221
Average Spent	\$1,815.21	\$2,029.09	\$2,348.36
Spending Potential Index	88	99	114
Investments: Total \$	\$10,259,238	\$18,607,848	\$47,359,978
Average Spent	\$1,746.56	\$1,995.82	\$2,357.05
Spending Potential Index	100	115	136
Retail Goods: Total \$	\$136,299,288	\$240,910,624	\$599,406,773
Average Spent	\$23,203.90	\$25,839.30	\$29,831.81
Spending Potential Index	93	104	120
Shelter: Total \$	\$99,090,578	\$172,452,495	\$423,315,163
Average Spent	\$16,869.41	\$18,496.70	\$21,067.93
Spending Potential Index	107	117	133
TV/Video/Audio: Total \$	\$7,137,333	\$12,455,684	\$30,693,645
Average Spent	\$1,215.08	\$1,335.96	\$1,527.59
Spending Potential Index	98	108	123
Travel: Total \$	\$11,737,662	\$20,919,054	\$52,430,002
Average Spent	\$1,998.25	\$2,243.71	\$2,609.38
Spending Potential Index	106	119	138
Vehicle Maintenance & Repairs: Total \$	\$5,425,084	\$9,566,153	\$23,749,941
Average Spent	\$923.58	\$1,026.04	\$1,182.01
Spending Potential Index	98	109	125

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Retail Goods and Services Expenditures

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.41679
 Longitude: -71.6894

Top Tapestry Segments	Percent	Demographic Summary	2010	2015
Main Street, USA	33.8%	Population	14,679	14,774
In Style	27.3%	Households	5,874	5,913
International Marketplace	14.6%	Families	3,616	3,624
City Lights	11.4%	Median Age	39.5	39.3
Cozy and Comfortable	6.2%	Median Household Income	\$60,258	\$69,038
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		72	\$1,723.47	\$10,123,607
Men's		67	\$308.04	\$1,809,434
Women's		64	\$530.71	\$3,117,404
Children's		74	\$298.07	\$1,750,878
Footwear		49	\$205.34	\$1,206,177
Watches & Jewelry		105	\$204.72	\$1,202,507
Apparel Products and Services (1)		189	\$176.58	\$1,037,208
Computer				
Computers and Hardware for Home Use		101	\$192.76	\$1,132,271
Software and Accessories for Home Use		100	\$28.47	\$167,220
Entertainment & Recreation		101	\$3,252.03	\$19,102,367
Fees and Admissions		109	\$671.85	\$3,946,458
Membership Fees for Clubs (2)		109	\$179.28	\$1,053,071
Fees for Participant Sports, excl. Trips		102	\$108.30	\$636,136
Admission to Movie/Theatre/Opera/Ballet		107	\$162.12	\$952,298
Admission to Sporting Events, excl. Trips		102	\$60.93	\$357,910
Fees for Recreational Lessons		117	\$160.26	\$941,355
Dating Services		126	\$0.97	\$5,688
TV/Video/Audio		98	\$1,215.08	\$7,137,333
Community Antenna or Cable TV		98	\$704.18	\$4,136,350
Televisions		99	\$192.02	\$1,127,914
VCRs, Video Cameras, and DVD Players		98	\$19.96	\$117,269
Video Cassettes and DVDs		97	\$50.89	\$298,928
Video and Computer Game Hardware and Software		102	\$56.66	\$332,823
Satellite Dishes		89	\$1.12	\$6,555
Rental of Video Cassettes and DVDs		97	\$39.80	\$233,753
Streaming/Downloaded Video		116	\$1.62	\$9,507
Audio (3)		96	\$140.77	\$826,866
Rental and Repair of TV/Radio/Sound Equipment		107	\$8.06	\$47,368
Pets		118	\$506.47	\$2,974,988
Toys and Games (4)		99	\$144.31	\$847,700
Recreational Vehicles and Fees (5)		89	\$287.18	\$1,686,914
Sports/Recreation/Exercise Equipment (6)		76	\$138.29	\$812,338
Photo Equipment and Supplies (7)		100	\$103.69	\$609,059
Reading (8)		104	\$161.38	\$947,951
Catered Affairs (9)		97	\$23.77	\$139,627
Food		100	\$7,692.41	\$45,185,065
Food at Home		100	\$4,456.00	\$26,174,466
Bakery and Cereal Products		100	\$595.63	\$3,498,719
Meats, Poultry, Fish, and Eggs		100	\$1,038.48	\$6,099,992
Dairy Products		99	\$492.01	\$2,890,049
Fruits and Vegetables		102	\$804.25	\$4,724,125
Snacks and Other Food at Home (10)		98	\$1,525.64	\$8,961,581
Food Away from Home		101	\$3,236.41	\$19,010,599
Alcoholic Beverages		104	\$594.11	\$3,489,812
Nonalcoholic Beverages at Home		98	\$429.31	\$2,521,784

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

February 23, 2012

Made with Esri Business Analyst



Retail Goods and Services Expenditures

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5 minutes

Latitude: 42.41679
Longitude: -71.6894

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	100	\$1,746.56	\$10,259,238
Vehicle Loans	89	\$4,395.12	\$25,816,835
Health			
Nonprescription Drugs	88	\$90.56	\$531,949
Prescription Drugs	88	\$437.03	\$2,567,127
Eyeglasses and Contact Lenses	99	\$75.82	\$445,336
Home			
Mortgage Payment and Basics (11)	104	\$9,763.37	\$57,349,830
Maintenance and Remodeling Services	105	\$2,082.76	\$12,234,065
Maintenance and Remodeling Materials (12)	97	\$361.30	\$2,122,248
Utilities, Fuel, and Public Services	97	\$4,391.50	\$25,795,564
Household Furnishings and Equipment			
Household Textiles (13)	99	\$132.00	\$775,364
Furniture	101	\$609.41	\$3,579,654
Floor Coverings	110	\$82.67	\$485,611
Major Appliances (14)	95	\$289.20	\$1,698,725
Housewares (15)	89	\$76.90	\$451,721
Small Appliances	99	\$32.30	\$189,752
Luggage	103	\$9.52	\$55,933
Telephones and Accessories	64	\$27.32	\$160,459
Household Operations			
Child Care	102	\$473.42	\$2,780,874
Lawn and Garden (16)	96	\$402.42	\$2,363,822
Moving/Storage/Freight Express	98	\$59.53	\$349,661
Housekeeping Supplies (17)	96	\$673.67	\$3,957,109
Insurance			
Owners and Renters Insurance	92	\$423.71	\$2,488,873
Vehicle Insurance	99	\$1,149.12	\$6,749,920
Life/Other Insurance	97	\$403.24	\$2,368,644
Health Insurance	94	\$1,821.54	\$10,699,685
Personal Care Products (18)	97	\$384.87	\$2,260,713
School Books and Supplies (19)	95	\$101.34	\$595,254
Smoking Products	93	\$395.75	\$2,324,648
Transportation			
Vehicle Purchases (Net Outlay) (20)	93	\$4,081.69	\$23,975,754
Gasoline and Motor Oil	92	\$2,637.15	\$15,490,572
Vehicle Maintenance and Repairs	98	\$923.58	\$5,425,084
Travel			
Airline Fares	110	\$505.36	\$2,968,487
Lodging on Trips	106	\$462.56	\$2,717,056
Auto/Truck/Van Rental on Trips	109	\$40.25	\$236,401
Food and Drink on Trips	104	\$451.09	\$2,649,711

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 5 minutes

Latitude: 42.41679
Longitude: -71.6894

- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes magazine and newspaper subscriptions, single copies of magazines and newspapers, and books.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, and preschool.
- (20) Vehicle Purchases (Net Outlay)** includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

February 23, 2012



Retail Goods and Services Expenditures

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

Top Tapestry Segments	Percent	Demographic Summary	2010	2015
In Style	29.9%	Population	24,224	24,510
Main Street, USA	22.7%	Households	9,323	9,438
International Marketplace	9.2%	Families	6,113	6,165
City Lights	7.2%	Median Age	40.1	40.1
Pleasant-Ville	7.1%	Median Household Income	\$64,127	\$75,828
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		79	\$1,888.39	\$17,606,279
Men's		74	\$339.40	\$3,164,337
Women's		71	\$585.66	\$5,460,377
Children's		81	\$325.86	\$3,038,133
Footwear		54	\$224.10	\$2,089,382
Watches & Jewelry		117	\$227.16	\$2,117,865
Apparel Products and Services (1)		199	\$186.22	\$1,736,184
Computer				
Computers and Hardware for Home Use		111	\$212.35	\$1,979,840
Software and Accessories for Home Use		111	\$31.52	\$293,899
Entertainment & Recreation		113	\$3,630.93	\$33,852,710
Fees and Admissions		122	\$753.83	\$7,028,230
Membership Fees for Clubs (2)		123	\$201.77	\$1,881,201
Fees for Participant Sports, excl. Trips		115	\$122.78	\$1,144,684
Admission to Movie/Theatre/Opera/Ballet		118	\$178.49	\$1,664,104
Admission to Sporting Events, excl. Trips		117	\$69.57	\$648,654
Fees for Recreational Lessons		132	\$180.24	\$1,680,421
Dating Services		128	\$0.98	\$9,166
TV/Video/Audio		108	\$1,335.96	\$12,455,684
Community Antenna or Cable TV		107	\$772.02	\$7,197,904
Televisions		111	\$214.76	\$2,002,267
VCRs, Video Cameras, and DVD Players		107	\$21.84	\$203,659
Video Cassettes and DVDs		105	\$55.36	\$516,105
Video and Computer Game Hardware and Software		112	\$62.41	\$581,895
Satellite Dishes		102	\$1.28	\$11,957
Rental of Video Cassettes and DVDs		106	\$43.56	\$406,123
Streaming/Downloaded Video		124	\$1.74	\$16,249
Audio (3)		105	\$154.24	\$1,438,054
Rental and Repair of TV/Radio/Sound Equipment		115	\$8.74	\$81,471
Pets		132	\$569.86	\$5,313,063
Toys and Games (4)		109	\$159.23	\$1,484,598
Recreational Vehicles and Fees (5)		103	\$333.41	\$3,108,527
Sports/Recreation/Exercise Equipment (6)		86	\$156.29	\$1,457,169
Photo Equipment and Supplies (7)		112	\$115.91	\$1,080,640
Reading (8)		116	\$179.15	\$1,670,261
Catered Affairs (9)		111	\$27.30	\$254,537
Food		109	\$8,415.92	\$78,465,122
Food at Home		109	\$4,860.60	\$45,317,400
Bakery and Cereal Products		109	\$651.08	\$6,070,253
Meats, Poultry, Fish, and Eggs		109	\$1,128.79	\$10,524,131
Dairy Products		108	\$537.54	\$5,011,749
Fruits and Vegetables		111	\$873.35	\$8,142,575
Snacks and Other Food at Home (10)		107	\$1,669.85	\$15,568,692
Food Away from Home		110	\$3,555.32	\$33,147,722
Alcoholic Beverages		114	\$649.88	\$6,059,118
Nonalcoholic Beverages at Home		107	\$468.43	\$4,367,345

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.41679
 Longitude: -71.6894

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	115	\$1,995.82	\$18,607,848
Vehicle Loans	100	\$4,928.69	\$45,952,239
Health			
Nonprescription Drugs	98	\$101.38	\$945,157
Prescription Drugs	99	\$492.94	\$4,595,887
Eyeglasses and Contact Lenses	111	\$85.40	\$796,204
Home			
Mortgage Payment and Basics (11)	119	\$11,176.34	\$104,201,681
Maintenance and Remodeling Services	122	\$2,409.67	\$22,466,394
Maintenance and Remodeling Materials (12)	112	\$414.50	\$3,864,543
Utilities, Fuel, and Public Services	107	\$4,861.18	\$45,322,848
Household Furnishings and Equipment			
Household Textiles (13)	111	\$147.50	\$1,375,210
Furniture	113	\$681.03	\$6,349,537
Floor Coverings	124	\$93.26	\$869,535
Major Appliances (14)	108	\$327.36	\$3,052,079
Housewares (15)	98	\$84.51	\$787,896
Small Appliances	109	\$35.71	\$332,907
Luggage	116	\$10.72	\$99,932
Telephones and Accessories	71	\$30.07	\$280,331
Household Operations			
Child Care	114	\$525.01	\$4,894,862
Lawn and Garden (16)	111	\$464.59	\$4,331,516
Moving/Storage/Freight Express	107	\$64.97	\$605,756
Housekeeping Supplies (17)	107	\$747.50	\$6,969,266
Insurance			
Owners and Renters Insurance	106	\$490.71	\$4,575,101
Vehicle Insurance	109	\$1,270.73	\$11,847,537
Life/Other Insurance	111	\$463.68	\$4,323,033
Health Insurance	105	\$2,037.39	\$18,995,397
Personal Care Products (18)	107	\$426.23	\$3,973,912
School Books and Supplies (19)	104	\$110.84	\$1,033,419
Smoking Products	99	\$424.99	\$3,962,359
Transportation			
Vehicle Purchases (Net Outlay) (20)	104	\$4,569.70	\$42,605,254
Gasoline and Motor Oil	102	\$2,931.47	\$27,331,294
Vehicle Maintenance and Repairs	109	\$1,026.04	\$9,566,153
Travel			
Airline Fares	123	\$563.67	\$5,255,365
Lodging on Trips	120	\$523.78	\$4,883,373
Auto/Truck/Van Rental on Trips	123	\$45.36	\$422,928
Food and Drink on Trips	116	\$506.82	\$4,725,261

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 10 minutes

Latitude: 42.41679
Longitude: -71.6894

- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes magazine and newspaper subscriptions, single copies of magazines and newspapers, and books.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, and preschool.
- (20) Vehicle Purchases (Net Outlay)** includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

February 23, 2012



Retail Goods and Services Expenditures

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

Top Tapestry Segments	Percent	Demographic Summary	2010	2015
Main Street, USA	22.0%	Population	52,828	53,479
In Style	19.8%	Households	20,093	20,354
Suburban Splendor	11.7%	Families	13,902	14,030
Exurbanites	8.2%	Median Age	40.9	41.2
Prosperous Empty Nesters	6.6%	Median Household Income	\$72,234	\$87,205
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		90	\$2,152.47	\$43,249,330
Men's		85	\$388.51	\$7,806,187
Women's		81	\$672.67	\$13,515,859
Children's		92	\$368.40	\$7,402,170
Footwear		61	\$254.23	\$5,108,201
Watches & Jewelry		135	\$262.09	\$5,266,094
Apparel Products and Services (1)		221	\$206.58	\$4,150,819
Computer				
Computers and Hardware for Home Use		126	\$242.21	\$4,866,621
Software and Accessories for Home Use		127	\$36.16	\$726,525
Entertainment & Recreation		130	\$4,200.10	\$84,392,109
Fees and Admissions		142	\$876.24	\$17,606,186
Membership Fees for Clubs (2)		144	\$236.10	\$4,743,819
Fees for Participant Sports, excl. Trips		135	\$144.10	\$2,895,301
Admission to Movie/Theatre/Opera/Ballet		135	\$204.11	\$4,101,236
Admission to Sporting Events, excl. Trips		138	\$82.03	\$1,648,200
Fees for Recreational Lessons		153	\$208.86	\$4,196,511
Dating Services		136	\$1.05	\$21,118
TV/Video/Audio		123	\$1,527.59	\$30,693,645
Community Antenna or Cable TV		122	\$882.55	\$17,732,861
Televisions		129	\$248.77	\$4,998,475
VCRs, Video Cameras, and DVD Players		122	\$24.82	\$498,696
Video Cassettes and DVDs		119	\$62.44	\$1,254,583
Video and Computer Game Hardware and Software		127	\$71.03	\$1,427,269
Satellite Dishes		120	\$1.51	\$30,277
Rental of Video Cassettes and DVDs		120	\$49.27	\$990,057
Streaming/Downloaded Video		141	\$1.97	\$39,583
Audio (3)		119	\$175.38	\$3,523,799
Rental and Repair of TV/Radio/Sound Equipment		130	\$9.86	\$198,047
Pets		154	\$662.66	\$13,314,731
Toys and Games (4)		125	\$181.60	\$3,648,856
Recreational Vehicles and Fees (5)		123	\$397.08	\$7,978,443
Sports/Recreation/Exercise Equipment (6)		100	\$181.81	\$3,653,091
Photo Equipment and Supplies (7)		129	\$133.86	\$2,689,644
Reading (8)		134	\$207.26	\$4,164,434
Catered Affairs (9)		130	\$32.01	\$643,078
Food		125	\$9,584.34	\$192,576,918
Food at Home		123	\$5,525.58	\$111,024,766
Bakery and Cereal Products		124	\$741.30	\$14,894,799
Meats, Poultry, Fish, and Eggs		123	\$1,280.06	\$25,720,166
Dairy Products		123	\$611.66	\$12,290,023
Fruits and Vegetables		126	\$990.66	\$19,905,214
Snacks and Other Food at Home (10)		122	\$1,901.90	\$38,214,564
Food Away from Home		126	\$4,058.76	\$81,552,152
Alcoholic Beverages		130	\$739.12	\$14,851,043
Nonalcoholic Beverages at Home		122	\$532.39	\$10,697,154

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Bigelow Spinning Mills
 460 Main St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.41679
 Longitude: -71.6894

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	136	\$2,357.05	\$47,359,978
Vehicle Loans	116	\$5,695.75	\$114,444,057
Health			
Nonprescription Drugs	115	\$118.28	\$2,376,671
Prescription Drugs	117	\$582.77	\$11,709,568
Eyeglasses and Contact Lenses	130	\$99.68	\$2,002,764
Home			
Mortgage Payment and Basics (11)	140	\$13,129.73	\$263,814,065
Maintenance and Remodeling Services	145	\$2,871.25	\$57,691,735
Maintenance and Remodeling Materials (12)	131	\$485.67	\$9,758,517
Utilities, Fuel, and Public Services	123	\$5,594.64	\$112,412,288
Household Furnishings and Equipment			
Household Textiles (13)	128	\$170.74	\$3,430,589
Furniture	131	\$788.17	\$15,836,664
Floor Coverings	146	\$109.23	\$2,194,649
Major Appliances (14)	126	\$382.83	\$7,692,106
Housewares (15)	112	\$96.48	\$1,938,605
Small Appliances	125	\$41.12	\$826,235
Luggage	135	\$12.51	\$251,365
Telephones and Accessories	81	\$34.30	\$689,188
Household Operations			
Child Care	129	\$597.80	\$12,011,470
Lawn and Garden (16)	132	\$553.71	\$11,125,638
Moving/Storage/Freight Express	122	\$73.86	\$1,484,027
Housekeeping Supplies (17)	123	\$861.47	\$17,309,298
Insurance			
Owners and Renters Insurance	127	\$586.76	\$11,789,730
Vehicle Insurance	125	\$1,458.31	\$29,301,633
Life/Other Insurance	132	\$550.56	\$11,062,225
Health Insurance	123	\$2,380.55	\$47,832,068
Personal Care Products (18)	123	\$489.94	\$9,844,369
School Books and Supplies (19)	118	\$125.83	\$2,528,289
Smoking Products	111	\$476.09	\$9,566,005
Transportation			
Vehicle Purchases (Net Outlay) (20)	120	\$5,289.27	\$106,276,697
Gasoline and Motor Oil	118	\$3,374.00	\$67,793,268
Vehicle Maintenance and Repairs	125	\$1,182.01	\$23,749,941
Travel			
Airline Fares	142	\$652.35	\$13,107,595
Lodging on Trips	141	\$613.35	\$12,323,948
Auto/Truck/Van Rental on Trips	143	\$52.90	\$1,062,835
Food and Drink on Trips	135	\$589.29	\$11,840,584

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drive Time: 15 minutes

Latitude: 42.41679
Longitude: -71.6894

- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes magazine and newspaper subscriptions, single copies of magazines and newspapers, and books.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, and preschool.
- (20) Vehicle Purchases (Net Outlay)** includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

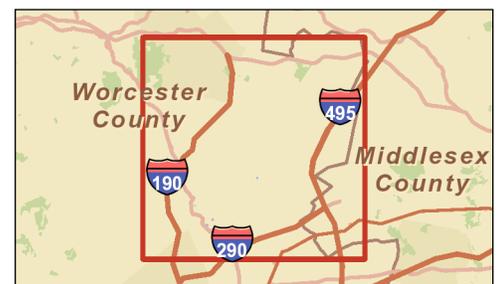
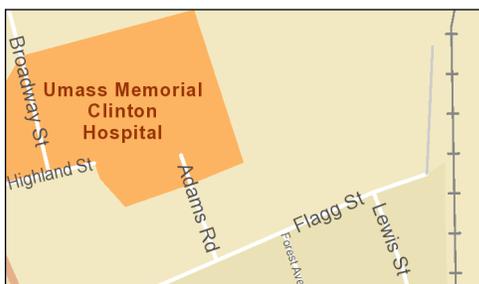
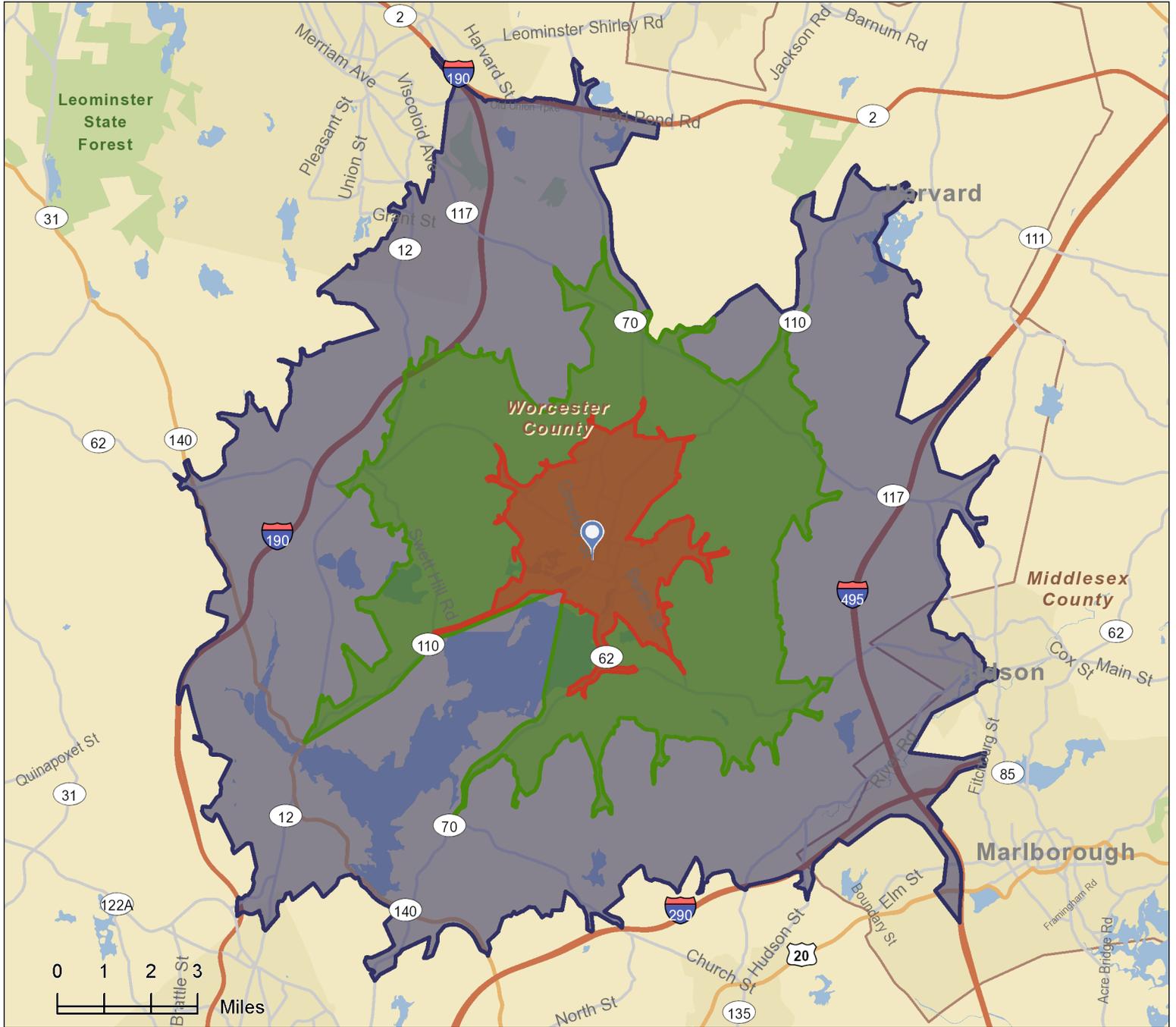
Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

February 23, 2012

Bigelow Spinning Mills
460 Main St, Clinton, MA, 01510
Drivetime: 5, 10, 15 Minutes

Latitude: 42.41679
Longitude: -71.6894



APPENDIX H

Market Segments

Top Tapestry Segments for the Town of Clinton and the 3 Priority Development Areas

Top Tapestry Segments in the Clinton 3 Priority Development Areas (PDAs)			
Market Segment	Demographic & Socioeconomic	Residential	Consumer Preferences
<p>Main Street USA <i>Clinton town-wide households: 35.6%; Bigelow Spinning Mills, 460 Main Street, Trade Area households: 22.0%; 285 West Boylston Street Trade Area households: 30.3%; 172 Sterling Street Trade Area households: 30.0%;</i></p>	<ul style="list-style-type: none"> Mix of household types Industry distributions very similar to U.S. 	<ul style="list-style-type: none"> Mix of single-family homes and multi-unit dwellings Suburbs of small cities 	<ul style="list-style-type: none"> Active community members: civic or volunteer work Visit theme parks and beaches Eat at family restaurants (e.g., Applebee's)
<p>In Style <i>Clinton town-wide Households: 32.5%; Bigelow Spinning Mills, 460 Main Street, Trade Area households: 19.8%; 285 West Boylston Street Trade Area households: 17.8%; 172 Sterling Street Trade Area households: 18.8%;</i></p>	<ul style="list-style-type: none"> Residents live in the suburbs but prefer the city lifestyle. Households without children comprise more than 2/3 of all households. More educated compared to U.S. level. 46% of employed residents have professional or management positions. 	<ul style="list-style-type: none"> More suburban than urban: 56% prefer single-family homes, 14% prefer townhouses. Homeownership just slightly above average 	<ul style="list-style-type: none"> Residents are computer savvy and go online daily track various financial information and purchase items from computer products to concert tickets Make use of financial planners and make investments into their IRA and 401(k) retirement accounts. They take domestic vacations to hike, golf and go backpacking.
<p>Exurbanites <i>Bigelow Spinning Mills, 460 Main Street, Trade Area households: 8.2%; 285 West Boylston Street Trade Area households: 8.3%; 172 Sterling Street Trade Area households: 9.3%;</i></p>	<ul style="list-style-type: none"> Mix of empty nesters and married couples with children at home Well-educated; about half in substantive professional or management jobs 	<ul style="list-style-type: none"> Single-family homes Not necessarily newest areas: 22% of housing built recently; 70% since 1969 Commute time is comparable to U.S. Average. 	<ul style="list-style-type: none"> Focus on Financial Security and Financial Planning. Work on their homes, lawn and gardens. Home improvement for interior and exterior painting, contractors for complicated

			<p>projects.</p> <ul style="list-style-type: none"> • Very physically active, activities include: jogging, boating, and golfing.
<p>Suburban Splendor <i>Bigelow Spinning Mills, 460 Main Street, Trade Area households: 11.7%;</i> <i>172 Sterling Street Trade Area households: 7.5%;</i></p>	<ul style="list-style-type: none"> • Mostly married coupled families with and without children • High-labor force participation by both men and women • Well-educated; most in white collar jobs 	<ul style="list-style-type: none"> • High homeownership rate. • Homes located in growing neighborhoods: 60% of homes built after 1979 • 85% own two or more vehicles. 	<ul style="list-style-type: none"> • Home improvement done mostly by contractors • Have latest electronic gadgets • Family activities include travel, reading, visiting museums and the theatre.
<p>International Marketplace <i>Clinton town-wide households: 14.4%;</i> <i>172 Sterling Street Trade Area households: 7.2%;</i></p>	<ul style="list-style-type: none"> • Population is young, with median age of 30.3 years. • Approximately 70% of the households are families. • The average family size is 3.7. • Is the second most diverse of all the Tapestry segments. • A fifth of households have difficulty speaking English. • Residents who work have jobs in manufacturing, retail trade, health care, and other services industry sectors. 	<ul style="list-style-type: none"> • A typical family rents an apartment in an older, multiunit building; because renters are dominant, homeownership is only 33%. • Most housing was built before 1970. 	<ul style="list-style-type: none"> • Tend to buy primarily groceries, diapers and children's clothes versus purchasing "home and hearth" products. • They shop at Marshalls and Costco and favorite drug store is Rite Aid. • They watch TV and listen to Hispanic, urban and contemporary radio instead of reading newspapers and magazines.
<p>Prosperous Empty Nesters <i>Bigelow Spinning Mills, 460 Main Street, Trade Area households: 6.6%;</i> <i>285 West Boylston Street Trade Area</i></p>	<ul style="list-style-type: none"> • Approx. 6 in 10 householders are aged 55 years or older. • 40% of households are married couples 	<ul style="list-style-type: none"> • Residents live in established neighborhoods located throughout U.S.; approx. 1/3 of these households are 	<ul style="list-style-type: none"> • <i>Prosperous Empty Nesters</i> residents value their health and financial being. • They exercise regularly and take a multitude of vitamin.

<p><i>households: 7.3%;</i></p>	<p>with no children living at home.</p> <ul style="list-style-type: none"> • Median age is 48.6 years. • 41% of residents aged 25 years and older hold bachelor's or graduate degrees. • Many residents who are still working have solid professional and management careers. 	<p>found in the East Coast.</p> <ul style="list-style-type: none"> • 77% of the housing was built before 1980 and most of the housing is single-family. 	<ul style="list-style-type: none"> • They refinish furniture and play golf. • Residents take pride in their homes and communities, so home remodeling, improvements, and lawn care are priorities.
<p>City Lights <i>Clinton town-wide households: 11.3%;</i></p>	<ul style="list-style-type: none"> • This segment is composed of diverse neighborhoods situated primarily in the northeast. • Households include families and singles, similar to the U.S. distribution by household type. • Median age is 38.4 years. • Residents earn a good living working in white-collar and service occupations. 	<ul style="list-style-type: none"> • Housing types include single-family homes, townhouses and apartments in buildings with 2 to 50 or more units. • 35% of housing units are apartments in buildings with two to four units, approx. 4X the national level. 	<ul style="list-style-type: none"> • Residents buy household furnishings, groceries (including fast food and takeout), personal goods, and entertainment. • They are more likely to buy household furnishings than home maintenance. • Residents take vitamins, practice yoga and do aerobics to stay fit.
<p>Cozy and Comfortable <i>Clinton town-wide households: 6.2%;</i> <i>Bigelow Spinning 285 West Boylston Street Trade Area households: 6.4%;</i></p>	<ul style="list-style-type: none"> • These segment residents are middle-aged married couples who are comfortably settled in their single-family homes in older neighborhoods. 	<ul style="list-style-type: none"> • Many residents are still living in the homes in which they raised their children. • Single-family structures make up 88% of the household inventory. 	<ul style="list-style-type: none"> • Home improvement and remodeling projects are important to them. • Although they will contract for some work, they attempt many projects, especially painting and lawn care.

	<ul style="list-style-type: none"> • Median age is 42 years. • Employed residents work in professional, managerial, and service occupations in a variety of industrial sectors with occupational distributions similar to U.S. values. 		<ul style="list-style-type: none"> • They eat at family restaurants such as Friendly's, Bob Evans Farms and Big Boy. • Television is very important many households own four or more sets so they won't miss any of their favorite shows.
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APPENDIX I

ESRI Business Analyst Online Retail Market Analysis Data



Retail MarketPlace Profile

285 West Boylston Street
 285 W Boylston St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.40471
 Longitude: -71.72056

Summary Demographics

2010 Population	6,849
2010 Households	2,793
2010 Median Disposable Income	\$42,722
2010 Per Capita Income	\$26,966

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$67,208,421	\$55,979,849	\$11,228,572	9.1	66
Total Retail Trade	44-45	\$56,864,163	\$47,664,128	\$9,200,035	8.8	45
Total Food & Drink	722	\$10,344,259	\$8,315,722	\$2,028,537	10.9	21

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$12,935,471	\$2,328,810	\$10,606,661	69.5	4
Automobile Dealers	4411	\$10,833,730	\$1,427,919	\$9,405,811	76.7	1
Other Motor Vehicle Dealers	4412	\$1,008,405	\$0	\$1,008,405	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,093,335	\$900,891	\$192,444	9.7	3
Furniture & Home Furnishings Stores	442	\$2,059,015	\$559,828	\$1,499,187	57.2	1
Furniture Stores	4421	\$1,406,708	\$0	\$1,406,708	100.0	0
Home Furnishings Stores	4422	\$652,308	\$559,828	\$92,480	7.6	1
Electronics & Appliance Stores	4431	\$1,930,724	\$1,787,447	\$143,277	3.9	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$2,469,018	\$477,039	\$1,991,978	67.6	4
Bldg Material & Supplies Dealers	4441	\$2,264,634	\$451,576	\$1,813,058	66.7	3
Lawn & Garden Equip & Supply Stores	4442	\$204,384	\$25,463	\$178,921	77.8	1
Food & Beverage Stores	445	\$12,512,548	\$24,465,379	\$-11,952,831	-32.3	10
Grocery Stores	4451	\$10,778,321	\$23,206,483	\$-12,428,162	-36.6	6
Specialty Food Stores	4452	\$608,881	\$474,535	\$134,346	12.4	2
Beer, Wine & Liquor Stores	4453	\$1,125,346	\$784,361	\$340,985	17.9	2
Health & Personal Care Stores	446,4461	\$3,212,146	\$3,695,199	\$-483,053	-7.0	3
Gasoline Stations	447,4471	\$9,122,521	\$9,874,259	\$-751,738	-4.0	4
Clothing & Clothing Accessories Stores	448	\$3,068,877	\$1,025,704	\$2,043,173	49.9	5
Clothing Stores	4481	\$2,510,233	\$830,749	\$1,679,484	50.3	4
Shoe Stores	4482	\$234,364	\$0	\$234,364	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$324,279	\$194,955	\$129,324	24.9	1
Sporting Goods, Hobby, Book & Music Stores	451	\$1,077,555	\$881,358	\$196,197	10.0	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$540,489	\$323,669	\$216,820	25.1	3
Book, Periodical & Music Stores	4512	\$537,066	\$557,689	\$-20,623	-1.9	1
General Merchandise Stores	452	\$5,789,317	\$1,486,152	\$4,303,165	59.1	1
Department Stores Excluding Leased Depts.	4521	\$2,387,889	\$0	\$2,387,889	100.0	0
Other General Merchandise Stores	4529	\$3,401,428	\$1,486,152	\$1,915,276	39.2	1
Miscellaneous Store Retailers	453	\$947,215	\$1,076,908	\$-129,692	-6.4	7
Florists	4531	\$72,691	\$53,143	\$19,547	15.5	1
Office Supplies, Stationery & Gift Stores	4532	\$417,824	\$519,118	\$-101,294	-10.8	3
Used Merchandise Stores	4533	\$63,052	\$464,303	\$-401,251	-76.1	2
Other Miscellaneous Store Retailers	4539	\$393,649	\$40,343	\$353,305	81.4	1
Nonstore Retailers	454	\$1,739,756	\$6,044	\$1,733,711	99.3	0
Electronic Shopping & Mail-Order Houses	4541	\$955,224	\$0	\$955,224	100.0	0
Vending Machine Operators	4542	\$184,603	\$0	\$184,603	100.0	0
Direct Selling Establishments	4543	\$599,928	\$6,044	\$593,884	98.0	0
Food Services & Drinking Places	722	\$10,344,259	\$8,315,722	\$2,028,537	10.9	21
Full-Service Restaurants	7221	\$4,730,702	\$4,475,619	\$255,083	2.8	14
Limited-Service Eating Places	7222	\$4,651,371	\$3,509,325	\$1,142,047	14.0	4
Special Food Services	7223	\$815,976	\$121,328	\$694,647	74.1	0
Drinking Places - Alcoholic Beverages	7224	\$146,210	\$209,450	\$-63,240	-17.8	3

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Infogroup

April 23, 2012

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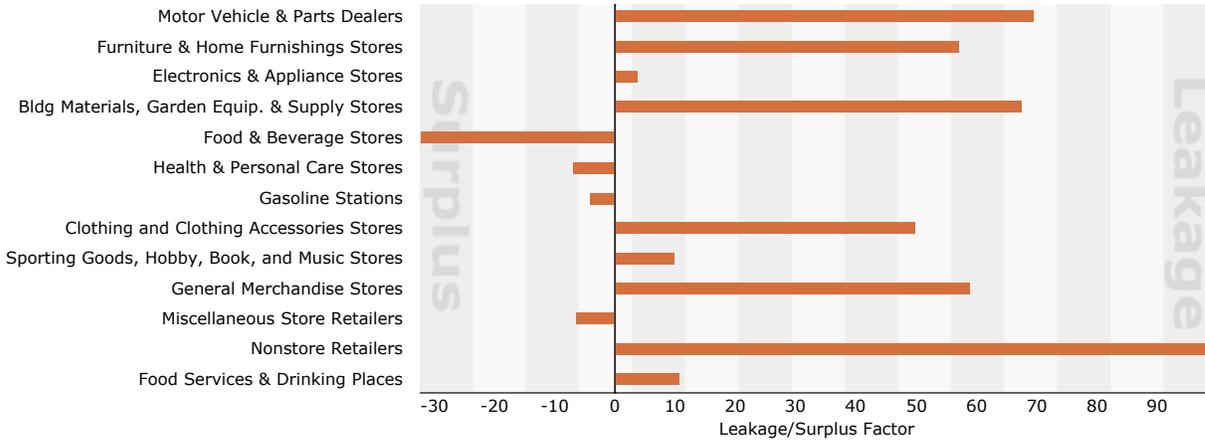


Retail MarketPlace Profile

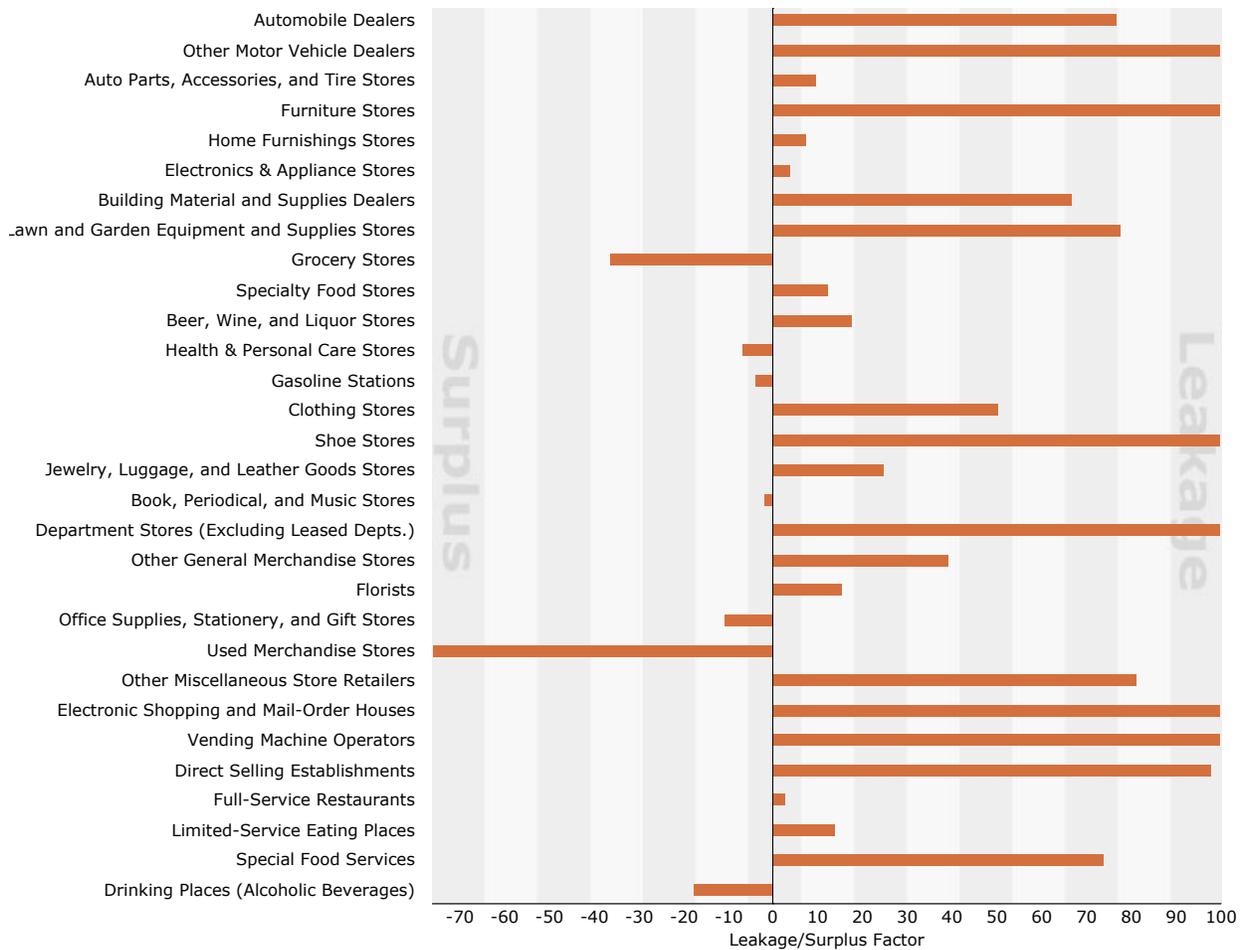
285 West Boylston Street
 285 W Boylston St, Clinton, MA, 01510
 Drive Time: 5 minutes

Latitude: 42.40471
 Longitude: -71.72056

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup

April 23, 2012



Retail MarketPlace Profile

285 West Boylston Street
 285 W Boylston St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.40471
 Longitude: -71.72056

Summary Demographics

2010 Population	24,697
2010 Households	9,694
2010 Median Disposable Income	\$47,039
2010 Per Capita Income	\$29,717

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$264,100,862	\$156,064,707	\$108,036,155	25.7	183
Total Retail Trade	44-45	\$223,963,505	\$134,732,719	\$89,230,786	24.9	131
Total Food & Drink	722	\$40,137,357	\$21,331,988	\$18,805,369	30.6	52

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$51,832,913	\$5,816,546	\$46,016,367	79.8	12
Automobile Dealers	4411	\$43,324,718	\$3,900,491	\$39,424,228	83.5	5
Other Motor Vehicle Dealers	4412	\$4,206,337	\$356,186	\$3,850,151	84.4	1
Auto Parts, Accessories & Tire Stores	4413	\$4,301,859	\$1,559,869	\$2,741,989	46.8	6
Furniture & Home Furnishings Stores	442	\$8,249,289	\$1,866,682	\$6,382,607	63.1	5
Furniture Stores	4421	\$5,640,765	\$177,235	\$5,463,530	93.9	1
Home Furnishings Stores	4422	\$2,608,524	\$1,689,447	\$919,077	21.4	4
Electronics & Appliance Stores	4431	\$7,642,869	\$2,712,868	\$4,930,000	47.6	7
Bldg Materials, Garden Equip. & Supply Stores	444	\$10,083,053	\$2,055,427	\$8,027,626	66.1	11
Bldg Material & Supplies Dealers	4441	\$9,218,731	\$1,841,074	\$7,377,657	66.7	9
Lawn & Garden Equip & Supply Stores	4442	\$864,322	\$214,352	\$649,969	60.3	3
Food & Beverage Stores	445	\$47,955,110	\$50,527,822	\$-2,572,712	-2.6	26
Grocery Stores	4451	\$41,277,087	\$45,870,323	\$-4,593,236	-5.3	14
Specialty Food Stores	4452	\$2,319,225	\$2,774,708	\$-455,484	-8.9	7
Beer, Wine & Liquor Stores	4453	\$4,358,798	\$1,882,790	\$2,476,008	39.7	5
Health & Personal Care Stores	446,4461	\$12,871,385	\$9,271,951	\$3,599,434	16.3	6
Gasoline Stations	447,4471	\$36,050,763	\$27,251,165	\$8,799,599	13.9	8
Clothing & Clothing Accessories Stores	448	\$11,897,154	\$2,087,635	\$9,809,519	70.1	12
Clothing Stores	4481	\$9,728,915	\$1,395,896	\$8,333,019	74.9	9
Shoe Stores	4482	\$891,891	\$248,092	\$643,799	56.5	1
Jewelry, Luggage & Leather Goods Stores	4483	\$1,276,349	\$443,648	\$832,701	48.4	2
Sporting Goods, Hobby, Book & Music Stores	451	\$4,194,539	\$11,287,242	\$-7,092,703	-45.8	11
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,120,959	\$1,078,703	\$1,042,256	32.6	9
Book, Periodical & Music Stores	4512	\$2,073,579	\$10,208,539	\$-8,134,960	-66.2	2
General Merchandise Stores	452	\$22,632,320	\$18,104,835	\$4,527,486	11.1	3
Department Stores Excluding Leased Depts.	4521	\$9,339,127	\$14,516,187	\$-5,177,060	-21.7	1
Other General Merchandise Stores	4529	\$13,293,193	\$3,588,648	\$9,704,545	57.5	3
Miscellaneous Store Retailers	453	\$3,789,001	\$2,990,542	\$798,458	11.8	29
Florists	4531	\$307,901	\$246,912	\$60,989	11.0	4
Office Supplies, Stationery & Gift Stores	4532	\$1,653,724	\$887,064	\$766,660	30.2	6
Used Merchandise Stores	4533	\$247,497	\$667,221	\$-419,724	-45.9	8
Other Miscellaneous Store Retailers	4539	\$1,579,879	\$1,189,346	\$390,534	14.1	11
Nonstore Retailers	454	\$6,765,109	\$760,004	\$6,005,105	79.8	1
Electronic Shopping & Mail-Order Houses	4541	\$3,776,918	\$650,935	\$3,125,983	70.6	1
Vending Machine Operators	4542	\$706,972	\$0	\$706,972	100.0	0
Direct Selling Establishments	4543	\$2,281,219	\$109,069	\$2,172,150	90.9	0
Food Services & Drinking Places	722	\$40,137,357	\$21,331,988	\$18,805,369	30.6	52
Full-Service Restaurants	7221	\$18,362,429	\$11,022,360	\$7,340,069	25.0	33
Limited-Service Eating Places	7222	\$18,057,043	\$7,051,670	\$11,005,373	43.8	9
Special Food Services	7223	\$3,166,611	\$2,072,753	\$1,093,859	20.9	5
Drinking Places - Alcoholic Beverages	7224	\$551,274	\$1,185,206	\$-633,932	-36.5	5

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Infogroup

April 23, 2012

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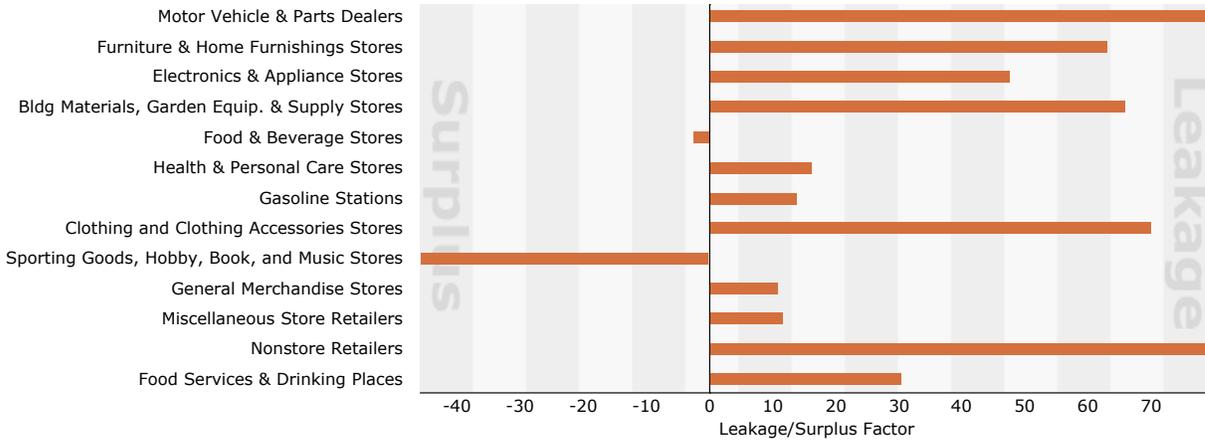


Retail MarketPlace Profile

285 West Boylston Street
 285 W Boylston St, Clinton, MA, 01510
 Drive Time: 10 minutes

Latitude: 42.40471
 Longitude: -71.72056

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup

April 23, 2012

Made with Esri Business Analyst



Retail MarketPlace Profile

285 West Boylston Street
 285 W Boylston St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.40471
 Longitude: -71.72056

Summary Demographics

2010 Population	58,430
2010 Households	22,393
2010 Median Disposable Income	\$50,816
2010 Per Capita Income	\$31,723

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$662,169,708	\$438,365,414	\$223,804,294	20.3	415
Total Retail Trade	44-45	\$561,675,916	\$380,059,569	\$181,616,346	19.3	305
Total Food & Drink	722	\$100,493,792	\$58,305,844	\$42,187,948	26.6	110

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$130,468,097	\$95,212,630	\$35,255,468	15.6	39
Automobile Dealers	4411	\$108,906,852	\$84,374,914	\$24,531,938	12.7	20
Other Motor Vehicle Dealers	4412	\$10,763,653	\$4,478,755	\$6,284,898	41.2	4
Auto Parts, Accessories & Tire Stores	4413	\$10,797,592	\$6,358,960	\$4,438,632	25.9	15
Furniture & Home Furnishings Stores	442	\$20,910,480	\$5,731,433	\$15,179,047	57.0	16
Furniture Stores	4421	\$14,305,627	\$1,325,316	\$12,980,311	83.0	2
Home Furnishings Stores	4422	\$6,604,854	\$4,406,117	\$2,198,736	20.0	14
Electronics & Appliance Stores	4431	\$19,240,213	\$10,441,582	\$8,798,631	29.6	21
Bldg Materials, Garden Equip. & Supply Stores	444	\$25,703,533	\$17,373,602	\$8,329,931	19.3	32
Bldg Material & Supplies Dealers	4441	\$23,496,948	\$16,273,924	\$7,223,024	18.2	24
Lawn & Garden Equip & Supply Stores	4442	\$2,206,585	\$1,099,677	\$1,106,907	33.5	8
Food & Beverage Stores	445	\$119,456,667	\$92,344,151	\$27,112,515	12.8	45
Grocery Stores	4451	\$102,759,496	\$62,492,193	\$40,267,302	24.4	21
Specialty Food Stores	4452	\$5,769,465	\$9,398,142	\$-3,628,677	-23.9	14
Beer, Wine & Liquor Stores	4453	\$10,927,706	\$20,453,816	\$-9,526,110	-30.4	11
Health & Personal Care Stores	446,4461	\$32,321,547	\$45,926,496	\$-13,604,948	-17.4	17
Gasoline Stations	447,4471	\$90,012,062	\$50,010,603	\$40,001,459	28.6	14
Clothing & Clothing Accessories Stores	448	\$29,834,482	\$10,343,653	\$19,490,829	48.5	29
Clothing Stores	4481	\$24,382,444	\$8,357,669	\$16,024,775	48.9	20
Shoe Stores	4482	\$2,220,465	\$1,156,350	\$1,064,115	31.5	4
Jewelry, Luggage & Leather Goods Stores	4483	\$3,231,572	\$829,634	\$2,401,939	59.1	4
Sporting Goods, Hobby, Book & Music Stores	451	\$10,532,168	\$12,702,537	\$-2,170,369	-9.3	23
Sporting Goods/Hobby/Musical Instr Stores	4511	\$5,328,666	\$1,875,903	\$3,452,763	47.9	18
Book, Periodical & Music Stores	4512	\$5,203,502	\$10,826,634	\$-5,623,132	-35.1	5
General Merchandise Stores	452	\$56,715,453	\$31,630,383	\$25,085,070	28.4	8
Department Stores Excluding Leased Depts.	4521	\$23,427,752	\$24,975,636	\$-1,547,885	-3.2	2
Other General Merchandise Stores	4529	\$33,287,701	\$6,654,746	\$26,632,955	66.7	6
Miscellaneous Store Retailers	453	\$9,540,121	\$5,136,549	\$4,403,572	30.0	58
Florists	4531	\$786,514	\$803,152	\$-16,638	-1.0	10
Office Supplies, Stationery & Gift Stores	4532	\$4,160,142	\$1,489,784	\$2,670,358	47.3	12
Used Merchandise Stores	4533	\$624,475	\$961,731	\$-337,257	-21.3	16
Other Miscellaneous Store Retailers	4539	\$3,968,990	\$1,881,881	\$2,087,109	35.7	20
Nonstore Retailers	454	\$16,941,091	\$3,205,951	\$13,735,140	68.2	5
Electronic Shopping & Mail-Order Houses	4541	\$9,498,233	\$1,015,854	\$8,482,380	80.7	2
Vending Machine Operators	4542	\$1,761,552	\$319,732	\$1,441,820	69.3	0
Direct Selling Establishments	4543	\$5,681,306	\$1,870,366	\$3,810,940	50.5	2
Food Services & Drinking Places	722	\$100,493,792	\$58,305,844	\$42,187,948	26.6	110
Full-Service Restaurants	7221	\$46,022,738	\$31,731,837	\$14,290,901	18.4	68
Limited-Service Eating Places	7222	\$45,175,253	\$20,894,277	\$24,280,975	36.8	27
Special Food Services	7223	\$7,922,048	\$3,432,793	\$4,489,255	39.5	7
Drinking Places - Alcoholic Beverages	7224	\$1,373,753	\$2,246,937	\$-873,184	-24.1	8

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Infogroup

April 23, 2012

Made with Esri Business Analyst

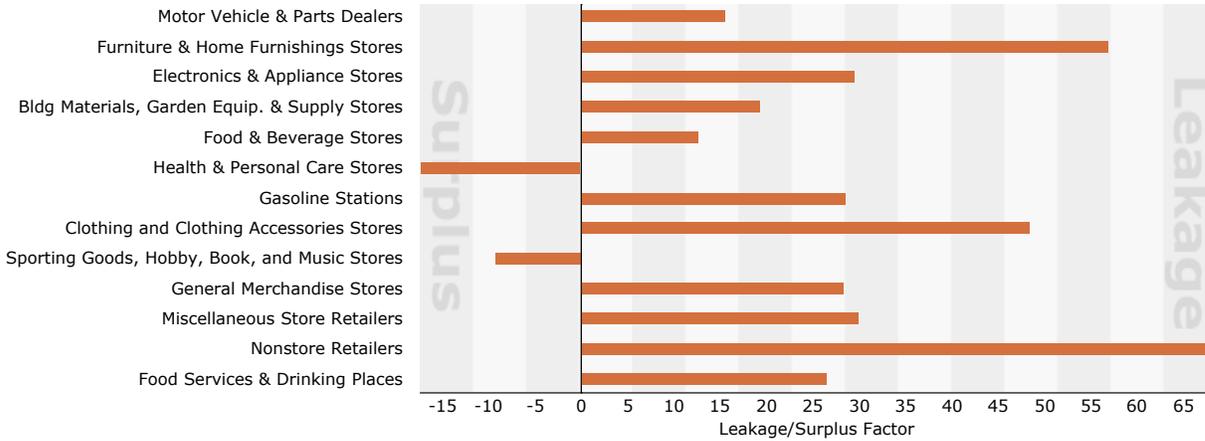


Retail MarketPlace Profile

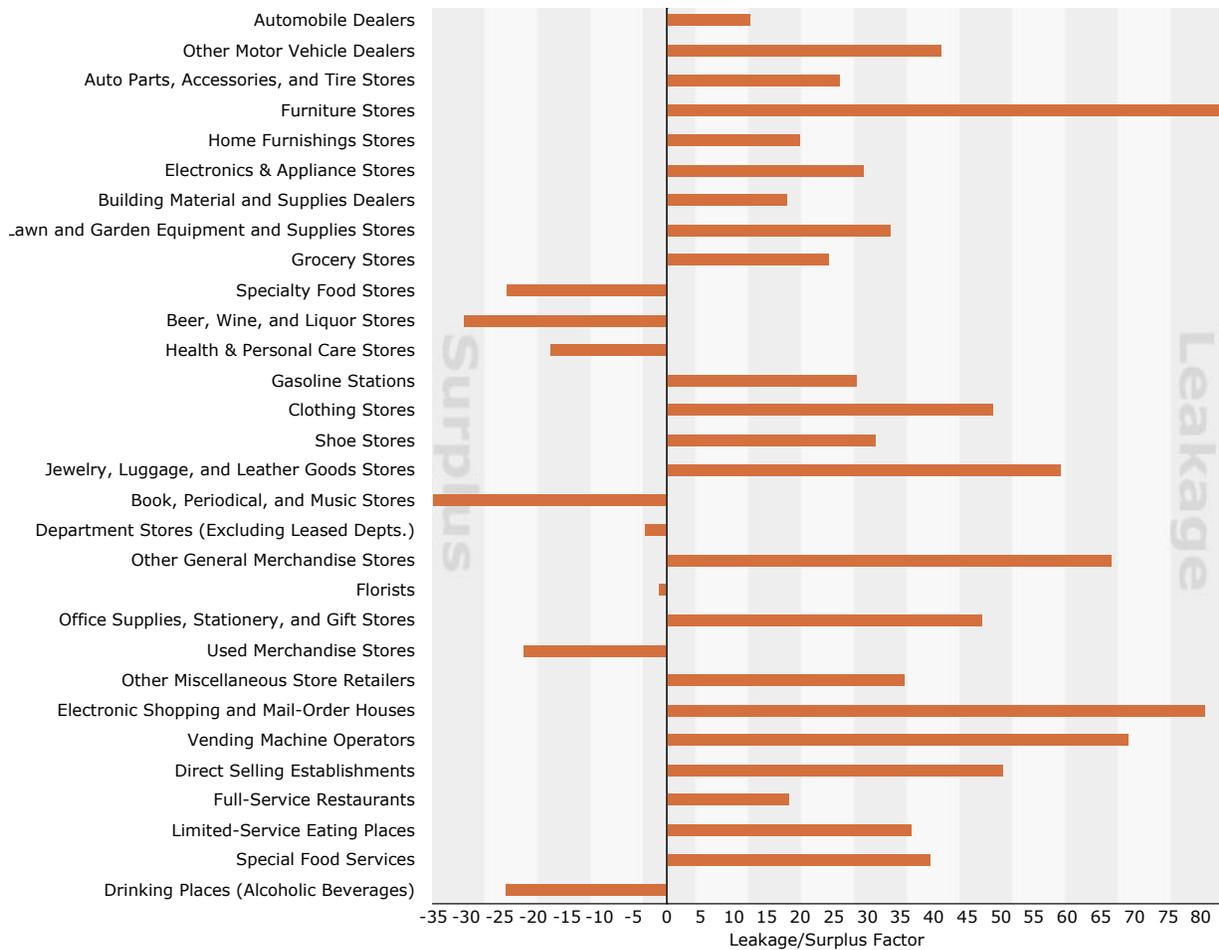
285 West Boylston Street
 285 W Boylston St, Clinton, MA, 01510
 Drive Time: 15 minutes

Latitude: 42.40471
 Longitude: -71.72056

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup

April 23, 2012

APPENDIX J

Foster Group's Leominster / Fitchburg Industrial Market Assessment 2012

Highlights of the Fitchburg/Leominster Industrial Space Market based on
The Foster Report, Fitchburg/Leominster, Massachusetts, January 2012

Fitchburg - Leominster Industrial Market Survey:

Overview

Modern local industrial real estate market activity experienced another year of rising vacancy. There was no new industrial construction within the Region last year.

Locally, in 2011 there has been an increase in manufacturer viewings of available space. Offering prices for small modern spaces have been relatively stable. Some price softening is evident on large and or older facilities. As the national economy improve, the local industrial real estate market will be aided by its diversity.

As of January 2012, the vacancy rate for modern industrial space in the Fitchburg-Leominster area is 21.6%, an increase from the January 2011 vacancy rate of 17.7%.

Average vacancy for mill space in Fitchburg and Leominster combined was 20.6% as of January 2012, up from 18.3% January of 2011.

New Construction

No new industrial buildings were constructed in 2011 or are presently proposed for 2012.

Potential demand for new construction is limited to specialized and high image conscious facilities or additions. Many manufacturers have readily available space within existing facilities, in a market where value is substantially below replacement cost, with both factors deterring construction of new facilities.

Industrial Land

Leominster Southgate Business Park: Infrastructure improvements are complete within the 59-acre, supported by state grants. Developers and local officials attempts to attract technology based industry, job creation and private investment have not materialized due to general economic conditions. This development is well positioned for industry expansion for the next economic uptick.

Industrial Land Sales During 2011

Airport Road, Fitchburg, 10 acres: Although not a vacant site at time of purchase, existing 200,000+ SF old mill structures on the 10-acre site were in poor condition. The site has street frontage on Airport Road and connects to Falulah Street to the rear. The new owner is demolishing existing structures. *See commercial redevelopment in neighborhood, on page 3 of the Foster Report.*

Modern Industrial Space

Defined typical modern industrial space as single-story masonry/steel buildings. These buildings are open warehouse and manufacturing facilities which generally include 5%-10% office space with ceiling heights of at least 14 feet. Newer buildings often have higher clearance closer to 20 feet, a greater proportion of office space, and climate controlled manufacturing areas.

Any space on the market for lease or sale and any unoccupied space as of the date of this survey was considered vacant.

Demand Trends: Local brokers report reasonable interest for freestanding buildings of 5,000 to 20,000 square feet, but few have become available. Larger buildings over 50,000 square feet in size have faced multi year offerings, but as prices have declined, are now starting to generate more prospect viewing activity.

Summary of Modern Industrial Activity: As of January 2012, there was a total of 1,902,275 square feet available in Fitchburg and Leominster, or 21.6% of the total existing modern industrial base. This is the sixth consecutive year with negative industrial space absorption. *See Chart on Page 5*

Leominster Activity: Modern Industrial Space

Leominster has a total supply of almost 6.2 million square feet. This represents about 70% of the Fitchburg-Leominster market. There are 1,556,120 square feet of modern industrial space currently available in Leominster or 25.2% of the total Leominster inventory of modern industrial property base.

Leominster Conclusion: The vacancy rate increased again the past year. Large portion of total available space is attributed to 25 Tucker Drive with 566,858 square feet. A positive market indicator is active negotiation and application for TIF for this property. There was no record of a concluded transaction for the facility.

Additional smaller spaces are currently available for lease. Historically, lease demand for small spaces is more prevalent in this market. Buildings under 20,000 square feet and particularly 5,000 to 10,000 square feet in size still experience stronger sale/purchase interest in the market. Only one under 10,000 SF became available for sale in 2011 and it sold during the year.

There were few concluded sale and lease deals in 2011 resulting in another consecutive year of negative absorption for the market. Broad declining economic market conditions attribute to the addition of more available space in the local market.

Under Sales and Leases During 2011: 320 Industrial Road, a multi-year vacant facility was purchased for owner-occupant use by a juice bottling business with link to local orchards.

Fitchburg Activity: Modern Industrial Space

Fitchburg has a total supply of almost 2.6 million square feet of modern industrial space. This represents about 30% of the Fitchburg-Leominster market. The vacancy rate in January 2012 is 13.2% with 346,155 square feet available on the market.

The largest available space is contained within the vacant 99 Development Road complex, formerly owned by ChemDesign. The complex consists of 10 buildings, last sold at auction in 2006 after bankruptcy. Prospective buyer interest was reported in 2011, but no recorded transition in 2011.

Fitchburg Conclusion: There is currently 346,155 square feet of modern industrial space available in Fitchburg, or 13.2% of the City's total supply. This reflects an increase from the 281,347 square feet of modern industrial space that was available in January 2011. The Development Road complex is

specialized, and requires substantial retrofitting for alternative use. The other available properties are suited for broad range of industrial uses.

Simplex Drive, Westminster: The former Simplex facility in Westminster with 687,000 square feet of modern industrial/office space still has 380,000 SF of industrial/flex space on the market. Continued offering of this space is indication of lack of demand for large blocks of quality industrial and warehouse space in Central Massachusetts.

Mill Type Industrial Space

Mill type space is older being built around the turn of the nineteenth century.

The mill property industrial survey is included to help understand this market. There is a large inventory of mill space and significant vacancy. Available lease space is offered at low rents and may meet the needs of short term and some start up users requiring lower budget space. Almost 80% of the mill space is in Fitchburg. In comparison, approximately 70% of the modern industrial space is in Leominster.

Highlights from *Factors Impacting Sales*:

With availability of modern space at low pricing, mill space may no longer be as cost effective.

Environmental issues with mill space are common.

AUL considerations

Availability of financing for mill property acquisitions remains more difficult than modern space.

Tenant demand for mill spaces tends to be from budget conscious businesses that do not need modern space and businesses requiring overflow temporary warehouse space...

Majority of the more desirable/suitable mills located in Leominster have been converted to residential and commercial use. There are several mill buildings in Fitchburg with approvals for residential conversion.

Leominster Activity: Mill Type Space

511-551 Lancaster Street has experienced some tenant turnover in 2011. The landlord is upgrading fire sprinkler systems as portion of building is being converted for commercial type uses such as retail and restaurant. Specific occupancy details could not be confirmed.

Fitchburg Activity: Mill Type Space

Conversions: Residential market conditions have stalled proposed mill conversions at 1428 Main Street and 93 Nockege Street on hold. If these building conversions materialize in the future, another 330,000 square feet of mill space will be removed from the industrial mill space market.

Available Mill Space: There is 782,975 SF mill space vacancy in Fitchburg. The substantial vacancy addition this year is 642 River Street. The specialty paper production plant has shut down. It may take years to dismantle, refurbish and/or demolish the facility for reuse of the site, if not reactivated as a paper production facility.

Putnam Place: The Fitchburg Redevelopment Authority is continuing to market space in this facility for multiple tenant use. Public and state agencies have been the primary source of tenants. Substantial upgrades have converted available space to service/flex space in hopes of skilled job creation. The property is considered key to revitalization activity within downtown. The common obstacle to drawing businesses from outside markets is lack of highway access, but the commuter rail station is nearby.

APPENDIX K

**Highlights of the Metro West Suburban Office
and Industrial Market from CB Richard Ellis
Real Estate 2011 and 2012
Market Outlook New England**

**Highlights of the Metro West Suburban Office and Industrial Market based on
CB Richard Ellis Real Estate's 2011 Market Outlook and 2012 Market Outlook, New England
Prepared by Montachusett Regional Planning Commission**

MRPC have determined that the Town of Shirley should be assessed against the Metro West Suburban Office and Industrial Market Areas. CB Richard Ellis breaks the Metro West Suburban Market into four (4) sub-groups: Route 128 – West, Framingham – Natick, Route 495 – Route 2 West, and Route 495 - Mass Pike West. MRPC will provide market assessment review for the two sub-groups: Route 495 – Route 2 West and Route 495 - Mass Pike West. A summary of the 2011 and 2012 Market Outlooks for the Office and Industrial markets are provided in the text that follows.

Office Market

2011 Market Outlook indicated the following:

The I-495/Mass Pike West submarket has been nearly flat year-over-year, trending similarly to the overall suburban landscape. The three largest deals of the year were renewals.

Forecast: Given uncertainty in the economy and limited job growth, overall availability will remain relatively unchanged. Tenants will continue to focus their attention on the higher quality buildings with amenities. Overall rental rates will continue to be flat, with the exception of a slight increase in specific assets within the core market. These core assets will also benefit from higher levels of absorption as the overall market experiences a slight improvement in absorption metrics.

2012 Market Outlook indicated the following:

Metro West as a whole had a negative absorption of 721,000 square feet. The uncertainty in the economy, concern over job growth, and increasing levels of caution related to world events have slowed activity and absorption in the submarket.

Two other macro events were noted to continue to impact the Metro West market. The first macro event is mergers and acquisitions. The second macro event is corporate downsizing. Marlboro is the epicenter of the second event with Fidelity and Hewlett-Packard each vacating their two building campuses. From an office perspective, this translates to adding 1.28 million square feet to the market both to inventory and vacancy. The impact is dramatic as this shifts absorption for 2011 in Metro West to the negative 721,000 square feet reported above. It also garners the Route 495-Mass Pike West submarket with an availability rate of 32.4%, the highest in Metro West.

Forecast: 2011 has been an interesting market. 2010 was a tenant's market while 2011 saw some price escalation and was still favorable to tenants, but more balanced than 2010. Macroeconomic factors in the second half of the year certainly played a role in the market's plateau and a more cautious tone from landlord and tenants.

Overall rental rates will continue to be flat, but demand could pick up with tenants from Cambridge searching for price alternatives and different labor pools. The clouds of economic uncertainty and a Presidential election and likely to quell absorption and lend a cautionary tone in the market.

The Table below provides a Summary of the two submarkets from 2011 and 2012 Market Outlook – for the Office Market

Submarket	Year	Total Sq. Ft.	Availability	Vacancy	Sublease	YTD Absorption (SF)	Ave. Asking Rent
Route 495 – Route 2 West	2011	4,584,618	24.2%	16.2%	4.5%	(89,597)	\$14.65
Route 495 – Mass Pike West	2011	11,595,222	25.0%	16.8%	4.7%	18,034	\$17.67
Route 495 – Route 2 West	2012	4,690,218	27.6%	15.8%	4.7%	(135,718)	\$14.28
Route 495 – Mass Pike West	2012	12,840,272	32.4%	25.9%	3.8%	(1,173,772)	\$15.05

Industrial Market

2011 Market Outlook indicated the following:

The Metro West Industrial market closed 2010 by depositing another 352,000 square feet in the already oversized availability column. Though the movement is still negative, the rate of decline has slowed considerably from the high levels seen since late 2007. While overall market stabilization remains an elusive notion, confidence that we are approaching the light at the end of the tunnel is undoubtedly strong than it was 12 months ago. The West Industrial market entered 2011 with availability of 27% and 18.8%, respectively.

Compared to the Metro North and South Industrial markets, the Metro West market is characterized by a more limited inventory of buildings, and as such traditionally sees slower deal velocity. The Metro West Industrial market is saturated with older industrial facilities that cannot differentiate themselves from their competition. Landlords with strong market awareness have been willing to decrease rates to unprecedented lows, knowing that their buildings' functional ability is decreasing by the year. Consequently, landlords with more modern properties have been able to hold rents at surprisingly healthy levels due to the lack of true competitive properties. Even with a dearth of user velocity, the market would benefit from improved product offerings on both the R&D and high-bay warehouse sales.

The following lease transactions highlight most of the activity that occurred in Metro West during 2010: McKesson renewed their lease of 154,000 square feet at 55 Lyman Street in Northborough; likewise FedEx extended their 57,000 square foot lease term in that same Class A, high-bay warehouse; Ameridose shuffled down the street into 64,000 square feet at 201 Flanders Road in Westborough; New England Sheets entered the market and leased 162,000 square feet at 36 Saratoga Boulevard at Devens; A123 Systems took 66,000 square feet of flex space at 155 Flanders Road in Westborough; Columbia Tech leased a 61,000 square foot space at 53 Otis Street in Westborough; Akibia renewed a 41,000

square foot lease at 20 Forbes Road in Northborough; Barrett Warehouse a new distribution contract n 50,000 square feet at 450 Whitney Street in Northborough; and KLT Recycling leased a 34,000 square feet at 3 Nemco Way in Ayer.

The user sales deals occurring in 2010 can be counted on one hand as the bid-ask spreads typically remained too disparate to overcome. The marquee deal of the year was the sale of the former Rockport Distribution Center in Lancaster. Horn Packaging purchased the 270,000 square foot, high-bay warehouse at 580 Fort Pond Road.

Forecast: The Metro West will continue to move towards stabilization in 2011. Having weathered two calendar years of negative metrics, the market may be able to stave off added negativity in 2011. We expect user activity to increase very slightly with quarterly absorption close to zero, perhaps even positive, assuming there are no additional setbacks in the general economy.

2012 Market Outlook indicated the following:

After four consecutive years of negative absorption, the Metro West Industrial market returned to life with 1.0 million square feet of positive absorption in 2011 (note: 844,000 sq. ft. of this absorption was in *the two submarkets*). The prolonged recession had contributed 2.4 million square feet of availability to the market between 2008 and 2010 with availability exceeding 50% in certain submarkets (Route 2 West) during the depths of the decline. The return of positive absorption did not overtly reverse the aggressive nature of property owners, but it does promise to highlight an increasing lack of high-quality available space in the market as we look toward 2012.

Industrial deal velocity in both the North and South markets has again outpaced the West in 2011. Though the statistical reports will depict marginally positive results for 2011, the overwhelming trend remains an absence of pre-recession tenant and user activity levels. Rents in 2011 gained stability, as Class A buildings *exhibited* a willingness to complete deals in the low-\$5.00s per square foot and Class B buildings trended slightly lower with deals being stuck in the low-to-mid \$4.00s per square foot. Overall statistical asking rates for total industrial in the West closed the year at \$6.18 per square foot.

From the ruins of the recession emerged a small victory for the formerly beleaguered Route 2 West submarket. In Devens, NFI Transportation renewed a lease of 125,000 square feet and Quiet Logistics moved their operations into 200,000 square feet within 66 Saratoga Boulevard, previously the distribution center for Gillette. The 410,000 square foot building that began the year with 100% availability has only 75,000 square feet of available space at year end. Despite these gains, the Route 2 West market still carries a vacancy rate of 33.3%

High-bay space is at an extreme premium in the Mass Pike West submarket. **Defined as space with more than 24 feet of clear height**, the submarket has a vacancy rate of 7.7%. The reality of the situation is that between the towns of Franklin and Littleton along the Route 495 belt, **there are zero contiguous high-bay spaces of 50,000 square feet or greater available for lease**. For this reason, some tenants who have explored the market have been deterred from making a deal. With an offering of high-bay product near the intersection of Routes 495 and 90, larger distribution deals may start to find their way back to the West market. To date, no developers are prepared to put shovel to dirt.

Over the course of the year, deal velocity and tenant activity were predictably slow and uninspiring.

Forecast: It is difficult to offer a prediction of any substantive improvement for the West market in 2012. The Metro West Industrial market will likely remain a tenant's market for the short term as all signs point to another year of lethargic deal velocity with stabilized rents remaining 10-15% below pre-recession levels. The global economic climate has yielded little in the way of signs of optimism as slow growth creates significant threats of a return to negative absorption in 2012. The Metro West will always be the center of the Boston distribution market, but until new high-bay product is produced, the transaction volume will be limited and at reduced values.

The Table below provides a Summary of the two submarkets from 2011 and 2012 Market Outlook – for the Industrial Market:

Submarket	Year	Total Sq. Ft.	Availability	Vacancy	Sublease	YTD Absorption (SF)	Ave. Asking Rent
Route 495 – Route 2 West	2011	7,492,437	50.3%	31.4%	5.1%	6,176	\$5.29
Route 495 – Mass Pike West	2011	14,694,862	21.8%	17.4%	4.5%	(382,091)	\$6.69
Route 495 – Route 2 West	2012	7,492,437	44.4%	33.3%	4.9%	441,827	\$5.01
Route 495 – Mass Pike West	2012	15,055,329	21.1%	17.8%	4.2%	403,900	\$7.37

APPENDIX L

The Jobs Analysis Data From Clinton and the 30-minute commute set of communities

Appendix L

Clinton PDA DLTA Jobs Analysis.

Note the Top 5 sectors are provided in this analysis. A complete set of raw data collected by MRPC for this Jobs Analysis is being provided to the Town of Clinton Community and Economic Development Director on CD-ROM.

First set of data below is summary based on where people live.

Town of Clinton

Manufacturing	1199	16.4%
Health Care and Social Assistance	792	10.8%
Retail Trade	875	12.0%
Educational Services	689	9.4%
Construction	547	7.5%
	4102	56.1%

First set of communities are the 0-15 minute commute tier communities, which are the towns of Sterling, Lancaster, Bolton, Berlin and Boylston.

Town of Sterling

Manufacturing	656	15.4%
Health Care and Social Assistance	642	15.0%
Educational Service	525	12.3%
Professional, Scientific and Technical Services	462	10.8%
Construction	394	9.2%
	2679	62.7%

Town of Lancaster

Manufacturing	542	17.4%
Health Care and Social Assistance	423	13.6%
Educational Services	417	13.4%
Retail Trade	350	11.2%

Professional, Scientific and Technical Services	191	6.1%
	1923	61.7%

Town of Bolton

Professional, Scientific and Technical Services	396	17.2%
Manufacturing	325	14.2%
Retail Trade	217	9.5%
Educational Services	182	8.0%
Health Care and Social Assistance	170	7.4%
	1290	56.3%

Town of Berlin

Manufacturing	230	15.5%
Construction	190	12.8%
Professional, Scientific and Technical Services	187	12.6%
Health Care and Social Assistance	109	7.3%
Retail Trade	103	6.9%
	819	55.1%

Town of Boylston

Health Care and Social Assistance	347	14.6%
Educational Services	262	11.0%
Manufacturing	222	9.3%
Retail Trade	211	8.9%
Professional, Scientific and Technical Services	205	8.6%
	1247	52.4%

Total of the five (5) 0-15 minute commute tier communities:

Manufacturing	1,975	14.58%
Health Care and Social Assistance	1,691	12.49%
Educational Services	1,467	10.83%
Professional, Scientific and Technical Services	1,441	10.64%
Retail Trade	1,221	9.02%
	7,795	57.56%

The second set of communities are the 15-30 minute commute tier communities, which are the towns of Harvard, West Boylston, Lunenburg, Westminster, Shirley, Ayer, Littleton, Westford, Acton, Boxborough, Maynard, Stow, Hudson, Westborough, Northborough, Southborough, Hopkinton, Grafton, Shrewsbury, Holden, and Princeton, plus the cities of Leominster, Fitchburg, Marlborough, and Worcester.

Town of Harvard

Professional, Scientific and Technical Services	499	19.6%
Educational Services	358	14.1%
Manufacturing	347	13.6%
Health Care and Social Assistance	302	11.9%
Retail Trade	179	7.0%
	1685	66.2%

Town of West Boylston

Educational Services	445	13.6%
Health Care and Social Assistance	426	13.0%
Manufacturing	381	11.6%

Retail Trade	255	7.8%
Construction	207	6.3%
	1714	52.3%

City of Leominster

Manufacturing	3,551	17.1%
Health Care and Social Assistance	3,050	14.7%
Retail Trade	2,443	11.8%
Educational Services	1,755	8.5%
Accommodation and Food Services	1,367	6.6%
	12,166	58.7%

Town of Lunenburg

Manufacturing	897	16.9%
Professional, Scientific and Technical Services	624	11.7%
Health Care and Social Assistance	582	10.9%
Educational Services	561	10.5%
Construction	495	9.3%
	3,159	59.3%

City of Fitchburg

Manufacturing	3398	17.6%
Health Care and Social Assistance	2804	14.5%
Retail Trade	2211	11.4%
Educational Services	2040	10.5%
Construction	1330	6.9%

11,783 60.9%

Town of Westminster

Manufacturing	649	16.4%
Health Care and Social Assistance	557	14.1%
Retail Trade	451	11.4%
Educational Services	411	10.4%
Administrative and support and waste mgm't services	285	7.2%
	2,353	59.5%

Town of Shirley

Manufacturing	520	16.5%
Professional, Scientific and Technical Services	415	13.1%
Health Care and Social Assistance	299	9.5%
Educational Services	271	8.6%
Other Services, Except Public Admin	225	7.1%
	1,730	54.8%

Town of Ayer

Retail Trade	503	12.8%
Manufacturing	459	11.6%
Educational Services	427	10.8%
Public Administration	359	9.1%
Professional, Scientific and Technical Services	348	8.8%
	2,096	53.1%

Town of Littleton

Professional, Scientific and Technical Services	672	16.4%
Health Care and Social Assistance	587	14.3%
Educational Services	537	13.1%
Manufacturing	500	12.2%
Construction	451	11.0%
	2,747	67.0%

Town of Westford

Manufacturing	2,039	18.8%
Professional, Scientific and Technical Services	1,844	17.0%
Health Care and Social Assistance	1,272	11.7%
Educational Services	1,198	11.0%
Retail Trade	982	9.0%
	7,335	67.5%

Town of Acton

Professional, Scientific and Technical Services	1,922	18.7%
Educational Services	1,624	15.8%
Manufacturing	1,504	14.6%
Retail Trade	1,023	10.0%
Health Care and Social Assistance	1,022	9.9%
	7,095	69.0%

Town of Boxborough

Manufacturing	566	21.3%
Professional, Scientific and Technical Services	500	18.8%
Health Care and Social Assistance	356	13.4%
Educational Services	329	12.4%
Retail Trade	199	7.5%
	1,950	73.4%

Town of Maynard

Health Care and Social Assistance	889	15.4%
Professional, Scientific and Technical Services	782	13.5%
Educational Services	714	12.3%
Retail Trade	685	11.8%
Manufacturing	569	9.8%
	3,639	62.8%

Town of Stow

Professional, Scientific and Technical Services	647	18.2%
Manufacturing	528	14.9%
Educational Services	422	11.9%
Retail Trade	329	9.3%
Health Care and Social Assistance	301	8.5%
	2,227	62.8%

Town of Hudson

Manufacturing	1,813	16.5%
Retail Trade	1,674	15.3%
Professional, Scientific and Technical Services	1,328	12.1%
Educational Services	1,037	9.5%
Health Care and Social Assistance	1,020	9.3%
	6,872	62.7%

City of Marlborough

Manufacturing	3,075	14.4%
Professional, Scientific and Technical Services	2,625	12.3%
Retail Trade	2,382	11.2%
Health Care and Social Assistance	2,354	11.1%
Educational Services	1,784	8.4%
	12,220	57.4%

Town of Westborough

Professional, Scientific and Technical Services	1,726	18.8%
Manufacturing	1,146	12.5%
Educational Services	1,078	11.7%
Health Care and Social Assistance	975	10.6%
Retail Trade	946	10.3%
	5,871	63.9%

Town of Northborough

Manufacturing	1216	16.2%
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Health Care and Social Assistance	1084	14.4%
Retail Trade	983	13.1%
Professional, Scientific and Technical Services	974	13.0%
Educational Services	624	8.3%
	4,881	65.0%

Town of Southborough

Professional, Scientific and Technical Services	780	16.1%
Health Care and Social Assistance	662	13.7%
Educational Services	605	12.5%
Manufacturing	543	11.2%
Retail Trade	520	10.8%
	3,110	64.3%

Town of Hopkinton

Manufacturing	1,218	17.7%
Professional, Scientific and Technical Services	1,053	15.3%
Finance and Insurance	637	9.2%
Retail Trade	619	9.0%
Educational Services	601	8.7%
	4,128	59.9%

Town of Grafton

Manufacturing	1,075	11.5%
Retail Trade	1,069	11.5%

Professional, Scientific and Technical Services	1,060	11.4%
Educational Services	1,026	11.0%
Health Care and Social Assistance	1,004	10.8%
	5,234	56.2%

Town of Shrewsbury

Manufacturing	2,520	14.9%
Educational Services	2,294	13.5%
Health Care and Social Assistance	2,267	13.4%
Professional, Scientific and Technical Services	2,182	12.9%
Retail Trade	1,710	10.1%
	10,973	64.8%

City of Worcester

Health Care and Social Assistance	14,916	17.8%
Retail Trade	10,495	12.5%
Educational Services	9,548	11.4%
Manufacturing	9,221	11.0%
Accommodation and Food Services	6,035	7.2%
	50,215	59.9%

Town of Holden

Health Care and Social Assistance	1,518	16.6%
Educational Services	1,338	14.7%
Manufacturing	1,075	11.8%

Retail Trade	1,014	11.1%
Professional, Scientific and Technical Services	648	7.1%
	5,593	61.3%

Town of Princeton

Health Care and Social Assistance	278	15.4%
Educational Services	227	12.6%
Professional, Scientific and Technical Services	222	12.3%
Construction	177	9.8%
Retail Trade	174	9.6%
	1,078	59.6%

Total of the twenty-five (25) 15-30 minute commute tier communities:

Health Care and Social Assistance	39,447	14.03%
Manufacturing	38,912	13.84%
Educational Services	31,903	11.34%
Retail Trade	31,784	11.30%
Professional, Scientific and Technical Services	26,760	9.52%
	168,806	60.03%

Top 5 Sectors for employment based in
Town of Clinton

Manufacturing		1,456	32.7%
Professional and Business Services		564	12.7%
Retail Trade		432	9.7%
Health Care and Social Assistance		397	8.9%
Accommodation and Food Services		247	5.6%

			69.6%
Missing Education - (implied %)			7.7%
			77.3%

APPENDIX M

Information about Economic Development Industrial Commissions (EDIC)

The Official Website of the Executive Office of Housing and Economic Development (EOHED)

Mass.Gov



Housing and Economic Development

[Home](#) > [Community Development](#) > [Community Planning](#) >

Economic Development Industrial Corporations (EDIC)

Program Description

EDIC creation is authorized by a state statute which allows municipalities identified as labor surplus areas by the US Dept. of Labor to establish Economic Development Industrial Corporations to implement local economic development projects in accordance with local approved economic development plans.

Such projects must involve industrial and manufacturing uses and are designed to decrease the unemployment rate and eliminate substandard, decadent or blighted open areas. The DCS provides assistance to municipalities in establishing EDICs to undertake redevelopment projects, as well as ongoing technical assistance.

Eligible Applicants: Any municipality designated by the US Department of Labor as a labor surplus area due to high unemployment is eligible to establish an EDIC under M.G.L. Chapter 121C.

Eligible Activities

In accordance with an economic development plan an EDIC may implement economic development projects designed to decrease the unemployment rate and eliminate decadent and blighted open areas existing in a municipality.

Funding Limits

DHCD provides no direct funding to EDICs.

Selection Criteria

In order to establish an EDIC, a municipality must first determine that the need for an EDIC exists. In towns this requires a vote by town meeting and in cities a vote by the city council and approval by the mayor or city manager. Subsequently, under M.G.L. Chapter 121C, towns must receive certification from the Department of Housing and Community Development (DHCD) for the establishment of EDICs. Cities are not required to receive certification from DHCD.

How to Apply

Please refer to the DHCD publication, [Economic Development Industrial Corporation Information Sheet](#) [Worm](#).

Additional Program Information

[Urban Renewal Agencies](#)

[Matrix of Organizational Characteristics](#) [PDF](#)

[MGL Chapter 121C](#)

[USDL Labor Surplus Areas](#)

Other Resources

[Executive Office of Environmental Affairs](#)

[Massachusetts Department of Environmental Protection](#)

[Massachusetts Environmental Policy Act Office \(MEPA\)](#)

[Massachusetts Historical Commission](#)

[Massachusetts Office of Business Development](#)

[Executive Office of Housing and Economic Development - Economic Development Incentive Program \(EDIP\)](#)

[MassDevelopment](#)

[Massachusetts Brownfields Redevelopment](#)

[Massachusetts - Its All Here!](#)

[MassHousing](#)

[Massachusetts Housing Partnership](#)

[Public Works Economic Development \(PWED\) Program/Executive Office of Transportation Construction](#)

[Associated Industries of Massachusetts](#)

[Massachusetts Business Development Corporation](#)

[U.S. Army Corps of Engineers](#)

[U.S. Department of Housing and Urban Development](#)

Contact

For additional information, please call the Division of Community Services at 617 573-1400.

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