

Mill Properties

Former Lyman Company

60 Depot Street,
Chicopee, MA 01013

Property Description

This site has limited property area, and a small portion is used for manufacturing. The property has industrial access and a link to the canal.

Owner: G & W Realty Trust- Trustee, William S. Wright- Trustee, Wright Realty Inc.

Size: 1.82 acres (Buildings: 192,023 SF)

FY12 assessed value: \$1.42 million
(Buildings: \$1.24 million)

Zoning: Industrial

Date acquired: Sept. 15, 1961 (Front Street building), other (NA)

Previous owner: Industrial Buildings Corporation (Front Street building)

Brownfield Issues

- AUL limits potential uses in one small area
- 2 storage tanks removed (diesel and unknown)
- Residual contamination remains after removal of fuel oil storage tank

Reuse Scenarios

- Flexible industrial space
- Support growth of existing mill businesses
- Housing for <35 and 55+
- Canal path and park

Key Next Steps

1. Assist in determining potential developer
2. Advance and issue any necessary permits
3. Obtain funding for assessments and remediation

Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax incentives

