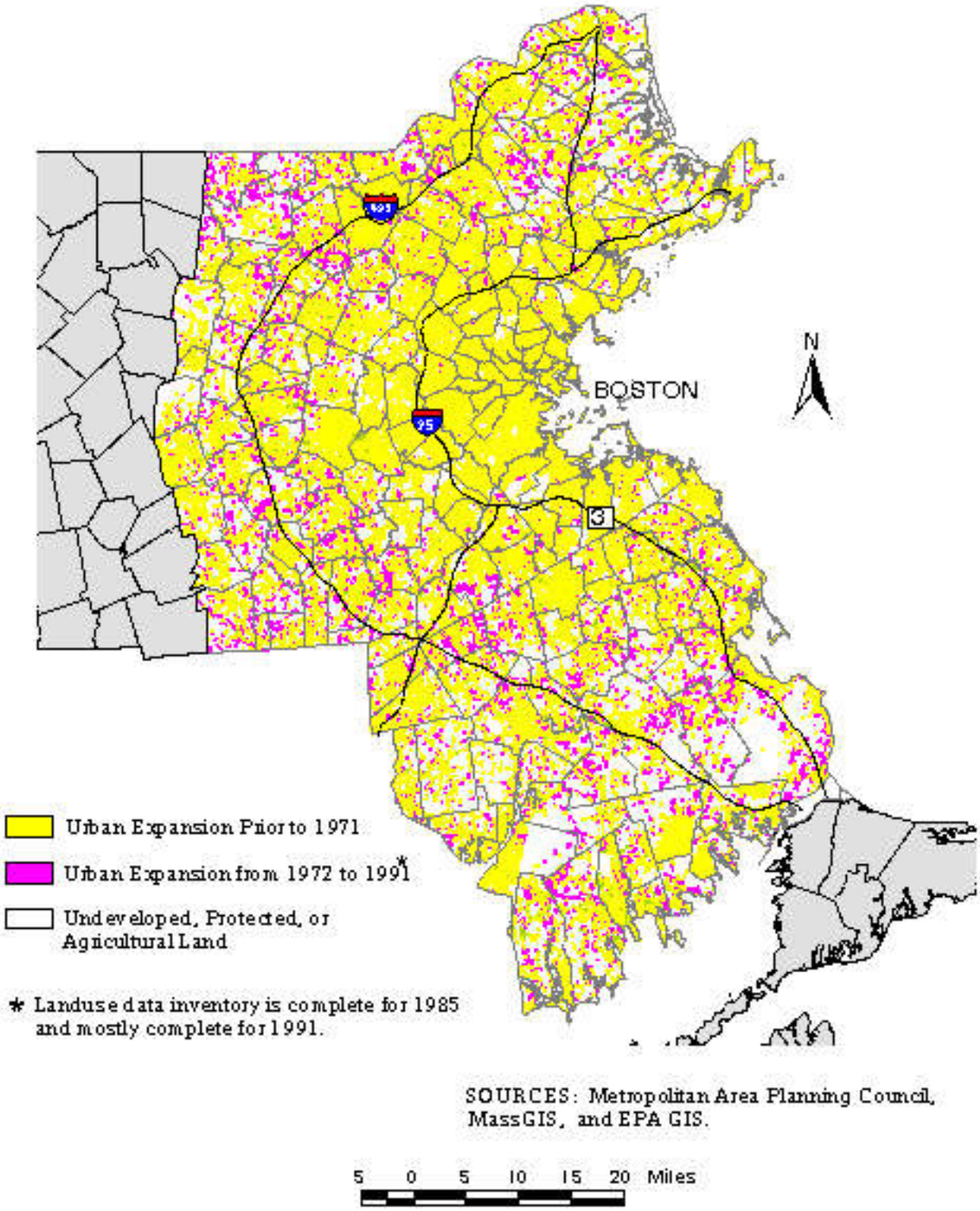Urban Sprawl in Eastern Massachusetts