

## ECONOMIC DEVELOPMENT DISCUSSION QUESTIONS

These questions are *primarily* about Lenox's commercial districts on Route 7 and the industrial district (Crystal Street, Willow Creek Road, and Lenox Dale). There is a separate discussion station about the town center, so if possible please encourage people to hold their town center comments until they get there. If someone really wants to talk about it, however, let the participants talk about it for a few minutes and then please redirect them back to the commercial and industrial areas.

- In terms of commercial and industrial development in Lenox, what is working well?
- What isn't working well?
- What makes Lenox an attractive place to do business?
- What makes it a hard place to do business?
- What about economic development in Lenox concerns you the most? What worries you about the town's economic future?
- What does the future of the Route 7 corridor and Lenox Dale look like to you?
- What do you think it would take to get there?

## **GROWTH AND CHANGE DISCUSSION QUESTIONS**

In the 2006 Community Dialogue, participants were asked the following three questions. Please ask them again at tonight's meeting:

- What is of the greatest concern to residents in regard to future change?
- How can the town best shape development? Where can it fit best, and why?
- Where is it hardest to fit development, and why?

Also ask:

- Change will happen. As the town continues to evolve, what is important to preserve? What would you hate to see Lenox lose as it grows and changes over time?
- What could be improved? How could change help the town?
- Think of any old or "dated" properties that come to mind. Are there barriers to reusing them for new purposes? What do you think would be viable (feasible) purposes?

## HOUSING DISCUSSION QUESTIONS

- What's great about housing in Lenox? (If necessary, offer these prompts: diversity in housing type, prices, location, historic/semi-rural character, neighborhood qualities)
- What's tough about housing in Lenox?
- Where are good places for housing development in Lenox?
- Where are bad places for housing development in Lenox?
- Who's moving to Lenox? What brings them here?
- Aside from something like relocating for a new job, why would anyone ever leave Lenox?
- Is seasonal/vacation housing a problem for Lenox's housing market? Is it beneficial? Not an issue? A condition with pro's and con's?
- What steps could the town take to create some additional affordably priced housing? (If anyone asks, the income limits that currently apply to subsidized housing in Lenox are in the table below.)

Chapter 40B Income Limits: Lenox			
Household Size	Very Low Income	Low Income	Moderate Income
1	\$18,400	\$30,650	\$46,100
2	\$21,000	\$35,000	\$52,650
3	\$23,650	\$39,400	\$59,250
4	\$26,250	\$43,750	\$65,800
5	\$28,410	\$47,250	\$71,100
6	\$32,570	\$50,750	\$76,350
7	\$36,730	\$54,250	\$81,600
8	\$40,890	\$57,750	\$86,900

## **VILLAGE CENTER DISCUSSION QUESTIONS**

- What's good about the village center?
- What would you change about the village center?
- What has changed in the village center over the past ten years or so? Has the change been good or bad, or neutral?
- Are there other types of activities or land uses you'd like to see in the village center?
- Are there types of activities or land uses you would *not* like to see in the village center?
- What should the town's priorities be for village center preservation? Village center improvement?