Issues of Housing Supply and Affordability

Lenox will remain a community with high housing values and high average housing costs with limited accessibility. It is important to explore small ways in which some of the housing needs of the community may be met. In Lenox, as in most parts of the United States, there is an affordability problem, particularly for those living on limited incomes. Housing affordability is tied to several factors including income, and supply and demand. In recent years there has been a scarcity of available homes for sale or rent and the sales and rental prices have remained high. In the first six months of 1998, the median sales price for a home in Lenox was $160,000 versus $100,000 for the County.

Lenox's desirability as a mecca for second homeowners and retirees benefits the town fiscal situation tremendously. However, this situation also drives up the cost of housing for young families, singles and retirees of moderate means, who often must move out of town in order to purchase or even rent a home within their means. Demand for housing in the summer reduces the supply of rental units available year round. This has helped create a situation where many households with one or more persons working in Lenox, earning up to 80% or more of the area income, cannot afford safe and suitable rental housing in town. These same families and individuals are also unable to purchase such housing in Lenox. Even Lenox families and employees at or above the median income level, who may need to upgrade their housing, often cannot find suitable, available, existing homes to purchase or sites to build on. Therefore, the housing affordability issue also involves availability.

It is unlikely for large scale affordable housing to occur in Lenox. Many communities are skeptical of encouraging affordable housing and few small communities actually actively seek it. In Lenox's case however, an analysis of the desires of the community and the issues involved indicate this option should be taken seriously. Because this course would require public assistance to counteract the market, it can be controlled to avoid negative consequences. Provision of local affordable housing could help local employers retain their workers. Affordable housing can occur seamlessly through apartments for mixed ages and incomes.

Downtown retirement housing is present in the upper stories of the former Curtis Hotel. It may be feasible to build mixed type/market housing within pedestrian distances of both Lenox Village and Lenox Dale. New buildings consistent with existing architectural styles, with shops or offices on the first floor, and apartments above could be constructed. Reasonably priced, potentially buildable land, is more likely to be found near Lenox Dale, where opportunities may be greater for market based semi affordable housing.

Options for singles and younger families might be achieved by allowing accessory apartments in some of the larger homes near the downtown and/or by constructing small apartment buildings. Developers could be encouraged to include a small number of smaller-scale, affordable housing units and/or communal open spaces in their plans in order to provide opportunities for greater community diversity. Clustering of homes is allowed under zoning, but does not carry an incentive. If this form is truly preferable, development proposals that incorporate it should be considered preferentially or be otherwise rewarded.

Programs to counter/compensate for market pressures may be necessary. To sufficiently provide for the varied housing needs of Lenox residents, and address gaps and trends in residential land uses that are significantly changing the character of the community, strategies should be specifically applied so that they contribute overall benefits to the community.

- ***Adjust zoning to allow compact housing with community parking, neo-traditional housing, accessory residences in businesses, and other regulatory mechanisms. Create the zoning framework that will encourage proposals for clustered and neo-traditional housing development.***
- ***Modify Estates Preservation Area criteria to allow reuse of historical properties in R-1 that will include provisions to encourage***

affordable housing to meet the needs of the community. Allow inclusion of properties of less than 25 acres.

- *Encourage reuse/rehab. of existing buildings over construction of additional ones. Allow reuse to include multi-family residential use under special permitting.*
- *Participate in programs that allow owners of aging housing to gain access to state and federal funds for housing repairs and rehabilitation. This could play a significant role in revitalizing Lenox Dale.*
- *Establish a town policy to actively promote an increased level of affordable housing for all ages and needs and form a working group to consider ways:*
  - *The Town and its Housing Authority could work closely to address housing gaps with other organizations such as the Berkshire Housing Development Corp;*
  - *To encourage developers to include a mix of housing types within developments in order to ensure that at least some new housing is affordable to young working families;*
  - *To encourage and allow local employer sponsored affordable housing.*
- *Implement the existing special permit condition requiring the provision of up to 25 percent (25%) of additional project housing units for persons of low or moderate income.*

Sub-Regional Cooperation

Many of the factors involved in resource preservation and habitat protection cross municipal borders, necessitating that Lenox work in cooperation with other communities particularly Lee, Stockbridge and Pittsfield. All of the areas where Lenox borders other towns are in the Housatonic River Watershed.

Transportation is an issue that naturally crosses town boundaries since most major transportation facilities are used by more than one town's residents.

Lenox can achieve its own objectives and contribute to a healthy regional economy through cooperation with surrounding municipalities in regional economic development efforts.

Over the short to mid term, there may be opportunities to increase sharing of school system resources that would still allow varying degrees of independence, while reducing costs. Study groups should continue to investigate and explore various alternatives in the future.

An indoor recreation center facility could be a shared facility for multiple uses that would serve diverse segments of the community. One important opportunity is the possibility of sharing recreation facilities (particularly new ones) with other towns. The planned school auditorium will also be available for cultural activities, including theater. Lee is also interested in an indoor pool and there may be opportunities for joint efforts. These options would allow needs to be met at a lower cost.

When trying to reduce cost, or when it is necessary to improve existing services or develop new ones, the town needs to continue reaching outwards to surrounding communities. Tri-Town Health is a good example of resource sharing that is currently working. There is no rationale for duplicating services in each and every municipality. The principle of cooperative sharing can be applied to virtually all services and to most facilities unless there are strict distance requirements. There is potential to share equipment, buy supplies in bulk, and explore other ways to cooperate.

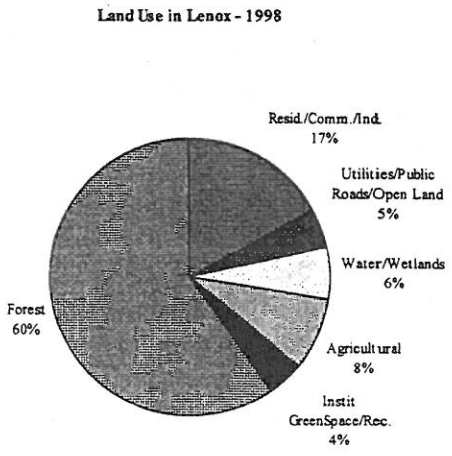
Sustaining Lenox through Wise Management of Land

Lenox is a community that respects its heritage and the natural environment, and also wants to provide social and economic opportunities for its citizens. The overall long-term goal is to sustain this balance over time. One major element of sustainability is land and its use. Land use and investment decisions of governmental officials, private organizations, and individuals shape the future.

The development of Lenox, as with most communities, has been and continues to be

influenced by a combination of physical, economic, and sociological factors. According to published estimates, in 1959, only 340 acres of land in Lenox were developed for residential, business or industrial use. In the 1960's, the pattern of sprawling consumption of land took hold and accelerated. By 1985, over 2,200 acres of land were in residential, commercial or industrial use, and approximately 2,769 acres were developed including mining, transportation, recreation and institutional uses. Most of the land was converted from forest and agriculture to medium or low density single family homes. This greatly diminished the supply of buildable land and impacted the environment greatly. Continued conversion of most of the traditional farmlands and forested areas in Lenox to medium and low density residential development would threaten the rural landscape and scenic views.

Due primarily to its topography, Lenox is fortunate to still have a great deal of land in a natural or passive state, with over 75% of all land either not developed or used for recreational/open space and agricultural purposes according to BRPC's 1998 survey of land use. Approximately 60% of total acreage is forested. A majority of the developed area is comprised of single family residential uses.



Despite a stable population, conversion of undeveloped land for new residences has continued in recent times, although at a much lower rate than in the 1960's and 1970's. Lenox's attractiveness as a cultural, resort and retirement location has contributed to a predominant trend of related development and changes in land use. Recent patterns of new residential uses, including special housing for seniors, have been more compact, and have also occurred through development along the commercial corridors and the reuse of large institutional properties. Overall, the volume of land involved in this trend is not overwhelming: approximately 200 acres of land were converted to development from 1985 to 1998.

LAND USES IN LENOX - UMass MacConnell classification 1985, 1998 BRPC update

Land Category	1985 Acres	1998 Acres	Change in Acres 1985-1998	% Change 1985-1998
Agriculture	1,243	1,151	-92	
Forest	8,635	8,466	-139	-1.6%
Water	224	224	0	0.0%
Wetland	603	594	-9	-1.4%
Open Land	383	425	42	10.8%
Institut. Greenspace and Recreation	503	546	43	8.5%
Residential < 1/2 Acre	784	875	91	11.6%
Residential > 1/2 Acre	1,181	1,227	46	3.9%
Commercial	229	245	16	7.0%
Industrial/Trans/Mining/Waste	72	72	0	0.0%

Issues To Consider

The trend of consumption of land for residential uses is not high. Lenox should never return to a pattern of high volume low-density sprawl. This is a positive situation, since the high costs of low-density sprawl development can over-stress public infrastructure and local fiscal capacity, affecting natural resources such as aquifers and

waterways, increasing traffic congestion and changing community character. Development is still occurring however, resulting in the permanent loss of farmlands, open space, and scenic resources - some of the very qualities that give Lenox its distinctive character. Overall the trends of concern are more related to the location, pattern, and impacts such as the potential harmful affects of commercial and residential sprawl on tourism, the main source of revenue for Lenox's economy; trends that could over the long term, make Lenox a less attractive destination.

The community has adopted regulations to reduce the rate of land development and some of the impacts from non-residential sprawl, as well as residential growth. In response to the actual and threatened harm to the environment, conservation organizations also have been acquiring large amounts of land for protection. The combined effect of both sprawl and preservation is that there has been a reduction of land available for future economic development. Although this may not be a clear community concern at the present time, there may be a need at some point in the future for sites with adequate access off an existing highway, sewer and water availability, and manageable site conditions. Currently there exists very little readily developable land of reasonable size. This has been an issue with local firms that wished to expand and may preclude a desirable future employer from locating in Lenox.

Trends, combined with the amount of potential developable land, help us to forecast likely future patterns. According to information from the Assessor's office, over 100 developable residential parcels exist. Parcels in this category totaled about 700 acres in 1996-97. Recent actual experience appears to indicate that the supply of unconstrained or minimally constrained acreage has been disappearing fast. The amount of growth that can be accommodated will depend in a large part on natural resource constraints, and preferences of the marketplace. Today, the finite supply of undeveloped land in Lenox, though large, is heavily limited by legal and physical development constraints including existing development, protected open space, known wetlands, steep slopes, and other constraints. Thus, the potential for continuation of development patterns impacted by shrinking supply remains strong. Over the long term, it is likely that Lenox will continue to slowly progress toward buildout and the rate of land consumption will continue to decline as large developable parcels become more scarce.

Other potentially developable or redevelopable parcels also exist, namely portions of the 1,200 plus acres in the state Chapter programs, under temporary protection, and other partially developed large parcels that could be further subdivided. There is a potential for continuation of the level and types of land conversion recently occurring. Reuse of larger parcels has been a positive for the most part. There is certainly more potential for this to occur, enabled but guided by wise regulatory oversight. One area where significant single family development may occur is the central eastern portion of town. If utilities, namely sewer, are extended along East Street, this will probably encourage further development, particularly through subdivision of back land areas currently without roads. This land is zoned for medium density residential use (20,000 square feet with utilities). Proposals will then be made to develop this land.

Growth Management Strategies

The recommended strategy is to encourage sustainable growth and development to help maintain an overall high quality of life. This will require jointly accommodating both socio-economic and environmentally beneficial uses. Land, and its different uses, are important inputs to planning for the future employed by local officials, private organizations, and individuals to determine policies and decisions involving the provision of services such as transportation, education, water, sewer and other infrastructure. A prescriptive strategy can help to effectively guide and integrate appropriate new development within the existing context of development in Lenox.

A growth management strategy involves further protection of fragile and important natural resource areas, designation of areas where development should be restricted, areas where

reuse or redevelopment might occur, appropriate densities, and the reservation of tracts of land for specific residential and non-residential uses. For the long term, land areas with identified moderate constraints and land of concern should be considered for permanent conservation restrictions. It is also very important that considerable land be reserved for future development needs beyond the next 20 year period. Other growth management methods would include zoning, other regulations, design guidelines and a careful control of infrastructure.

Strategies for maintaining economic vitality and fiscal health, and targeting new development include:

- ***Revitalize the Lenox Dale industrial/commercial areas and other non-residential areas as necessary and feasible.***
- ***Carefully guide the location and form of new commercial and business development. Consider expanding Site Plan Review.***
- ***Continue to promote and support a strong local and regional base of tourism.***
- ***Support the efforts of quasi public local business development organizations.***
- ***Target development assistance programs, tie public support to adherence to community goals and policies.***
- ***Create incentives and preferential loans for businesses that will serve local resident needs.***
- ***Establish a formal Infrastructure Policy that strongly discourages unnecessary and inefficient costs including long term costs, and is consistent with other strategies.***
- ***Require Financial Impact Analysis for large projects and consider the imposition of impact fees.***
- ***Strengthen the importance of meeting community needs as a criteria for granting Special Permits and as a criteria for granting waivers for subdivision requirements.***

The above strategies need to be achieved within a framework for sustainability and spatial efficiency in land use management. These strategies involve actions to promote full appropriate utilization of the villages centers, existing developed areas and infrastructure, including:

- ***Preserve the historical qualities of Lenox Village and the estate areas by continuing to allow and expand options for reuse.***
- ***Generally enhance Lenox Dale by directing appropriate investment opportunities there.***
- ***Allow flexible alternatives for residential development with incentives if necessary such as cluster zoning, planned unit developments, neo-traditional neighborhood development.***
- ***Consider zoning changes to increase density in and near villages with transit or pedestrian services.***
- ***Consider zoning changes to reduce 'suburban' density and discourage sprawl to undeveloped areas where it would not be in keeping with community character.***
- ***Promote sustainable growth management through a continuation of long-range planning and pro-active land acquisition and conservation. Select and monitor basic indicators of sustainability, such as the volume of land conversion, the level of local employment, average household consumption of water, etc.***
- ***Support the formation of sub-regional cooperative efforts and organizations involved in growth management, including educational endeavors.***
- ***Continue on-going planning by monitoring progress of plan recommended actions, new development conditions and trends, and by updating action and implementation plans.***

Acknowledgments

In additional to thoughtful input from members of the public, the Lenox Citizen Task Force put in many hours of work identifying and exploring the issues and needs of their town, and identifying ways to address these actively. The assistance of all Task Force members is deeply appreciated.

Task Force Participants

Rob Akroyd, Task Force Chair
Warren Archey
Sally Bell
John Felton
Debbie Ferro-Burke
Lee Hammel
Joseph Kellogg
Ed Lane
Rene Laubach
Lois Lenehan
Roland Miller
Linda Procopio
Kim Reopell-Flynn
Steve Sample

Lenox Planning Board

Rob Akroyd, Chairman Lois Lenehan Linda Procopio Kim Reopell-Flynn Steve Sample

Town of Lenox Staff

The staff of Town Hall and various town departments, including the Department of Public Works—particularly Superintendent Jeff Vincent—and Parks and Recreation, provided essential technical and administrative assistance.

Berkshire Regional Planning Commission Staff and Other Consultants

The Berkshire Regional Planning Commission served as the Lead Planning Consultant for the project and produced this document.

Thomas Skoglund, Senior Land Use Planner, served as Consultant Project Manager.
Christia Mulvey, Associate Planner, provided technical support for the Task Force in writing the plans and conducting the community survey.
Nat Karns, Executive Director, assisted project management, provided technical assistance.
Zoe Neaderland, Senior Planner, provided technical assistance on linking areas of town.
John Schmid, GIS Planner, provided technical assistance in creating and producing the maps included in this plan.
Sheila Finn, former Natural Resources Planner, provided technical and design support for the project until she left the Commission in June 1998.

Dr. John Mullin from the Department of Landscape Architecture and Regional Planning at UMass-Amherst ran a community visioning workshop for the town in May 1998.

Others Stakeholders Consulted During the Course of This Project

Conservation Commission, Historic District Commission, Economic Development Committee, Lenox Housing Authority, Manager of High Lawn Farm, Berkshire Natural Resources Council, and others, including various local citizens and experts.

Plan Appendices

TOWN OF LENOX

INCORPORATED 1767

Dear Citizen,

January 8, 1998

As you may be aware, the Towns of Lee and Lenox were recently awarded a grant through the Massachusetts Executive Office of Environmental Affairs for the development of a shared Master Plan and Open Space Plan. The enclosed survey is part of a cooperative planning project which in addition to the plans will develop a subregional policy to promote cooperation with Lee and other surrounding towns. The Lenox Planning Board and a volunteer planning task force are leading this project, assisted by the staff of the Berkshire Regional Planning Commission.

Please take a few minutes to complete the survey about your hometown. The information you provide will be used to identify:

- community goals and needs
- community strengths, weakness', and priorities
- resources to meet community goals

Your responses are completely anonymous and confidential, and are very important and necessary. Please answer the questions as candidly as possible. The survey results will be made available for discussion at a public meeting in the spring.

Please complete the survey and either mail the survey in the enclosed postage-paid envelope or drop it off at the Town Hall by Thursday, January 22nd. If you need assistance completing the survey, please contact either Robert Akroyd at 637-4153 or Joseph Kellogg, Town Manager, at 637-5500.

We greatly appreciate your effort to help Lenox plan for its future and to ensure that Lenox is a town in which we are all proud to live.

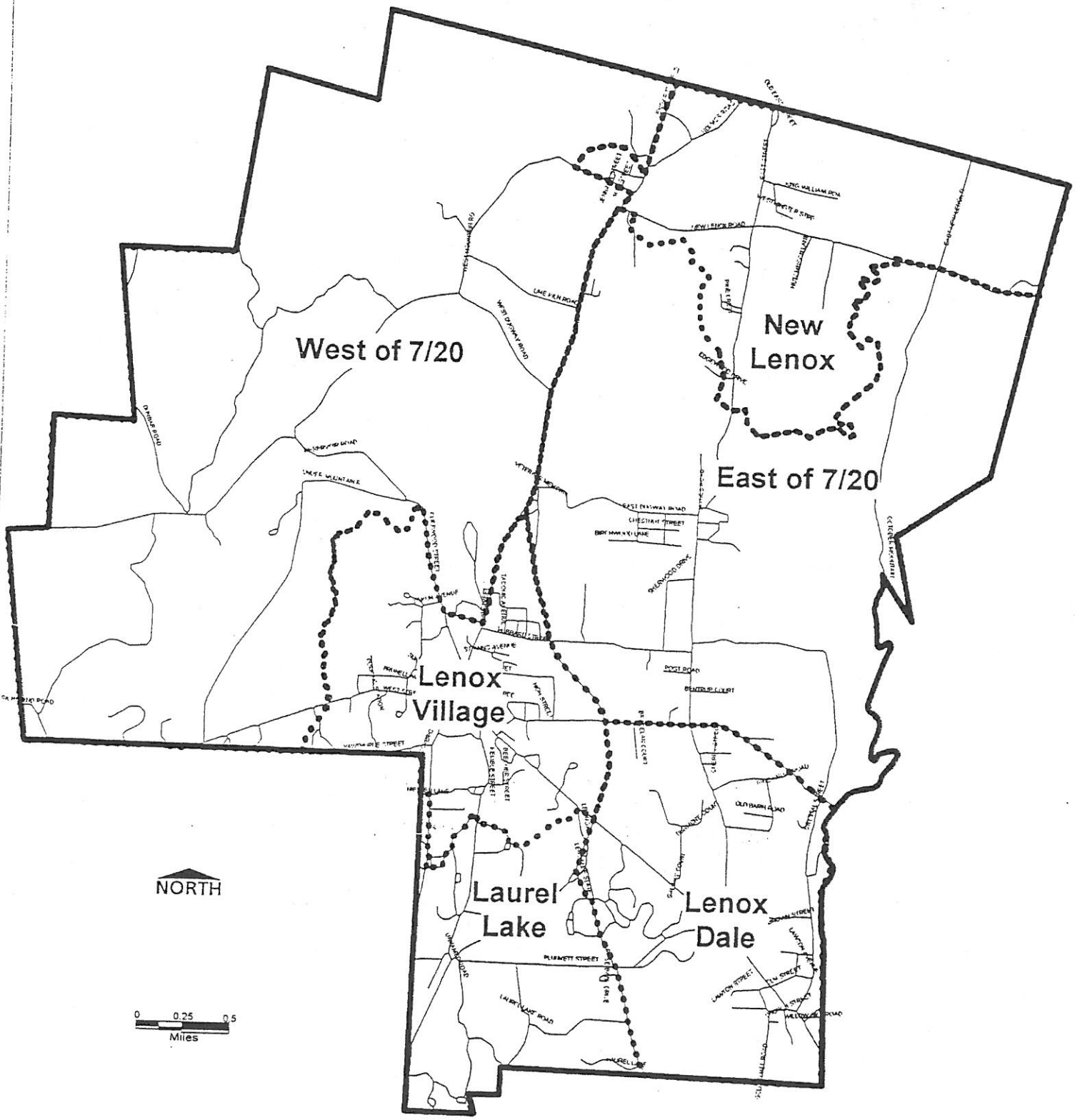
Sincerely,

Robert T. Akroyd, Chairman
Planning Board

Janet Hetherwick Pumphrey, Chairman
Board of Selectmen

TOWN HALL • 6 WALKER STREET • LENOX, MA 01240

SECTIONS OF THE TOWN OF LENOX



774 surveys received

LENOX COMMUNITY SURVEY

"n"= number of valid responses

Living In Lenox

Which of the following would you use to describe Lenox? Check all that apply. Rank/ # responses

8/204 - Diverse 10/113 Divided 4/410 Vacation-oriented
9/148 - Fun 2/545 - Attractive 7/241 Convenient
5/368 - Stable 12/39 - In decline 11/101 Improving
1/564 - Historic 3/507 Cultural 6/316 Family-oriented
Other - 23

How long have you lived in Lenox? n=760

9.5% Less than 2 years
13.8% 2-5 years
15.1% 6-10 years
18.7% 11-20 years
16.4% 21-30 years
26.1% 30+ years

n 758 How would you rate the quality of life in Lenox?

40.9% Excellent
49.9% Good
9.6% Average
0.5% Poor
0 Very poor

Using the map on the back of the cover letter, in which section of town do you live? n=751

39.1% Lenox Village
14.5% New Lenox
22.2% East of 7/20
8.9% West of 7/20
4.3% Laurel Lake
10.9% Lenox Dale

If you own a home in Lenox, how large is your property? n=571, discounting "Don't Own" responses

18.0% Under ½ acre
63.9% ½ - 2 acres
10.5% 3-5 acres
6-10 acres 3.0%
Over 10 acres 4.4%
I don't own property.

Please check if your residence has either town water, sewer, or both? n=685

2.0% town sewer 31.4% town water 66.6% both

Do you think you might move from Lenox in the next 5 years? n=766

12.1% Yes 63.1% No 24.5% Unsure

If yes, why?: jobs, taxes & housing costs, retirement.

You & Your Family

Please indicate the number of household members in the following age brackets (include yourself): Total persons: 1760 in 669 households

4.9% Under 5 years
16.7% 5-17
6.7% 18-24
7.4% 25-34
16.9% 35-44
17.2% 45-54
12.4% 55-64
10.3% 65-74
8.0% Over 75

Do you have or plan to have children attending what kind of schools? number of responses

193 Lenox Public Schools
17 religious schools
401 I don't have children.
private schools 31
home school 4
other: 50

Are you: n=759

A full-time Lenox homeowner? 74.7%
A seasonal resident (e.g. second home owner/renter)? 3.3%
A full-time renter? 17.3%
Other (specify): 4.7% Condos, retirement, etc.

Do you or another member of your household have a physical disability that limits your/their mobility and requires special access features (e.g. wheelchair ramp, handicapped parking space)? n=682

7.6% Yes (# of household members: ____) 92.4% No

52 persons in 46 households

Please indicate your total (gross) household income for 1996: n=690

2.6% Under $9,999
15.2% $10,000-24,999
28.1% $25,000-49,999
23.6% $50,000-74,999
13.3% $75,000-99,999
16.8% Over $100,000

Recreational Activities

Are existing outdoor programs adequate for:

		yes	no	don't know
n=645	young children	34.6%	14.7%	50.7%
n=635	teens	18.9%	24.9%	56.2%
n=644	adults	34.0%	23.0%	42.7%
n=638	elderly	19.6%	14.9%	65.5%
n=605	disabled	5.3%	12.1%	82.6%

Are existing indoor programs adequate for:

		yes	no	don't know
n=647	young children	32.6%	13.0%	54.4%
n=631	teens	15.7%	24.9%	59.4%
n=639	adults	26.1%	22.2%	51.6%
n=650	elderly	27.1%	9.1%	63.8%
n=602	disabled	6.6%	7.1%	86.2%

Comments on the above: _____

Please check off the activities any member of your household has participated in within the last year, and indicate the frequency with which you did so.

daily weekly monthly yearly

Rank/Number responses		
1/606	Walking/Running	
4/342	Hiking	
6/296	Bicycling	
5/308	Swimming	
8/220	X-C Skiing	
9/204	Downhill Skiing	
22/32	Snowmobiling	
21/73	Snowshoeing	
10/171	Fishing	n=734
18/79	Hunting/Shooting sports	n=720
12/158	Boating	n=728
13/117	Camping	n=669
19/77	Horseback riding	n=653
7/265	Picnicking	n=702
11/161	Football/ baseball/ basketball/soccer	n=583
16/87	Rollerblading	n=704
14/114	Clubs e.g.: social/garden etc.	n=682
15/103	Dancing	n=631
17/85	Aerobics	n=573
20/75	Ice Skating	n=528
24/23	Skateboarding	n=696
2/502	Movies/concerts	n=623
3/372	Art/Historical activities	n=582
	Other:_____	n=474
		n=567
		n=580

Check the five recreational activities/ facilities you would like most to see developed/ expanded:

Rank/Number of responses	
8/140	Tennis courts
16/38	Volleyball
13/61	Basketball courts
14/53	Baseball/Softball fields
15/41	Soccer fields
9/144	Playgrounds
1/346	Bicycle trails
12 /95	Golf course
7/162	Picnic/BBQ area
10 /117	Skating
5/215	Hiking and skiing trails
6/177	Outdoor swimming area
2/319	Public indoor pool
11/102	Concert facilities
4/250	Movie Theater
3/278	Access to or along the Housatonic River

Other: (specify) 168- teen activities, cafe, exercise facilities

Where do most of your recreation/exercise activities take place?

number	of responses	
167	At home	113 In neighborhood
32	Lenox Community Ctr.	141 Out-of-town
24	Church	105 Elsewhere in town
31	School	35 Other

Services

Please indicate your level of satisfaction with the following conditions in town.

	Very Poor	Satis-factory	Excel-lent
Condition of town streets	8.3%	68.8%	21.7%
Appearance of community	1.9%	51.9%	45.7%
Appearance of downtown	2.2%	47.8%	49.5%
Quality of parks	6.0%	64.6%	29.0%
Accessibility of parks	7.2%	64.2%	28.3%
Water quality and service	6.8%	47.7%	45.2%
Sewer quality and service	12.5%	50.4%	37.0%
Police department service	1.8%	38.5%	59.1%
Fire department service	1.0%	35.8%	62.8%
Ambulance service	1.9%	36.8%	60.9%
School facilities	1.7%	41.4%	56.0%
School programs	2.1%	50.2%	46.8%
Library	2.4%	33.3%	63.9%
Municipal governance	6.4%	70.9%	22.3%
Town-wide activities	16.5%	66.8%	15.8%
Adult education	41.4%	51.9%	6.3%
Recreation facilities	19.9%	70.0%	8.5%
Conservation efforts	9.7%	71.6%	17.9%

Would you favor a small increase in property taxes to expand or improve the general level of town services listed above? n=689

44.8% Yes 55.2% No

Please rank the following town facilities/services improvements in order of importance to you (1=needing the most improvement).

Rank/#1	
7/45	Town school facilities
2/114	Town roads
3/125	Town utilities (water, sewer)
6/18	Other town services
5/20	Town government facilities (e.g. Town Hall)
1/119	Park and rec. facilities
4/49	Town-wide activities (e.g. festivals, parades)
58	Other (specify):_____

Would you favor a reduction of a town service you currently use, to lower your property taxes? n=662

14.8% Yes 85.2% No

Would you be willing to have the town share the following town services/equipment with neighboring communities?

	Yes / No / Maybe	
n=737	42.3/22.5/35.1	Department of Public Works functions
=655	76.4/6.4/16.9	conservation projects
=658	79.5/6.7/13.8	landfill/compost/recycle center
n=629	27.2/52.8/20.3	municipal administration
=636	59.3/16.7/24.1	professional planning services
=639	62/16.1/21.9	inspection services
n=630	58.6/15.6/25.9	economic/community development services
=632	66.6/12.8/20.6	cultural/social programs
n=626	41.5/42.5/16	schools
n=130		other

Percentages given.

Shopping

Which of the following Retail service establishments, if any, would you like to see more of?

Rank/# responses	
7/74	Restaurants
11/31	Hotel/ Resort areas
5/100	Groceries/ supermarkets
9/67	Clothing/gift stores
6/95	Department stores
8/70	Gas stations
1/292	Movie theaters
10/53	Galleries
4/120	Cafes
3/166	Nightlife establishments
	Other 57 responses
2/245	None

Please check where your household spends the greatest amount of money for each of the following items:

		In Lenox	Other town in County	Outside County
n=731	Groceries	61.6%	37.3%	1.1%
n=694	Clothing	8.8%	70.7%	20.5%
n=685	Household items	19.6%	72.0%	8.5%

When you shop outside town for goods or services which are also available in Lenox, what are your main reasons for doing so? (Check two): # respor

412	Better prices	467	Better variety/ selection
87	Store hours	44	Quality of merchandise
48	Convenient from work		
	Other (specify):		

Development of Lenox

Over the next 10 years, do you think that the town's population, *(currently about 5,600)* should: n=697

- 5.6% Increase greatly (add over 500 persons).
- 40.3% Increase modestly (add 200-500 persons).
- 51.6% Stay roughly the same.
- 2.4% Decrease significantly (by more than 200).

In the last ten years, the town of Lenox gained approximately 275 housing units, with half that number being seasonal condominiums. Is this volume and mix of residential growth acceptable to you? n=698

- 42.6% The volume and type is okay.
- 40.3% The volume is okay, but would rather see a different mix of residential growth.
- 17.2% I'd like to see residential growth decrease.

Please check the types of housing, if any, most needed in Lenox: Rank/# responses

4/133	suitable housing options for seniors
7/59	suitable housing options for the handicapped
2/218	year-round apartments for families such as 2 bedrooms for $600/month
1/237	already-existing homes which can be purchased for under $125,000
3/198	new homes which can be built for under $150,000
6/79	new homes which can be built for over $150,000
5/119	none
	other: 31

Which of the following business and employment enterprises, if any, would you like to see more of?

R/#	
3/229	Industry/high-tech manufacturing
1/449	Office/professional service businesses
2/332	Art/music/culture related businesses
4/171	Home businesses
5/145	Agriculture related business
	Other 34
6/69	None

How much do people in your household work? (Please indicate the number of people who work on each schedule.) Total # of people

447 one full time job (35 hrs/week or more)
44 more than one full time job (per person)
150 one part time or seasonal job (less than 35 hrs/week or 6 months/year
28 more than one part time or seasonal job
123 self-employed or own business full time
37 self-employed or own business part time
78 homemaker
238 retired
192 student
14 unemployed
28 do not work for pay
10 other: volunteer, disabled, etc.

Would better access to any of the following services make it easier for members of your household to work as much as they need or want? # resp.

67 childcare
21 eldercare
86 public transportation
other better internet access, etc

Complete the following sentences by choosing all statements that express your views:

responses

To promote job development, Lenox should:

365 Actively seek and welcome a wide range of new employers
140 Attract only highly skilled employers
282 Build upon the existing job base

For the future, I would generally support:

270 adding year round residential housing
151 adding commercial services/shopping
328 very little new development
78 no new development

When it comes to new development, Lenox officials/boards should strive to:

447 minimize impacts to the environment
347 minimize impacts to existing neighborhoods
375 encourage reinvestment in existing areas
332 ensure that providing additional town services is cost effective
440 balance all community needs and potential impacts

Land & Resources

Would you favor a small increase in property taxes to promote conservation/recreation? n=696

53.3% Yes 46.7% No

Should Lenox seek outside funding for purpose of conserving open space/ promoting recreation? n=674

39.2% Yes, though the town should lean towards conservation/preservation.
7.6% Yes, though the town should lean towards recreation.
46.1% Yes, and the town should emphasize both equally.
5.3% No, because (specify): _____
1.6% Perhaps, if _____

Please rank the top five of the following conservation issues in order of their importance to you (1=most important): Rank/Ranked #1

2/102 Making the Housatonic River more accessible for recreation activities such as walking, boating, fishing, picnicking
4/65 Preserving historic/cultural properties
7/37 Preserving working farms
5/48 Preserving other open spaces
3/44 Protecting wildlife habitat for wildlife diversity
1/271 Protecting drink water supplies
6/58 Preserving the aesthetic of the natural and built landscape
8/16 Preserving views of ridge lines
____ Other (specify): 6

Other Comments (Feel free to attach additional sheets as you find necessary.): _____

Thank you for your time!

Please return this survey in the enclosed postage-paid envelope to:

Lee & Lenox Master Plan and Open Space Projects
c/o Lee CDC
480 Pleasant Street, Lee Corporate Center
Lee, MA 01238

Appendix 2 - Lenox Capital Plan FY2000-2004

04/12/99

FIVE-YEAR CAPITAL PLAN
FY2000-2004

SUMMARY	ACTUAL FY98	ACTUAL FY99	PROPOSED FY00	PROJECTED FY01	PROJECTED FY02	PROJECTED FY03	FY04	TOTAL FY00-04
Uses of Funds:								
PUBLIC WORKS	494,585	632,000	387,515	464,900	1,355,495	927,550	1,636,800	4,772,260
TOWN BUILDINGS (NON-SCHOOL)	121,275	9,000	34,000	0	0	45,000	105,000	184,000
SCHOOL DEPARTMENT	70,500	42,000	72,400	88,000	108,000	76,000	68,000	412,400
PUBLIC SAFETY	58,134	34,600	78,800	160,500	35,000	35,000	35,000	344,300
PARKS, RECREATION, OPEN SPACE	4,600	14,040	5,000	52,500	0	0	0	57,500
OTHER DEPARTMENTS	0	0	199,000	0	0	0	0	199,000
WATER	231,975	148,000	273,000	448,500	256,500	671,500	540,000	2,189,500
SEWER	26,000	31,000	194,100	553,000	510,000	817,000	3,550,000	5,624,100
TOTAL APPROPRIATION	**1,007,069**	**910,640**	**1,243,815**	**1,767,400**	**2,264,995**	**2,572,050**	**5,934,800**	**13,783,060**
Sources of Funds:								
GENERAL FUND/FREE CASH	580,509	588,440	892,715	1,357,400	1,964,995	2,272,050	5,634,800	12,121,960
STABILIZATION FUND	0	0	0	0	0	0	0	0
AMBULANCE FUND	8,000	0	7,000	110,000	0	0	0	117,000
CHAPTER 90 ROAD GRANTS	236,585	236,000	N/A	N/A	N/A	N/A	N/A	N/A
OTHER GRANTS	0	0	0	0	0	0	0	0
PRIVATE FUNDING	0	0	0	0	0	0	0	0
CEMETERY TRUSTS	0	7,200	0	0	0	0	0	0
WATER REVENUES	181,975	48,000	150,000	150,000	150,000	150,000	150,000	750,000
SEWER REVENUES	0	31,000	194,100	150,000	150,000	150,000	150,000	794,100
TOTAL SOURCES	**1,007,069**	**910,640**	**1,243,815**	**1,767,400**	**2,264,995**	**2,572,050**	**5,934,800**	**13,783,060**
RECOMMENDED BONDED PROJECTS								
Crystal Street Reconstruction			2,100,000					
CHAPTER 90 PROJECTS	N/A	N/A	236,000	236,000	236,000	236,000	236,000	**1,180,000**

FINAL FY00-04 PLAN AS VOTED ON APRIL 12, 1999

REPORT ON POTENTIAL BUILD-OUT OF LENOX, MASSACHUSETTS

DRAFT (5/19/99)

Prepared For the Town of Lenox and
the Massachusetts Executive Office of Environmental Affairs (EOEA)

By the Berkshire Regional Planning Commission

Funded by a MassGIS Regional Services Grant awarded by EOEA

Introduction

In April of 1999, Lenox was selected as one of forty sample communities for a build-out analysis by the Massachusetts Executive Office of Environmental Affairs (EOEA). EOEA funded the effort and supplied the instructions and methodology. The local effort was mainly coordinated by the Berkshire Regional Planning Commission (BRPC). BRPC worked with members of the Lenox Planning Board, the Conservation Commission, and the Building Inspector on this mini project.

The project is meant to benefit EOEA, our organization, and your town. It will give the state (on an overall basis), and decision makers in Lenox, a way to think about growth. This project is connected to the BRPC GIS Service Center (also funded by EOEA) and the mapping information can be utilized by Lenox in the future. From estimates of potential future development, impacts from that development can be projected, or modeled. This practice can lead to a proactive approach to planning, protection and mitigation. Changes to land use controls and management practices can also be implemented to influence the rate, type or location of potential growth.

A build-out analysis quantifies the potential amount of future development based upon environmental constraints, existing land use, and land use controls. The analysis is a useful planning tool to estimate potential future development in a municipality from a supply standpoint.

In areas that are not already completely built out, a full build-out analysis will usually show a high amount of potential growth. Buildout analyses also do not usually try to predict when development will occur as they do not try to predict or model demand. The buildout results should be used with caution as we are employing a limited number of variable factors in a limited way. There are many factors which constrain actual high levels of build-out in particular locations.

Setting and Local Conditions

Lenox, home to Tanglewood and many former 'great estates', is a small and special Berkshire community with property values that are relatively high for western Massachusetts. Most land in Lenox is zoned for low to medium density residential use and development. Development has been greatly restricted by steepness, and the presence of wetlands. There is a strong belief in town that the supply of easily developable land is very limited.

According to BRPC 1997 land use information 2,967 acres or 21.4% of total land area in Lenox could be classified as developed, including institutional/recreational lands. Overall, the trend of consumption of land for development between 1985 and 1997 was not high in volume (approximately 200 acres of land were converted to developed lands).

A limited number of small subdivisions have been completed since the 1985 McConnell Land Use survey. These have roughly followed the zoning requirements although some acreage is utilized to its fullest density potential due to configurations and access factors. These subdivisions Form A ANR subdivisions have been occuring at a low rate. Reuse/restoration of "Great Estates" that had begun to fall into disrepair is a significant local condition. These areas have experienced historic preservation linked to permanent Open Space dedications. Significant

open space additions have been made in several areas of town. Much of the new development is retirement/senior housing.

A recent Master Plan process documented that the community does not desire residential development of a large scale or rate. While population growth is currently relatively slow, affordable and mid-level housing opportunities are limited. The community has also experienced an increased property tax base, and steady local employment and income streams due to non-residential development and redevelopment.

Recent patterns of new residential uses, including special housing for seniors, have been more compact, in part taking advantage of clustering provisions. The community did significantly restructure uses allowed in its commercial zones in 1996, generally restricting more intensive uses. Overall, however, there is a potential for continuation of the level and types of land conversion occurring recently. More development on marginal or constrained lands is also expected.

Scope and Standard Methodology of this Build-out

The main focus of this build-out is undeveloped land. Besides land classified as residential, commercial or industrial, the following UMass Resource Mapping Project (MacConnell) land categories were initially considered developed:

Transportation, Waste Disposal, Spectator and Water Based Recreation

The remaining land in Lenox includes many large estate homes, resort properties and golf facilities. Note that many such land areas have developed land with adjacent open areas. All such land was initially considered developable. Some developed areas of estate homes, resorts or institutions that were easy to identify, such as developed areas of Eastover and the National Music Foundation were then marked as developed. Developed municipal lands, such as cemeteries, schools, parks, public facilities, were also marked as developed.

Certain environmental characteristics inherent in the land can preclude development either partially or completely. Land with Absolute Constraints to Development is land which is extremely unlikely to be developed. There is either some environmental constraint that limits its development potential, there is a law or regulation that limits its use, it is owned for protected open space purposes, or it is already developed. For this project the following criteria were used to determine this category:

- Wetlands
  - USGS
  - UMass Land Use (MacConnell)
  - National Wetlands Inventory (larger areas)
- Water bodies and floodways
- Slopes greater than 25%
- 100 ft from perennial streams
- Zone I of public supply wells
- 100 year floodplain areas
- Permanently protected open space and municipal lands developed or restricted

Note: Local officials state that new development of land in the 100 year floodplain is virtually never allowed.

Additional wetlands were also identified by members of the Conservation Commission.

Constraints to development include federal, state, or local laws limiting the use of land, and permanent conservation or preservation restrictions. For the purposes of this project. permanently protected open space, including non-profit lands with conservation restrictions and municipal lands such as watershed lands were also removed from the remaining mass of potentially developable land.

The buildout information is more valuable (for projection of differing uses and densities) when private lands that are restricted or committed to particular development in the near future are also removed. We further identified and removed two large privately held resort areas with conservation restrictions: Cranwell and Canyon Ranch. Land already approved for development includes units that are approved for those two resort areas that will exhaust the development potential of those areas. There are several small subdivisions that are currently already approved and beginning the process of development. They were also removed as developed.

Map 1 shows land with absolute constraints and zoning. Constraints are identified by color or patterns. It should be noted that the accuracy of the slope data is limited. Also, all constraints noted in this report are independent of actual site level considerations and property boundaries.

For this project, land with Partial Constraints to Development is land which may be subject to some type of condition that limits its development potential. For this project the following criteria were used to determine Partial Constraints:

- 100 ft. buffer around wetlands
- A buffer between 100-200 ft. adjacent to perennial streams
- Areas with many small wetlands and buffers
- Slopes between 15 - 25%

Map 2 shows a combination of areas classified as developed, areas of absolute natural physical, legal or regulatory restrictions to development, and areas of partial constraint related to the natural environment that have been generated with the new and improved BRPC Geographic Information System partially funded by EOEA. Partially constrained land is shown by a patterned overlay. All potentially developable land is color coded by zoning district. The total amount of land for each category and district is shown in Spreadsheet Table 2S (attached and printed on the map).

Please note that this gross geographic information is for general planning purposes only. Further investigation and site specific information would likely upgrade or add other constraints in some areas, while eliminating or downgrading the situation in other areas.

Determining Potential Buildable Land

A gross constraint percentage factor was estimated for all partial constraints taking local conditions into account. BRPC tried to compensate for the likelihood that items such as small wetlands in large areas could affect the actual development of those areas.

Partial Constraint	% of Constraint
• 100 ft. buffer around wetlands	50%
• A buffer between 100-200 ft. adjacent to perennial streams	50%
• Areas with many small wetlands and buffers	50%
• Slopes between 15 - 25%	50%

Using the overlay features of a Geographic Information System (GIS), total area acreage and square footages were calculated for the different build-out classifications. Spreadsheet Table 2S provides a modified estimate of developable acreage by zoning district after reductions were made for partial constraints.

Attachment A is a description of zoning districts. In a gross sense, the zones can be classified as primarily residential or non-residential in nature. For this study the districts were considered mutually exclusive in terms of potential residential versus non-residential use. Future demand will play a role in determining a mix of uses in some zones.

Other Local Zoning and Regulatory Factors

Attachment B is a list of zoning intensity requirements which are limitations for buildout. Lot density is a key factor. Zoning density varies in the R-20-30-40 zone according to the presence of utilities. The maximum density is assumed. Wetlands are counted in determining if minimum lot size is met.

Maximum building coverage is a factor for the non-residential zone. Zoning also places a two story limit on buildings. The story limitation essentially overrides height restrictions. Parking can be a relevant factor in determining non-residential density. This is particularly relevant in C-1A zone and on smaller lots. There is a parking setback requirement and other extensive spatial requirements for parking. These are often waived by variance. Special permits are required for nearly all intensive uses in the C-3A area.

Development in the floodplain is possible by Special Permit but very rarely granted and therefore not considered a factor. Other potential limitations that have come into play in Lenox include the observance of Vernal Pools. This was partially considered in determining areas of small wetlands.

In Lenox, Subdivision Regulations are flexibly written (include the general waiver provision which is sometimes employed). The length provision against dead end roads is sometimes waived, for instance.

Assumptions and Buildout Calculation

For each zoning district, residential lots are calculated according to zoning densities with several qualifying factors. The total acreage is reduced to account for roads per a standard method discussed in Attachment C and footnoted on Spreadsheet 2S. The residential R-15 and R1-A areas have a potential to develop at higher than one unit per lot based on zoning and development trends. The R-15 allows small multi family units. Retirement housing is allowed at a much

higher density under special permitting and has been occurring in R-1A. For the R-15 and R1A areas we have used a combined average density of single family and retirement housing density.

In non-residential districts, total building area is determined by zoning intensity with some basic qualifying factors. An effective Floor Area Ratio (FAR) for each district can be calculated using the maximum building coverage area multiplied by allowed floors. In the C-1A the resulting .60 FAR could not be supported by parking. For instance, if the standard 420 square feet per parking space were multiplied by the standard local parking space requirement per square foot (1 space per 300 SF), the resulting effective FAR would be slightly less than .42. This might be a reasonable standard to account for physical parking and driveway intangibles including landscaping but would not account for the restrictive parking setback requirements. It is difficult to imagine exceeding .4 FAR in any zone in Lenox. In the industrial zone it is assumed that the trend of 1 story structures would continue. This assumption does not greatly reduce the total building area in that zone.

The premise behind calculation multipliers for school children and future additional water demand are listed in Attachment D. Assumptions for total addition school children are lower in Lenox than for the state or nation reflecting a lower existing ratio of students to households. Calculation for water is made using a standard methodology. This method is consistent with actual metered usage for residences per data from the Lenox DPW.

There is still the potential for development along existing roads and also the real possibility that new homes would be accessed by private roads. For calculation we assumed 70% of new units would be served by new subdivision roads. A general ratio of 60% of frontage requirements in each district was multiplied by the number of potential lots to project a volume of potential new subdivision roads.

Map 3 shows a composite of present and future development status for all land. Spreadsheet Table 3S provides a summary of growth in residential units and in commercial/industrial/office square footage that could potentially occur if full build-out were to occur.

Some potential impacts related to potential growth are also listed on the spreadsheets. It should be noted that other potential negative impacts would include increased traffic and overloading of infrastructure capacity, etc.

Summary and Commentary

After subtracting developed land, protected open space, areas of known wetlands, steep slopes, and other constraints, Lenox has a large yet shrinking amount of unconstrained potentially buildable land. The western portion of town is comprised mostly of land with sensitive natural features and constraints. The southern and east central portions of town would appear to have some large acreage either with only partial environmental constraints or no identified environmental constraints.

Guided reuse and development of large properties in the R-1 will likely continue. Although categorized as residential development, development in this area will likely be mixed. The community has generally not indicated a strong desire to restrict this. Clustering has proven attractive, partly due to density incentives granted. This is partly a trade off that can be further pursued.

The large route 7/20 Commercial zone has a large amount of potentially developable land. Zoning has been adjusted for this area to reduce high traffic generating retail/service uses. This area needs to be monitored carefully. If build-out were to occur, among other things, traffic would be a definite problem. However, it would be difficult to image that the special permit requirements could continue to be met leading to a point of buildout without very significant regional transportation improvements (contrary to the history and nature of the Berkshires). Also, if this zone was further restricted at this point, it might have negative economic consequences.

One area where significant single family residential development may occur is the central eastern portion of town. If utilities, namely sewer, are extended along East Street as planned, this will probably encourage additional development, particularly through subdivision of back land areas currently without roads. Since this land is zoned for medium density residential use (20,000 square feet with utilities), proposals are likely to be made to develop this land. The Planning Board has indicated a desire to pursue down zoning of this area in the R-20-30-40 zone. The utility density incentive also could be dropped. The buildout model could be used to project different scenarios. Clustering could also be promoted as well as other growth management techniques although some such as "flexible frontage" would not effect density.

It is not known how much development will actually occur before the undeveloped, potentially developable, land supply is effectively exhausted. It would be difficult to imagine that a complete buildout at the highest level will occur. However, it would not require anywhere near that level to severely and negatively affect the community. While Lenox has many mechanisms to reduce the negative affects of development, more could be done. More open space could be acquired. Areas along Yokun Brook and the Housatonic River have been identified as logical targets. Other hillside protections could be pursued in zoning. Soil and sedimentation protections and a local wetland bylaw would grant more authority to the Conservation Commission to aggressively protect natural resources and restrict development. These actions and enactment of the Scenic Mountains Act are mentioned in recent Town Plans.

Other general regulatory actions could include being tougher on subdivision 'dead end' roads and by requiring larger unconstrained building spaces through upland zoning provisions and by not counting wetlands toward meeting lot minimums.

All these actions must be considered in light of the overall needs and desires of the community. Regulations often have had the affect of increasing the housing affordability problem and in Lenox this is linked to an increasingly 'gray' community composition that is somewhat a concern. There is a cultural preference toward single family development on large lots that has led people to pursue it wherever than can afford it. Comprehensive, cooperative state growth management initiatives and regional alternatives are needed.

Sources:
MassGIS, EOEA: Data, Instructions
Metropolitan Area (Boston) Planning Commission (MAPC): Buildout Methodology
Berkshire Regional Planning Commission: Farmington River Watershed Non-Point Pollution Assessment Report, Lenox Comprehensive Master Plan

Lenox, MA Potential Buildout Impacts

25

RESIDENTIAL	Land Area (Sq. Ft.)	Yield for Partial Constraints (Sq. Ft.)	Yield Acres	Lots	Dwell. Units/ Lot	Dwell. Units	Floor Area Ratio	Comm./Ind. Total Area (Sq. Ft.)	Water Use (GPD)	Additional Students	New Res. Subdivision Roads (miles)
District R-15 Developable Area:											
Total Including Partially Constrained Areas	2,985,207		62	140	1.30	183			31,771	55	0.95
Unconstrained Areas	2,398,890		55	125		163			28,311	49	0.84
All Partial Constraint Area:	586,317	293,159	7	15		20			3,460	6	0.10
Wetland Buffer Area:	524,142	262,071	6	14		18			3,093	5	0.09
Rivers Protection 100'-200' Area:	62,175	31,088	1	2		2			367	1	0.01
District R-1A Developable Area:											
Total Including Partially Constrained Areas	65,560,238		1,373	1,099	1.67	1,433			249,361	430	13.11
Unconstrained Areas	54,089,819		1,242	993		1,296			225,455	389	11.85
All Partial Constraint Area:	11,470,419	5,735,210	132	105		137			23,905	41	1.26
Wetland Buffer Area:	2,167,679	1,083,839	25	20		26			4,518	8	0.24
Rivers Protection 100'-200' Area:	1,177,059	588,530	14	11		14			2,453	4	0.13
Small Wetland Area:	2,923,243	1,461,621	34	27		35			6,092	11	0.32
Steep Slopes (>15%)	5,527,034	2,763,517	63	51		66			11,519	20	0.61
District R-30 Developable Area:											
Total Including Partially Constrained Areas	858,394		18	21	1.00	30			3,702	9	0.21
Unconstrained Areas	671,429		15	18		26			3,250	8	0.18
All Partial Constraint Area:	186,964	93,482	2	3		4			452	1	0.03
Steep Slopes (>15%)	186,964	93,482	2	3		4			452	1	0.03
District R-3A Developable Area:											
Total Including Partially Constrained Areas	14,990,907		269	76	1.00	76			6,636	23	1.21
Unconstrained Areas	8,464,070		194	55		55			4,790	17	0.88
All Partial Constraint Area:	6,526,837	3,263,419	75	21		21			1,847	6	0.34
Wetland Buffer Area:	72,772	36,386	1	0		0			21	0	0.00
Rivers Protection 100'-200' Area:	114,253	57,127	1	0		0			32	0	0.01
Steep Slopes (>15%)	6,412,584	3,206,292	74	21		21			1,814	6	0.33
District R-20-30-40 Developable Area:											
Total Including Partially Constrained Areas	79,741,116		1,572	2,704	1.00	2,704			470,580	811	26.89
Unconstrained Areas	57,194,590		1,313	2,259		2,259			393,098	678	22.46
All Partial Constraint Area:	22,546,527	11,273,263	259	445		445			77,481	134	4.43
Wetland Buffer Area:	1,504,606	752,303	17	30		30			5,171	9	0.30
Rivers Protection 100'-200' Area:	1,580,210	790,105	18	31		31			5,430	9	0.31
Small Wetland Area:	14,191,160	7,095,580	163	280		280			48,768	84	2.79
Steep Slopes (>15%)	7,873,680	3,936,840	90	156		156			27,058	47	1.55
TOTAL RESIDENTIAL	164,135,862	20,658,532	3,294	4,040		4,426			762,049	1,328	42.37
NON-RESIDENTIAL											
District C-3A Developable Area:											
Total Including Partially Constrained Areas	5,813,866		120				0.40	1,885,920	141,444		
Unconstrained Areas	4,663,468		107					1,678,848	125,914		
All Partial Constraint Area:	1,150,398	575,199	13					207,072	15,530		
Small Wetland Area:	561,776	280,888	6					101,120	7,584		
Steep Slopes (>15%)	588,622	294,311	7					105,952	7,946		
District C-1A Developable Area:											
Total Including Partially Constrained Areas	1,903,037		42				0.40	658,692	49,402		
Unconstrained Areas	1,756,363		40					632,291	47,422		
All Partial Constraint Area:	146,673	73,337	2					26,401	1,980		
Rivers Protection 100'-200' Area:	146,673	73,337	2					26,401	1,980		
District C Developable Area:											
Total Including Partially Constrained Areas	158,416		3				0.40	45,194	3,390		
Unconstrained Areas	67,552		2					27,021	2,027		
All Partial Constraint Area:	90,864	45,432	1					18,173	1,363		
Rivers Protection 100'-200' Area:	90,864	45,432	1					18,173	1,363		
District I Developable Area:											
Total Including Partially Constrained Areas	1,073,775		23				0.35	320,557	24,042		
Unconstrained Areas	961,507		22					302,875	22,716		
All Partial Constraint Area:	112,268	56,134	1					17,682	1,326		
Steep Slopes (>15%)	112,268	56,134	1					17,682	1,326		
TOTAL NON-RESIDENTIAL	8,949,093	750,101	188					2,910,363	218,277		
GRAND TOTALS	173,084,955	21,408,634	3,482	4,040		4,426		2,910,363	980,327	1,328	42.37

Notes: (see narrative and attachments for further explanation)

Residential dwelling units/lot ratio calculated as 30% higher than SF density in R-15 using 11,500 SF/unit, and 67% higher in R-1A using 24,000 SF/unit.

To account for roads, odd shaped lots, etc., residential lot calculation is 85% of density for R-3A, 80% for R-1A, 81% for R-30, 79% for R-20-30-40, and 78% for R-15.

To account for roads, commercial/industrial areas (shown in Total Square Footage column) are calculated at 90% (with the exception of District C - no reduction).

Potential res. water use calculation 75 GPD/per person multiplied by projected household size; commercial/industrial calculation 75 GPD/per 1000 SF building area.

Potential res. water use calculation reduced by 50% for R-3 Area (much land unlikely to be serviced by public water).

Potential additional students calculated at .3 per residential unit.

New res. subdivision road calculation uses zoning frontage rqmt. multiplied by # of lots multiplied at a reduced ratio (42%) for double loading, use of existing roads, and private roads.

5/19/99

A

SECTION 3: ZONING DISTRICT BOUNDARY DESCRIPTIONS

3.1 The TOWN OF LENOX is hereby divided into Zoning Districts designated as follows: (See also 3.6 below)

RESIDENTIAL:	R-3A
	R-1A
	R-40-30-20
	R-30
	R-15
COMMERCIAL:	C
	C-1A
	C-3A
INDUSTRIAL:	I
WIRELESS TELECOMMUNICATIONS OVERLAY DISTRICT:	WTOD

B

8.4 LAND SPACE REQUIREMENTS TABLE

	RESIDENTIAL						COMMERCIAL			INDUSTRIAL
	R-3A	R-1A	R-40	R-30	R-20	R-15	C-3A	C-1A	C	I
1. Minimum lot size	3 acres	1 acre	40,000 SF	30,000 SF	20,000 SF	15,000 SF	3 acres	1 acre	(4)	2 acres
2. Minimum lot frontage	200'	150'	150'	125'	100'	85'	300'	200'	(4)	200'
3. Minimum lot width at building setback line	200'	150'	150'	125'	100'	85'	300'	200'	(4)	200'
4. Minimum setbacks:										
A. Building or structure (1)										
-Street Line	50'	35'	35'	35'	35'	35'	75'(5)	50'	(4)	50'
-Lot line	30'	25'	25'	20'	20'	20'	30'	30'	(4)	25'
-District Boundary Line (2)	30'	25'	25'	20'	20'	20'	50'	50'	(4)	50'
B. Sign Setback							35'	30'	(4)	30'
C. Parking Area Setback							30'	30'	(4)	30'
5. Maximum Building or structure height (3)										
-Stories	2	2	2	2	2	2	2	2	2	2
-Feet	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
6. Maximum building coverage	10%	20%	20%	20%	20%	20%	20%	30%		35%

Footnotes:

(1) On lots abutting streets on more than one side, the front setback requirements shall apply to each of the abutting streets. However, a dwelling need not be set back more than the average of the setbacks of the dwellings on the abutting lots on either side. If a vacant lot exists on one side it shall be considered as a dwelling setback the depth of the required front setback. No fence shall be constructed so as to obstruct intersection view within front setbacks at street intersections.

(2) Where district boundary lines separate residential districts from commercial districts and industrial districts, setback areas shall be planted with screening to protect the residential districts.

(3) These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy. The Board of Appeals may allow greater height when permitting special uses such as Planned Unit Office, etc. (A.T.M. 5/7/76)

(4) In view of small and irregular lot sizes, applications for new building will be accepted for consideration based on areas no less than current lot sizes. Fireproof walls on one side to the lot line are permissible if there is at least 15' setback on the other side of the building.

(5) The street line building or structure setback in C-3A may be reduced to a minimum of thirty-five (35) feet by a Special Permit from the Zoning Board of Appeals pursuant to Section 6 of this Bylaw if the Board determines that the proposed plan will significantly enhance the aesthetics of the property. (See Section 9.22 - Reduction of Street Line Setback in C-3A.) (S.T.M. 12/16/96)

C

Residential Analysis

To calculate the residential buildout, it is necessary to calculate a multiplier for each zoning district that relates the raw land acreage to the potential number of houselots that could be established from that raw acreage. For example, in a community with requirements for 50-foot-wide road right-of-way for new subdivision roads, in a 1-acre zoning district which has a minimum frontage requirement of 200 feet (Note: use lot width, if that is greater than the frontage requirement), then the calculation is:

$$\frac{\text{Area required for roadway}}{\text{road plus lot requirement}} = \text{percent of land used for roads in subdivision}$$

For example:

$$\frac{25\ (1/2 \text{ of right-of-way}) \times 200\ (\text{lot width required})}{43{,}560\ (\text{zoning lot requirement}) + (25 \times 200)} =$$

$$\frac{5000}{48{,}560} = 10.3\%$$

However, when the most recent 10 years of subdivisions are compared for lot yield from gross acreage, it becomes obvious that the average subdivision within a particular zoning district does not meet the theoretical maximum number of lots that could be generated from the raw land that was the basis of the subdivision. This is the result of wetlands, steep slopes poor soils (on the areas served by septic systems) and odd lot configurations that will not allow a developer to maximize the number of lots. In areas where the subdivisions were on sewer and where wetlands and steep slopes did not appear to be a constraint, PC has found that an additional 10% must be removed from the raw land

D

Multipliers for use in calculating impacts of increased number of households and commercial/industrial square footage estimated from Buildout Analysis

I. Calculation of the total additional number of school children at buildout:

To calculate a broad estimate of the potential additional number of students at buildout:

1. Calculate the additional number of future households using buildout analysis,
2. obtain the most recent data available (through the RPA or community) for students/household.
3. multiply the current student/household ratio by the increase in future number of households at buildout.

II. Calculation of future additional water demand at buildout:

The following step should be taken to calculate the total potential for additional water demand at buildout:

1) Use buildout analysis to determine the total number of additional households at buildout.
2) Determine the year 2010 projection for number of people per household. (This is used as an approximation of future household size at buildout, and can be obtained from the RPA or MISER).
3) Multiply 1 by 2 above to provide a broad estimate of the number of additional town residents at buildout.
4) Multiply 3 above by 75 gallons per person per day to determine an estimate of additional residential water demand. (75 gallons per person per day used in DEP estimates and is also supported by Growth Impact Handbook produced by DHCD.)
5) Calculate total of additional square footage of commercial and industrial space that can be constructed through buildout, and multiply this figure by 75 gallons per 1000 square feet of floor space. (75 gallons/1000 square feet of floor space is based on range of figures for usage rates in Growth Impact Handbook produced by DHCD, as well as planning documents that estimate flows for mixed-use developments.)
6) Add 4 and 5 above to calculate an estimate of total additional water demand for all uses at buildout.

7. IMPLEMENTATION TOOLBOX

This section lists some of the many "tools" available for guiding growth and promoting sound land use decisions for each of the mentioned settlement types advanced in the "typology". Some of the guiding principles can be realized by continuing to pursue current policies and directions; others may only be attained with new policies, investments, education or other strategies. By moving forward on the collective vision, the Berkshire region can confidently face the future with the knowledge and ability necessary to achieve a better Berkshires.

Each community should review these recommended tools, implement strategies and adhere to the approaches advanced in this *Plan*. Before selecting an implementation tool or strategy from the "toolbox", make sure you have a good sense of what the problems are, what resources you have available, and what your motives and long range goals are. You may find some surprises even with the best background data and most carefully clarified goals. Don't create a monster by trying to apply a technique that is inappropriate or unnecessarily complicated for your needs.

The Berkshire Regional Planning Commission will continue to develop strategies and approaches that are appropriate for the communities within the Berkshire region. The following "toolbox" is by no means complete.

7.1 REGIONAL CENTER

Spatial Efficiency in Land Use Development and Management

- Site Plan and Design Approval
- Major Development Review Bylaw
- Commercial Corridor Site Plan Review
- Signage Control
- Promotion of Infill Development
- Parking Standards
- Performance Standards
- Implement Transportation Systems Management (TSM) Strategies

Preservation of Sensitive Environments and Open Space

- Implement Scenic Mountains Act bylaw
- Open Space and Recreation Plan
- Hazardous Waste Collection/Recycling
- Earth Removal Bylaw
- Erosion Control Bylaw
- Wetlands Protection Bylaw
- Implementation of BMP's for Stormwater Control

Social Equality and Quality of Life

- Streetscape Improvements

- Accessory Apartment Provisions
- Design Guidelines
- Creation of Historic Districts
- Preservation/reuse of historic buildings
- Affordable Housing Plan
- Inclusionary Zoning for Affordable Housing

Economic Development and Fiscal Responsibility

- Streetscape Improvements
- Economic Development Plan
- Regional economic development strategy
- Coordinated regional marketing campaign
- Centralized source for development resources
- Easily accessible listing of available land and building sites
- Workforce development and training programs
- Infrastructure improvements
- Capital planning program
- Strategic networks and alliances

7.2 COMMUNITY CENTER

Spatial Efficiency in Land Use Development and Management

- Implement Scenic Mountains Act bylaw
- Site Plan and Design Approval
- Protection of Farmland through USDA and MA APR programs
- Commercial Corridor Site Plan Review
- Signage Control
- Infill Development
- Parking Standards
- Performance Standards
- Implement Transportation Systems Management (TSM) Strategies

Preservation of Sensitive Environments and Open Space

- Implement Scenic Mountains Act bylaw
- Open Space and Recreation Plan
- Greenways Creation
- Hazardous Waste Collection/Recycling
- Open Space and Cluster Zoning
- Earth Removal Bylaw
- Erosion Control Bylaw
- Water Supply Protection Zoning
- Wetlands Protection Bylaw
- Implementation of BMP's for Stormwater Control

Social Equality and Quality of Life

Social Equality and Quality of Life

- Streetscape Improvements
- Design Guidelines
- Creation of Historic Districts
- Preservation/reuse of historic buildings
- Accessory Apartment Provisions
- Inclusionary Zoning for Affordable Housing
- Affordable Housing Plan
- Inclusionary Zoning for Affordable Housing

Economic Development and Fiscal Responsibility

- Economic development strategy
- Coordination with regional marketing campaign
- Centralized source for development resources
- Easily accessible listing of available land and building sites
- Workforce development and training programs
- Infrastructure improvements
- Capital planning program
- Strategic networks and alliances
- Defined, accessible commercial and industrial zones
- Business and education partnerships; School-to-Work initiatives
- Streetscape Improvements

7.3 TOWN CENTER

Spatial Efficiency in Land Use Development and Management

- Community Growth Plan
- Protection of Farmland through USDA and MA APR programs
- Commercial Corridor Site Plan Review
- Infill Development
- Planned Unit Development
- Performance Standards
- Implement Transportation Systems Management (TSM) Strategies
- Open Space Community Bylaw

Preservation of Sensitive Environments and Open Space

- Implement Scenic Mountains Act bylaw
- Open Space and Recreation Plan
- Greenways Creation
- Hazardous Waste Collection/Recycling
- Open Space and Cluster Zoning
- Water Supply Protection Zoning
- Reconsideration of Large-lot Zoning
- Earth Removal Bylaw

- Erosion Control Bylaw
- Wetlands Protection Bylaw
- Implementation of BMP's for Stormwater Control

Social Equality and Quality of Life
- Streetscape Improvements
- Design Guidelines
- Creation of Historic Districts
- Preservation/reuse of historic buildings
- Accessory Apartment Provisions
- Inclusionary Zoning for Affordable Housing
- Multi-Family Residential Zoning
- Affordable Housing Plan

Economic Development and Fiscal Responsibility
- Economic development strategy
- Easy access to development resources and available sites
- Well-defined, accessible commercial/industrial zones
- Business and education partnerships; School-to-Work initiatives
- Stable, predictable tax resources
- Strategic networks and alliances
- Community goal setting
- Capital planning program
- Streetscape Improvements

7.4 VILLAGE AND RURAL CENTER

Spatial Efficiency in Land Use Development and Management
- Community Growth Plan
- Protection of Farmland through USDA and MA APR programs
- Planned Unit Development
- Performance Standards
- Implement Transportation Systems Management (TSM) Strategies
- Open Space Community Bylaw

Preservation of Sensitive Environments and Open Space
- Implement Scenic Mountains Act bylaw
- Open Space and Recreation Plan
- Greenways Creation
- Community Septic management Programs
- Hazardous Waste Collection/Recycling
- Open Space Community Bylaw
- Water Supply Protection Zoning
- Reconsideration of Large-lot Zoning

- Earth Removal Bylaw
- Erosion Control Bylaw
- Wetlands Protection Bylaw
- Implementation of BMP's for Stormwater Control

Social Equality and Quality of Life

- Streetscape Improvements
- Scenic Road Bylaw
- Design Guidelines
- Creation of Historic Districts
- Preservation/reuse of historic buildings
- Accessory Apartment Bylaw
- Inclusionary Zoning for Affordable Housing
- Multi-Family Residential Zoning

Economic Development and Fiscal Responsibility

- Community goal setting
- Transportation access to labor markets
- Defines, accessible and appropriately-serviced commercial/industrial zones
- Provision for home businesses and entrepreneurial activity
- Cottage industry bylaw
- Capital planning program
- Multi-community strategic alliances for provision of public services
- Streetscape Improvements
- Cottage Industry Bylaw

7.5 SETTLEMENTS

Spatial Efficiency in Land Use Development and Management

- Community Growth Plan
- Protection of Farmland through USDA and MA APR programs
- Planned Unit Development
- Performance Standards
- Implement Transportation Systems Management (TSM) Strategies
- Open Space Community Bylaw

Preservation of Sensitive Environments and Open Space

- Implement Scenic Mountains Act bylaw
- Greenways Creation
- Community Septic management Programs
- Hazardous Waste Collection/Recycling
- Water Supply Protection Zoning
- Reconsideration of Large-lot Zoning
- Open Space and Recreation Plan

- Earth Removal Bylaw
- Erosion Control Bylaw
- Open Space Community Bylaw
- Wetlands Protection Bylaw
- Implementation of BMP's for Stormwater Control

Social Equality and Quality of Life

- Design Guidelines
- Creation of Historic Districts
- Preservation/reuse of historic buildings
- Accessory Apartment Bylaw
- Scenic Road Bylaw
- Inclusionary Zoning for Affordable Housing
- Multi-Family Residential Zoning

Economic Development and Fiscal Responsibility

- Community goal setting
- Transportation access to labor markets
- Defines, accessible and appropriately-serviced commercial/industrial zones
- Provision for home businesses and entrepreneurial activity
- Cottage industry bylaw
- Capital planning program
- Multi-community strategic alliances for provision of public services
- Streetscape Improvements
- Cottage Industry Bylaw