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,

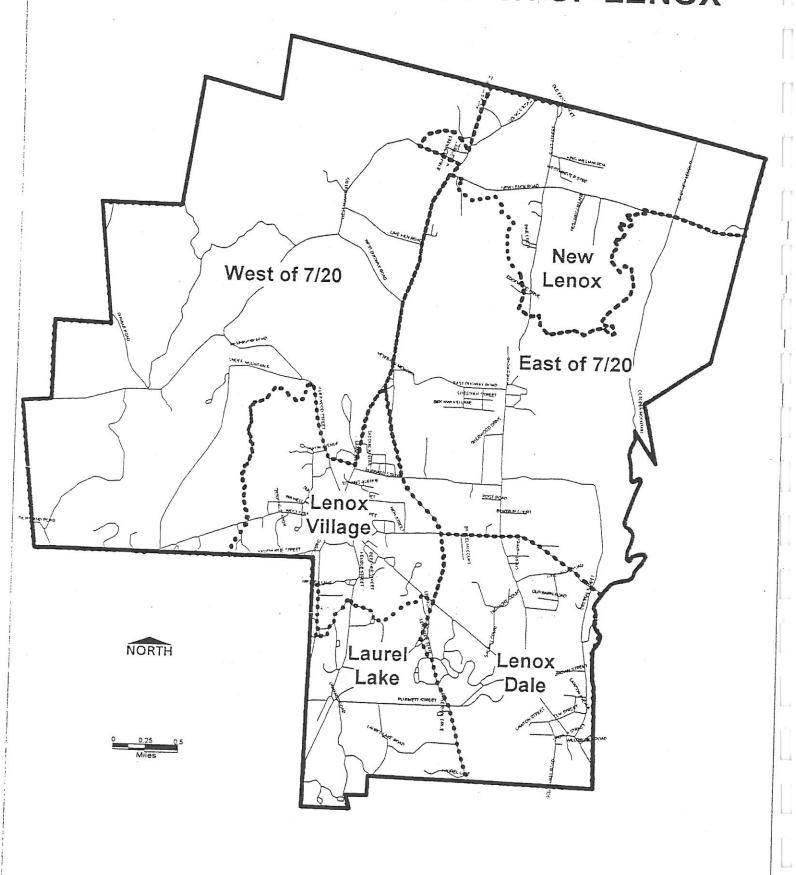
Robert T. Akroyd, Chairman

Planning Board

Dans Hettorice Purphy

Janet Hetherwick Pumphrey, Chairman Board of Selectmen

SECTIONS OF THE TOWN OF LENOX



758

Living In Lenox

Which of the following would you use to describe Lenox? Check all that apply. Rank/ # responses 8/204 - Diverse 10/11Divided 4/410-Vacation-oriented 9/148- Fun 2/545- Attractive 7/241Convenient 5/368- Stable 12/39-In decline11/101mproving 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

18.7% 1-20 years

16.4% 1-30 years

15.1% 6-10 years

How would you rate the quality of life in Lenox? 40.9%Excellent 9.6%Average 0Very poor 49.9%Good 0.5%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 8.9% West of 7/20

14.5% New Lenox 4.3% Laurel Lake
22.2% East of 7/20 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 6-10 acres 3.0% 63.9%½ - 2 acres Over 10 acres 4.4% 10.5%3-5 acres 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% own 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, retirent.

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

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

193 Lenox Public Schools private schools31
17 religious schools home school 4
401 I don't have children. 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)?

7.6% Yes (# of household members: _____) 92 52 persons in 46 households Please indicate your total (gross) household income for 1996: ___690

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

Recreational Activities

Are existing outdoor programs adequate for:

MOIDA
%
%
%
%
%

Are existing indoor programs adequate for:

		yes	no	den'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	Rank/Number responses	
1/606 4/342 6/296 5/308 8/220 9/204 22/32 21/73 10/171 18/79 12/158 13/117 19/77	Walking/Running Hiking Bicycling Swimming X-C Skiing Downhill Skiing Snowmobiling Snowshoeing	n=734 n=720 n=728 n=669 n=653
11/161 16/87 14/114 15/103 17/85 20/75 24/23 2/502 3/372	Football/ baseball/ basketball/soccer Rollerblading Clubs e.g.: social/garden etc. Dancing Aerobics Ice Skating Skateboarding Movies/concerts Art/Historical activities Other:	n=702 n=583 n=704 n=682 n=631 n=573 n=528 n=696 n=623 n=582 n=474 n=567
Check the <u>five</u> rec	reational activities/ facilities you see developed/ expanded:	r=580

would like most to see developed/expanded:

8/140	Tennis courts	Rank/Number	of	resnonses
16/38	Volleyball			2 00 p 0 113 C 3
13/61	Basketball courts			
14/53	Baseball/Softball field:	S		
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	3 .		

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) <u>168- teem activities</u>, 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.

	Tomo wing conditions in to	11 11.		to v
		Very	Satis-	Excel-
		Poor	factory	<u>lent</u>
80	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 n=662 you currently use, to lower your property taxes? 85.2% No 14.8%Yes

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

Percentages given.

42.3/22.5/35. Department of Public Works functions

76.4/6.4/16.9 conservation projects

79.5/6.7/13.8 landfill/compost/recycle center =658

27.2/52.8/20.3municipal administration n::629

59.3/16.7/24.1professional planning services =636

.=639 62/16.1/21.9 inspection services

58.6/15.6/25.9economic/community development

services

66.6/12.8/20.6cultural/social programs ··=632

n=626 41.5/42.5/16 schools

other

n=130

Shopping

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

Restaurants 7./74 Rank/# responses

11/31 Hotel/Resort areas

Groceries/ supermarkets 5/100

Clothing/gift stores 9/67

Department stores 6/95

Gas stations 8/70

Movie theaters 1/292

Galleries

10/53

Cafes 4/120

Nightlife establishments 3/166

Other 57 responses

2/245 None

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

		In	Other town	Outside
		Lenox	in County	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 # respor services which are also available in Lenox, what are your main reasons for doing so? (Check two):

Better prices

467 Better variety/ selection

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 r=697 town's population, (currently about 5,600) should:

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

suitable housing options for seniors 4/133

suitable housing options for the handicapped 7/59

year-round apartments for families such as 2 2/218

bedrooms for \$600/month

already-existing homes which can be 1/237

purchased for under \$125,000

new homes which can be built for under 3/198

\$150,000

new homes which can be built for over 6/79

\$150,000

none 5/119

other: 31

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

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

None 6/69

Lenox Community Survey

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) 53.3%Yes 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? 67 childcare 21 eldercare 86 public transportation other better internet access, etc. 4/65___ Complete the following sentences by choosing all statements that express your views: # responses To promote job development, Lenox should: Actively seek and welcome a wide range of new employers Attract only highly skilled employers 140 Build upon the existing job base For the future, I would generally support: adding year round residential housing 270 adding commercial services/shopping 151 very little new development 328 no new development When it comes to new development, Lenox officials/boards should strive to: 447 minimize impacts to the environment minimize impacts to existing neighborhoods 347 375 encourage reinvestment in existing areas

ensure that providing additional town services is

balance all community needs and potential

cost effective

impacts

440

Land & Resources

Would you favor a small increase in property taxes to promote conservation/recreation? r=696
53.3%Yes 46.7% No

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

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

10) 04	(1 most important). Natik/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 postagepaid envelope to:

Lee & Lenox Master Plan and Open Space Projects do 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	ACTU	A L FY99	PROPOSED FY00	P R FY01	O J E C	T E D FY03	FY04	TOTAL FY00-04
U	FY98	F 199	F100	FIUI	F102	F103	1104	1 100-04
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	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:	500 500	500.440	000.745	1 257 100	1 064 005	2,272,050	5,634,800	12,121,960
GENERAL FUND/FREE CASH	580,509	588,440	892,715 0	1,357,400 0	1,964,995 0	2,212,030	0,034,000	0
STABILIZATION FUND	0	0	7,000	110,000	0	0	0	117,000
AMBULANCE FUND	8,000 236,585	236,000	7,000 N/A	N/A	N/A	N/A	N/A	N/A
CHAPTER 90 ROAD GRANTS	236,565	236,000	0	0	0	0	0	0
OTHER GRANTS PRIVATE FUNDING	0	0	0	0	Ö	Õ	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
DECOMMENDED DONDED DEC LEGEC								
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 occurring 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 <u>Absolute Constraints to Development</u> 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 I 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 <u>Partial Constraints to Development</u> 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.

Pa	rtial 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

		B(uildout Im	pacts							25
		Yield for			П				T	T	New Re
	1	Partial	(4)		Dwell.		Floor	Comm.Jnd.			Subdivis
RESIDENTIAL	Land Area	Constraints			Units/	Dwell.	Area	Total Area	Water Use	Additional	
District R-15 Developable Area:	(Sq. Ft)	(Sq. Ft)	Yield Acres	Lots	Lot	Units	Ratio	(Sq. Ft)	(GPD)	Students	(miles
Total Including Partially Constrained Areas	2.005.207										1111162
Unconstrained Areas	2,985,207		62	140	1.30				31,771	55	0
All Partial Constraint Area:	2,398,890 586,317		55		-	163			28,311	49	0
Wetland Buffer Area:	524,142				-	20			3,460	6	0
Rivers Protection 100'-200' Area:						18			3,093	5	0
7 A TOTAL TO	62,175	31,088	1	2		2			367	1	0
District R-1A Developable Area:											
Total Including Partially Constrained Areas	65 500 330										
Unconstrained Areas	65,560,238		1,373		1.67	1,433			249,361	430	13
All Partial Constraint Area:	54,089,819		1,242			1,296			225,455	389	11
Wetland Buffer Area:	11,470,419 2,167,679		132	105		137			23,905	41	7
Rivers Protection 100'-200' Area:	1,177,059	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	25	20		26			4,518	8	0
Small Wetland Area:		588,530	14	11		14			2.453	4	0
Steep Slopes (>15%)	2,923,243	1,461,621	34	27		35			6,092	11	- 0
Gicap Giopas (* 1578)	5,527,034	2,763,517	63	51		66			11.519	20	0
District R-30 Developable Area:											
Total Including Partially Constrained A											
Total Including Partially Constrained Areas Unconstrained Areas	858,394		18	21	1.00	30			3,702	9	0
All Partial Constraint Area:	671,429		15	18		26			3,250	8	0
	186,964	93,482	2	3		4			452	1	
Steep Stopes (>15%)	186,964	93,482	2	3		4			452	1	- 0
District R-3A Developable Area:											
Total Including Partially Constrained Areas Unconstrained Areas	14,990,907		269	76	1.00	76			6,636	23	1.
All Partial Constraint Area:	8.464,070		194	55		55			4,790	17	0
Wetland Buffer Area:	6,526,837	3,263,419	75	21		21			1,847	6	0
	72.772	36,386	1	0		0			21	0	0.
Rivers Protection 100'-200' Area:	114,253	57,127	1	0		0			32	0	0
Steep Slopes (>15%)	6,412,584	3,206,292	74	21		21			1.814	6	0.
District P 20 20 40 D	-								- 1,011		- 0
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	25.
Unconstrained Areas	57,194,590		1,313	2,259		2.259			393,098	678	22 4
All Partial Constraint Area:	22,546,527	11,273,263	259	445		445			77,481	134	4
Wetland Buffer Area:	1,504,606	752.303	17	30		30		1	5,171	9	0.
Rivers Protection 100'-200' Area:	1,580,210	790,105	18	31		31		-	5,430	9	0
Small Wetland Area:	14,191,160	7,095,580	153	280		280			48,768	84	2
Steep Stopes (>15%)	7.873.680	3.935.840	90	156		156			27.058	47	;
OTAL RESIDENTIAL									21,000		
OTAL RESIDENTIAL	164,135,862	20,658,532	3.294	4,040		4,426	1		762.049	1,328	42.
ON DECIDENTAL	1								102,045	1,520	42.
DN-RESIDENTIAL							1				
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		-	-			101,120			
		200.000	6	1						T	
Steep Slopes (>15%)	588,622	294,311	7		-+				7,584		
Steep Slopes (>15%)						-		105,952	7,946		
Steep Stopes (>15%) District C-1A Developable Area:	588,622			#							
Steep Stopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas							0.40	105,952	7,946		
Steep Stopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas	588,622		7				0.40	105.952 658,692	7.946		
Steep Stopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area:	1,903,037		7 42 40				0.40	105.952 658,692 632,291	7,946 49,402 47,422		
Steep Stopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas	1,903,037 1,756,363	73.337	42 40 .2				0.40	658,692 632,291 26,401	7,946 49,402 47,422 1,980		
Steep Slopes (>15%) District C-1A Developable Area: Total including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area:	1,903,037 1,756,363 146,673	294,311	7 42 40				0.40	105.952 658,692 632,291	7,946 49,402 47,422		
Steep Slopes (>15%) District C-1A Developable Area: Total including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area:	1,903,037 1,756,363 146,673	73.337	42 40 .2				0.40	658,692 632,291 26,401	7,946 49,402 47,422 1,980		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas	1,903,037 1,756,363 146,673	73.337	42 40 2 2					658,692 632,291 26,401 26,401	7,946 49,402 47,422 1,980 1,980		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area:	1,903,037 1,756,363 146,673 146,673	73.337	7 42 40 2 2 2 3				0.40	658,692 632,291 26,401 26,401 45,194	7.946 49,402 47.422 1.980 1.980		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas	588.622 1,903,037 1,756,363 146,673 146,673 158,416 67,552	73,337 73,337	7 42 40 2 2 2 3 3 2 2					658,692 632,291 26,401 26,401 45,194 27,021	7,946 49,402 47,422 1,980 1,980 3,390 2,027		
Steep Stopes (>15%) District C-1A Developable Area: Total including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total including Partially Constrained Areas Unconstrained Areas	588.622 1,903,037 1,756.363 146.673 146.673 158,416 67,552 90,864	73,337 73,337 73,337	7 42 40 2 2 2 3 3 2 1					105,952 658,692 632,291 26,401 26,401 45,194 27,021 18,173	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area:	588.622 1,903,037 1,756,363 146,673 146,673 158,416 67,552	73,337 73,337	7 42 40 2 2 2 3 3 2 2					658,692 632,291 26,401 26,401 45,194 27,021	7,946 49,402 47,422 1,980 1,980 3,390 2,027		
Steep Stopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area:	588.622 1,903,037 1,756.363 146.673 146.673 158,416 67,552 90,864	73,337 73,337 73,337	7 42 40 2 2 2 3 3 2 1					105,952 658,692 632,291 26,401 26,401 45,194 27,021 18,173	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363		
Steep Stopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area:	1,903,037 1,756,363 146,673 146,673 158,416 67,552 90,864 90,864	73,337 73,337 73,337	7 42 40 2 2 2 3 2 1				0.40	658,692 632,291 26,401 26,401 45,194 27,021 18,173 18,173	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363 1,363		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area: Total Including Partially Constrained Areas Unconstrained Areas	1,903,037 1,756,363 146,673 146,673 146,673 158,416 67,552 90,864 90,864	73,337 73,337 73,337	7 42 40 2 2 2 2 1 1 1 1 2 2 3					105,952 658,692 632,291 26,401 26,401 45,194 27,021 18,173 18,173	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363 1,363 24,042		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area: Total Including Partially Constrained Areas Unconstrained Areas	1,903,037 1,756,363 146,673 146,673 146,673 158,416 67,552 90,864 90,864 1,073,775 961,507	73,337 73,337 73,337 45,432 45,432	7 42 40 2 2 2 3 2 2 1 1 1 2 2 3 2 2 2 2 2 2 2 2				0.40	105,952 658,692 632,291 26,401 26,401 45,194 27,021 18,173 18,173 320,557 302,875	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363 1,363 24,042 22,716		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area: Total Including Partially Constrained Areas Unconstrained Areas Unconstrained Areas All Partial Constraint Area:	1,903,037 1,756,363 146,673 146,673 146,673 158,416 67,552 90,864 90,864 1,073,775 961,507 112,268	73,337 73,337 73,337 45,432 45,432	7 42 40 2 2 2 1 1 1 23 23 22 1 1				0.40	105,952 658,692 632,291 26,401 26,401 45,194 27,021 18,173 18,173 320,557 302,875 17,682	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363 1,363 24,042 22,716 1,326		
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Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area: Total Including Partially Constrained Areas Unconstrained Areas: All Partial Constraint Area: Steep Slopes (>15%)	1,903,037 1,756,363 146,673 146,673 158,416 67,552 90,864 90,864 1,073,775 961,507 112,268 112,268	73,337 73,337 73,337 45,432 45,432 56,134 56,134	7 42 40 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				0.40	105.952 658,692 632.291 26,401 26,401 45,194 27,021 18,173 18,173 320,557 302,875 17,682	7,946 49,402 47,422 1,980 1,980 2,027 1,363 1,363 24,042 22,716 1,326 1,326		
Steep Slopes (>15%) District C-1A Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District C Developable Area: Total Including Partially Constrained Areas Unconstrained Areas All Partial Constraint Area: Rivers Protection 100'-200' Area: District I Developable Area: Total Including Partially Constrained Areas Unconstrained Areas Unconstrained Areas All Partial Constraint Area:	1,903,037 1,756,363 146,673 146,673 146,673 158,416 67,552 90,864 90,864 1,073,775 961,507 112,268	73,337 73,337 73,337 45,432 45,432	7 42 40 2 2 2 1 1 1 23 23 22 1 1				0.40	105,952 658,692 632,291 26,401 26,401 45,194 27,021 18,173 18,173 320,557 302,875 17,682	7,946 49,402 47,422 1,980 1,980 3,390 2,027 1,363 1,363 24,042 22,716 1,326		

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 right, multiplied by # of lots multiplied at a reduced ratio (42%) for double loading, use of existing roads, and private roads.

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-IA

R-40-30-20

R-30

R-15

COMMERCIAL:

С

C-lA

C-3A

INDUSTRIAL:

WIRELESS TELECOMMUNICATIONS

OVERLAY DISTRICT:

WTOD

8.4 LAND SPACE REQUIREMENTS TABLE

		RESI	DENTIAL				CO	MMERC	IAL	INDUS
1. Minimum lot size	R-3A	R-IA	R-40	R-30	R-20	R-15	C-3 A	C-IA	С	TRIAL
. Minimum for Size	acres	l 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 -Lot line -District Boundary Line (2) B. Sign Setback C. Parking Area Setback	50' 30' 30'	35' 25' 25'	35° 25° 25°	35° 20° 20°	35' 20' 20'	50. 50. 32.	75' ⁽⁵⁾ 30' 35' 30'	50' 30' 30' 30'	(4) (4) (4) (4)	30° 30° 30° 50°
5. Maximum Building or structure height (3)										30
-Stories -Feet	35°	35°	35°	35,	35°	2 35.	2 35'	35°	2 35'	2 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. 571776)
- (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)

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:

<u>Area required for roadway</u> = percent of land used for roads in subdivision road plus lot requirement

For example:

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

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

- 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

- 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

- 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

- 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