

Special Permit and Variance Application

Submitted to

Lenox Zoning Board of Appeals

Prepared for

Hillcrest Education Center



Located at

242 West Mountain Road

January 2022

SK Job Number: 210160

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Plans Included in Submittal

Architect Plans

- Floor Plan and Roof Plan-A (A101A)
- Floor Plan and Roof Plan-B (A101B)
- Enlarged Floor Plan- A (A102A)
- Enlarged Floor Plan- B (A102B)
- Exterior Elevations (A201)
- Exterior Elevations (A202)

SK Design Group, Inc

- Cover Sheet/Overall Site Plan
- Existing Conditions Plan
- Proposed Site Plan & Details

Professional Team

Petitioner:

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Hillcrest Educational Centers

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Exhibit A:

Town of Lenox Zoning Board
of Appeals Application

The Commonwealth of Massachusetts
TOWN OF LENOX

Filing fee is due with the petition. If hearing expenses exceed this amount the Zoning Board of Appeals will bill the petitioner.

The undersigned hereby petitions the Town of Lenox Zoning Board of Appeals for:

A Special Permit for exception under the provisions of Section 5.3.3 of the Town of Lenox Zoning By-Law.

A Variance from the following provisions of Section 5.3.4, 6.1.1(4) & 8.8.1(3) of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):

See narrative

For premises:

Owner of Record Hillcrest Educational Center

Address 242 West Mountain Road

Map and Parcel 24-22&23

Zoned as R-1A & R-3a

Deed Reference Book 1119 Page 1107 & 1109

(This information is available from the Assessor's Office or townoflenox.com in the Property Assessments-Online Database section.)

Petitioner Gerald Burke (HLP)
(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)

Address (Mailing Address) 788 South Street, Pittsfield, MA 01201

Telephone Number 413-499-7924

Email address _____

Date _____

Exhibit B:

Zoning Application Narrative

PROJECT NARRATIVE
Hillcrest Educational Centers, Inc.
Highpoint Campus
242 West Mountain Road
Lenox, Massachusetts

A. PROJECT OVERVIEW

This Project Narrative (the “report”) has been prepared in support of a Special Permit / Variance Application for Hillcrest Educational Centers’ campus on West Mountain Road in Lenox, MA, known as Highpoint Campus. The application is being prepared in accordance with the Town of Lenox Zoning By-laws.

The proposed project includes the partial demolition (1,070± S.F.) of an existing classroom building. The building with the new addition will be 9,845 square feet when complete. This project will also include the site related work such as, sewer and water connection, tree removal and grading.

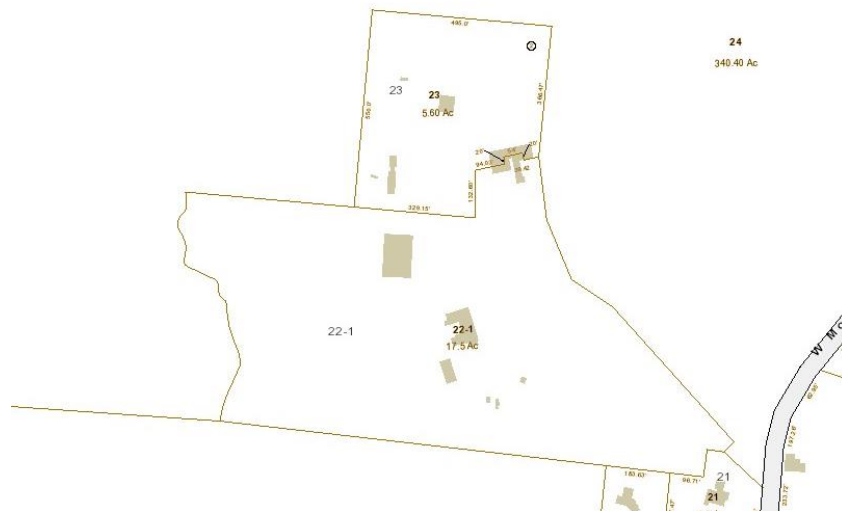


Figure 1: Assessors Map of Site

Hillcrest Educational Centers seeks both a Special Permit pursuant to Section 5.3.3 and a variance pursuant to 5.3.4, 6.1.1(4) and 8.8.1(3). The renovation and construction of the new addition requires the issuance of a Special Permit because the work is the alteration and extension of a pre-existing, non-conforming structure. The existing structure is non-conforming because it is located within the side-line set back distance as mandated by Section 6.1.1(4) and does not meet the

additional buffer zone requirement pursuant to section 8.8.1(3). The additional relief of a variance is required because the new construction creates a new non-conformity; specifically, the new construction will be 14' from the side yard.

Site Description

Hillcrest Educational Centers, Highpoint Campus is a trauma-informed care residential treatment setting for males with behavioral problems and learning disabilities. The site currently contains multiple buildings including dorms, a gymnasium, recreational areas, and classrooms, parking areas, driveways, and utilities. This site is bordered to the west by wetlands and surrounded by forest. Land of Massachusetts Audubon Society (protected land) borders the lot to the north, west and south. Single family home residences can be found along West Mountain Road.

Zoning Districts

The parcel is located within two (2) zoning districts. The R-1A zone district extends from the sideline of West Mountain Road 500' into the property. The remainder of the rear of the property is located within the R-3A zone. The following is a listing of the Dimensional Requirements per the Town of Lenox Zoning Regulations:

**Town of Lenox
 Table of Dimensional Requirements**

DISTRICT	Minimum Area (Acres)	Lot Frontage (Feet)	Yard Minimum				Maximum Building Height (Feet)	Max. Coverage by Bldgs. (%)
			Front	Side	Rear	Stories		
R-1A	1	150	35	25	25	2	35	20%
R-3A	3	200	50	30	30	2	35	10%

Educational uses are by-right uses in both zones. The proposed building is located entirely within the R-3A district.

The Zoning Board of Appeals (“Board of Appeals”) granted variances and special permits in furtherance of the Applicants educational mission. In 2014, the Board of Appeals granted a variance to build a new dormitory within the setback area. In doing so, the Board of Appeals determined the shape of the parcel, topography, and soil conditions, as further discussed herein, supported the variance grant. In 2009, the Board granted a special permit for the renovation of an existing, pre-existing non-conforming classroom and office building. In 1999, the Board of Appeals

granted a variance for the construction of the gymnasium within the setback area and in doing so determined the topography of the site supported the variance grant.

B. EDUCATIONAL AND RELIGIOUS USES

In addition to the requirements set forth in the Town of Lenox Dimensional Requirements, Hillcrest Educational Centers also are required to be in compliance with the regulations set forth in Section 8.8.

8.8 Educational and Religious Uses

8.8.1 General Requirements

(1) Maximum building height - 2 stories or 35 feet.

The project proposes the construction of a one-story addition that will be less than 35 feet. The proposed architectural plans are attached.

(2) Maximum building coverage - 4%.

After construction, the building coverage on the subject site will be 3.3%, which is under the allowable 4%. Building coverage includes all buildings, sheds and the greenhouse shown on the project plans, drawing 1 of 3, that accompany this narrative.

(3) Setback - two hundred (200) feet buffer surrounding the property to be kept undeveloped except for entrance and exit roadways.

The proposed building addition will be constructed approximately 14 feet from the property line and will be more non-conforming than the existing structures. This is within the 200-foot buffer around the property and the dimensional setback. The existing building where the work/addition will occur is located within the 200-foot buffer zone and is located within the 30' zoning side setback. It is also the closest building to the property line; it is located approximately 21 feet from the eastern property line. It should be noted that this existing building was constructed in 1910.

Zoning and location wise, the site property is unique. Before Hillcrest Education Center purchased the property, the site was an estate and approximately half the existing buildings were constructed in the 1910s. While the property is located in two (2) zones, the existing buildings are located within zone R-3A. The site's use is educational and is surrounded by residential properties

and conservation land. The site is encircled by land of Mass Audubon, which is protected open space. According to the Lenox Bylaw, the Mass Audubon land has a 100' buffer around its perimeter. It is not anticipated that the status of the protected open space will change, therefore the buffer zone won't change. The closest residence to the proposed classroom is approximately 920 feet to the south and is screened by the aforementioned open space, woods, and lawn areas. Therefore, there would be no adverse impacts to residential homes along West Mountain Road because of this proposal. Additionally, due to the shape of the site, the existing resource areas and the existing buildings and parking areas, a proposed building of this size is limited to where it could be built. Finally, by utilizing an existing building, the cost of construction and the impact to pervious areas is minimized. Thus, the applicant seeks a Variance from this requirement and the underlying dimensional side yard requirement, (see 6.1.1(4)).

The project will remain in harmony with the Zoning Bylaws and surrounding neighborhood.

(4) Major access roads and major parking areas subject to frequent use day or night shall be paved. Major roads are to be eighteen (18) feet wide and shall not exceed a 7 1/2 % grade.

No new parking areas or driveways need to be created as a part of this application. The site has an existing network of driveway & parking areas. There is not any increase in traffic impacts anticipated. The proposed classroom addition will allow greater flexibility for teachers and students. Facility population will not increase due to the proposed project. The staff required for the proposed classroom would be the same as currently required.

(5) Parking areas shall be screened as provided in 5.1.15

No new parking areas are created as a part of this project. All existing parking areas are exempt as pre-existing features, therefore do not require additional screening under this application.

(6) Parking areas shall be within three hundred (300) feet of the building to be served.

No new parking areas are created as a part of this project. The existing parking is satisfactory for this application.

8.8.2 Parking Requirements

- 1. Places of assembly: 1 space for every three (3) seats.*
- 2. Classrooms and/or dormitories:*

<i>Grades 1-10</i>	<i>1 space for each staff member;</i>
<i>Grades 10-12</i>	<i>1 space for each staff member plus 1 space for every two students</i>
<i>College</i>	<i>1 space for each staff member plus two (2) spaces for every three (3) students.</i>

No new parking areas are created as a part of this project. The approximately 45 active staff each day will require the 72 spaces already provided at one time. Thus, the parking onsite is satisfactory without expansion.

C. Compliance with Standards

7.4 Drainage and Erosion Control

7.4.1 Applicability

Any religious purpose, educational purpose, or use requiring a special permit or variance which permits the construction of more than ten (10) new dwelling units, or any religious purpose, educational purpose, motel, nursing home, planned unit commercial development, resort, office building, or industrial use which:

- 1. is located on 25 acres or more of land, and/or*
- 2. results in more than 20,000 square feet of ground floor area and paved parking area shall be subject to the regulations set forth below.*

The project is educational purposed which results in more than 20,000 square feet of ground floor area and paved parking. The following requirements do apply.

7.4.2 Submittals

The applicant shall submit with its application for a certificate of occupancy, building permit, Special Permit, or Variance the following information:

- 1. Plan of the tract and adjacent and downstream areas showing proposed drainage facilities together with a statement showing the impact of storm water runoff on adjacent downstream surface water bodies and flood plains.*

A set of project plans is attached to this application. They depict the overall site plan and enlarge site plan with grading, drainage, and utilities. The existing stormwater sheet flows off the lawn area into the woods and eventually to a downstream wetland area created by an existing pipe outlet. The proposed stormwater will sheet flow over the site mimicking existing conditions. Infiltration swales will be constructed to divert water away from the proposed building. These swales will be wide and shallow and

over the gentle slopes, they are not expected to impact downstream areas. There are no floodplains associated with the project site.

2. Plan for control of erosion and sedimentation both temporary and permanent measure prepared by a professional engineer, which shall include the following:

Please refer to the attached plans for erosion control measures, construction sequence and erosion control notes. The site is currently mowed lawn with a slope ranging from 4% to 10% in the proposed work area. The limit of work is around the buildings is approximately 13,000 square feet. Additionally, trenches will be constructed for the utility installation. Overall, the work is small, on relatively gentle slopes. There are no wetland systems within 100 feet of the limit of work. The proposed tree clearing is minimal; it is limited to the area surrounding the building addition (approximately 580 S.F.).

3. Plan map showing property lines, wetlands, stream courses, water bodies, location of areas to be stripped of vegetation, location of areas to be regraded, the contour data including existing and proposed grades;

Please see attached plans for the required above information.

4. Schedule of operations, to show the sequence and timing of major improvement phases such as clearing, grading, paving, installation of drainage features, and the like;

The following is the proposed construction sequence:

1. Obtain necessary permits
2. Provide survey stakeout for clearing
3. Install erosion controls and establish limit of work area
4. Clear and grub area
5. Perform excavation activities for utilities and foundation
6. Install and stub utilities to 10 feet from foundation wall
7. Install foundation
8. Backfill foundation
9. Complete building construction
10. Rough grade site perimeter and connect utilities
11. Complete fine grading activities to meet Building code and drainage requirements
12. Install walkways/sidewalks
13. Install landscaping loam and seed
14. Obtain certificate of occupancy

5. Seeding, sodding, or revegetation plans and specifications for all unprotected or unvegetated areas;

After construction is completed, lawn area will be reverved back to lawn area. Additionally, erosion control measures will be put into place to protect the Buffer Zone and the downhill areas.

6. Map showing the location, design, and timing of structural sediment-control measures, such as diversions, waterways, grade stabilization structures, debris basins, and the like;

See attached plans the construction sequence.

7. The calculations used in designing erosion-control structures; and

See Section D in the report for Stormwater Management and its calculations.

8. Description of procedures to be followed to maintain sediment-control measures, including the manner in which sediment removed from control structures will be disposed of.

See attached plans for erosion control notes.

3.4 Special Permits

Section 5.3.3

The Board of Appeals may grant a special permit to construct, extend, alter, or change a non-conforming structure in accordance with this section only if it determines that such change, reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing non-conforming structure to the neighborhood.

In its review of a Special Permit Application the Board of Appeals should consider the Criteria under Section 3.4.2.

3.4.2 Criteria

Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this By-Law, the determination shall include consideration of each of the following:

1. Community needs served by the proposal

The site is an existing campus for students with behavioral problems. The need has already been established. The proposal includes the construction of a classroom addition that will expand the flexibility of the current educational program.

2. Traffic flow and safety, including parking and loading

The site has an existing network of driveways, parking areas and walkways. The proposed addition will require construction of a new sidewalk to access the proposed building. The proposed addition will not create any new staff or students; therefore, no new additional parking areas or driveways need to be constructed.

3. Adequacy of utilities and other public services

The proposed application is for the construction of a classroom addition to expand the existing classrooms currently in the educational building. There will be no additional sewer usage anticipated. The water system will be updated to support the required sprinkler system.

4. Neighborhood character and social structures

The proposed building will be constructed to match the existing campus buildings. The proposed architectural floor plans and elevations are attached.

5. Impacts on the natural environment

No work is proposed in a resource area or its buffer zone. The area of proposed work is in an existing lawn area. It is located along the forested property boundary. There is minimal (580 sf) of tree cutting proposed as a part of this application. Proposed grades will be gentle and match existing to the maximum extent practicable. Grade changes will be less than or equal to 1.5 feet.

6. Potential economic and fiscal impact to the Town, including impact on town services, tax base, and employment.

Any impacts to the towns tax base, services and employment are anticipated to be minimal. The proposed building expands the existing educational building on site; therefore, the existing number of students and staff shall remain the same.

Section 5.3 Nonconforming Uses and Structures

Section 5.3.4 Variance Required

Except as provided in Section 5.3.5 ...the reconstruction, extension, or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity or create a new nonconformity, shall require the issuance of a variance from the Board of Appeals ...

The Board of Appeals is empowered to grant a variance pursuant to Section 3.3.2(4) and in accordance with the statutory requirements of M.G.L. ch. 40A, §10.

M.G.L. ch. 40A, Section 10. The permit granting authority shall have the power to grant upon petition with respect to particular land or structures a variance from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Owing to circumstances relating to the soil conditions, shape or topography of land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the bylaws will involve substantial hardship, financial or otherwise.

The Highpoint campus contains 23.80 acres. Approximately 3 acres of the total acreage are bordering vegetated wetlands, and 2.75 acres has shallow ledge. Because of the 200- foot buffer requirement pursuant to Section 8.8.1, the envelope for development on the parcel is T-shaped and renders 17 acres of the parcel undevelopable. Five of the six existing structures are within the 200-foot setback. The Highpoint school addition furthers Hillcrest Educational Centers mission of providing residential and educational programs for children with a variety of high-risk behaviors and mental health diagnosis. The purpose of this renovation and expanded square footage is to modernize the building and improve the educational space our students need and deserve. The new space will offer expanded educational opportunities including a STEAM room, an expanded vocational skills program by offering Home Economics and a multimedia resource room for the students to access. The square footage of the classroom spaces will also increase which is appropriate for the number of students and staff in each space. The school building addition will include an additional homeroom classroom which will bring down the classroom size of our pre-existing groups. Renovating this section of the school building will result in a more uniform look

and floor plan for our school building and improve the quality of not only the space but also our students' education.

Desirable relief may be granted without substantial detriment to the public good, Hillcrest Educational Centers has been in operation for approximately 36 years at the present Highpoint campus.

The east side yard abuts the Massachusetts Audubon Association is natural undeveloped forest for approximately 1,200 feet to any abutting structure. The building coverage on the site after the new construction is complete will be 3.3%, below the 4% maximum allowed under the zoning bylaw. In its evaluation of the municipal impacts of the proposal, SK Design Group has found that the campus is served by town water and sewer, and there will be no additional demands on municipal utilities. SK Design Group has also reviewed storm water management, erosion control, traffic, and solid waste disposal, concluding that the proposed project will not negatively impact the surrounding neighborhood or increase traffic impacts at the site. Hillcrest Educational Centers, Inc. has a staff of 141 employees at the Highpoint campus with a payroll of \$8,877,552.00 and makes an annual PILOT payment to the town in the amount of \$19,518.

Desirable relief may be granted without nullifying or substantially derogating from the intent of the bylaw.

The intent of the bylaw under Section 8.8 is to buffer educational uses from abutters. Since the Massachusetts Audubon Association is a direct abutter on the east boundary line and the land is undeveloped for approximately 1,200 feet, the intent of the bylaw will be maintained. See Massachusetts Zoning Manual, MCLE New England, Healy, Martin. R. Vol 1, Section 9.3(g) (citing to DiGiovanni v. Board of Appeals of Rockport, 19 Mass. App Ct. 339 (1984) and finding lower showing of hardship for dimensional variance because the grant of the variance does not change the character of the zoning district or endanger nearby properties).

D. ADDITIONAL REVIEW INFORMATION

Stormwater Management.

The proposed addition will increase the impervious area onsite by 3,470± S.F. This includes some of the existing building area that will be replaced. The stormwater management is limited to the proposed improvements since the work is not located near any resource areas or buffers and the proposal is considered a redevelopment project under the regulations. This proposal includes infiltration surface swales to collect and infiltrate runoff to mitigate potential impacts. This is an improvement since the exiting roof being replaced and the potential water runoff will be collected

and managed. The stormwater improvement follows guidance provided in the Massachusetts Stormwater Management handbook. The design process is as follows:

Step 1: Identify the soil type using the NRCS Custom Soil Resource Report. The soils onsite are identified as Amenia Silt Loam with a classification of Hydrologic Soil Group “C.” This soil type identifies Bedrock at approximately 36 inches below existing grade in some areas. As a result, the Swales will be shallow.

Step 2: Identify the Rawls Rate. Soil Group C has a Target Depth Factor of 0.25 inch.

NRCS HYDROLOGIC SOIL TYPE	APPROX. SOIL TEXTURE	TARGET DEPTH FACTOR (F)
A	sand	0.6-inch
B	loam	0.35-inch
C	silty loam	0.25-inch
D	clay	0.1-inch

Table 2.3.2: Recharge Target Depth by Hydrologic Soil Group

Step 3: Calculate the Required Recharge Volume.

$$Rv = F \times \text{Impervious area}$$

$$Rv = [(FHSG \text{ "C"})(Area)]$$

$$Rv = [(0.25\text{-in}/12)(0.1 \text{ acres})]$$

$$Rv = 0.0021 \text{ acre-feet}$$

$$Rv = 0.0021 \text{ acre-feet} \times 43560 \text{ square feet/acre-feet} = 91 \text{ cubic feet}$$

$$Rv = 91 \text{ C.F.}$$

Step 4: Design Infiltration trench

$$\text{Volume} = L \times W \times H$$

Try #1 Install Trench that is 50 x 1.5 x 1.5 (filled with crushed stone with a void ration of 40%)

$$V = 50 \text{ FT} \times 1.5 \text{ FT} \times 1.5 \text{ FT} \times .4$$

$$V = 45 \text{ C.F.}$$

$$\text{Volume Required} = 91 \text{ C.F.}$$

$$\text{Length Required} = 91 \text{ C.F.} / 45 \text{ C.F.} = 2.02 * 50 \text{ FT} = 101.11 \text{ FT required}$$

Proposed Swale is 120 feet long Therefore

Volume Provided = 120 FT x 1.5 FT x 1.5 FT x .4 = 108 C.F.

Erosion Control

Erosion controls at this project site are minimal since the site is already developed. The proposed addition is located over existing sidewalks and lawn areas. The proposed slopes are gentle. A swale will control run-off as not to create erosion around the addition. The addition is not located in a resource area or it's buffer zone.

Traffic

The site is developed with an existing network of driveways and parking areas. The proposed addition will service the existing residents and staff. Hillcrest is not expected to hire any additional staff or take on any additional students. The traffic will not change as a result of this project.

Fire Protection

The existing building (6,555± S.F.) has an existing water connection. The building also has alarms in the case of a fire. A hydrant is located 50'± from the existing building. The proposed building addition (4,400± S.F.) will be located approximately 100'± from the hydrant. The addition will have an alarm system installed for fire warning. At the end of the project, the total building area will be 9,846 S.F. and thus will be sprinklered as required per MGL 26G.

Solid Waste Disposal

An existing common dumpster is currently located northeast of the building addition. This dumpster will be more than adequate to handle the addition.

Conclusion

The project, as proposed, meets the design goals of the petitioner and the intent of the Lenox Zoning By-Law.

Based upon the design and supporting materials included herein, all design objectives have been met. The project team looks forward to reviewing this project with you.

Exhibit C:

242 West Mountain Road

Assessors Card

Key: 1109

Town of LENOX - Fiscal Year 2021

12/22/2020 9:18 pm SEQ #: 1.264

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AND

CURRENT OWNER							PARCEL ID				LOCATION			
HILLCREST EDUCATIONAL CENTER 788 SOUTH ST PITTSFIELD, MA 01202							27-22-1				242 WEST MOUNTAIN RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
HILLCREST EDUCATIONAL CEN							06/27/1985	X		1119-1107				

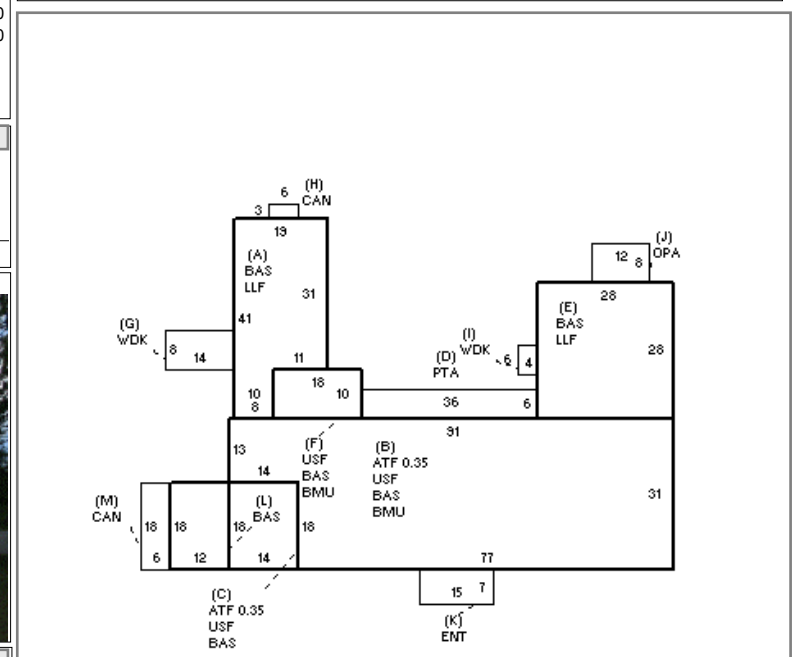
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	LPI	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	2	1.00	A	1.00	A	1.00	22	1.55		149,420
200	A	2,000	2	1.00	A	1.00	A	1.00	22	1.55		191,580
300	A	14,528	2	1.00	25	0.75	A	1.00	22	1.55		109,520

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS				1	1 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
C19-0101	08/21/2019	3	Reno / Alter	3,000	08/24/2020	WJB	100	100
C18-0069	09/07/2018	7	Other	80,000	08/24/2020	WJB	100	100
E18-0119	08/02/2018	23	ELECTRICAL		08/24/2020	WJB	100	100
C18-0013	03/15/2018	9	Reno / Alter	9,300	10/10/2018	RJM	100	100
C17-2	01/23/2017	9	Reno / Alter	20,500	10/10/2018	RJM	100	100

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TOTAL	17.528 Acres	ZONING	R3A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Northwest	N O T E				LAND	450,500	453,600
Inf1	AVG					BUILDING	489,400	489,400
Inf2	AVG					DETACHED	74,500	73,300
						OTHER	1,545,900	1,563,900
						TOTAL	2,560,300	2,580,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G	1.20	10 0.90	16 X 32	2010	512 34.68	16,000
ASH	A	1.00	30 0.70	21 X 32		672 6.26	2,900
PDK	A	1.00	30 0.70	10 X 12	2010	120 10.60	900
LH1	G	1.20	30 0.70			3 2,781.00	5,800
PAV	A	1.00	50 0.50			15,000 1.80	13,500
SHF	L	0.80	20 0.80			160 9.00	1,200
SHF	L	0.80	20 0.80			96 9.41	700
SHF	G	1.20	20 0.80	14 X 16	2009	224 12.90	2,300
SHF	A	1.00	20 0.80	8 X 10	2009	80 11.76	800
SHF	G	1.20	10 0.90	10 X 12	2010	120 13.91	1,500
C06	A	1.00	10 0.90		2010	148 14.50	1,900
PTD	A	1.00	10 0.90	10 X 44	2010	440 5.44	2,200
GEN	A	1.00	10 0.90		2016	1 27,588.70	24,800



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BUILDING	CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5		COMMERCIAL	LIST	11/16/2005	PBK
STYLE	16	0.84	DORMITORY [100%]	REVIEW	10/11/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MAIN BLDG-DORMITORY W/DINING HALL

YEAR BLT	1911	SIZE ADJ	0.875	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,019,491
NET AREA	10,111	DETAIL ADJ	0.946	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOW-LEV FIN	1,453	1911	78.83	114,541	CONDITION ELEM	CD
\$NLA(RCN)	\$101	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00	+	BMU	N	BSMT UNF	2,749		37.05	101,851	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.00	B	BAS	L	BASE AREA	2,569	1911	92.91	238,688	INTERIOR	G
				ROOF COVER	6	TILE	1.05	+	USF	L	UP-STRY FIN	3,001	1911	92.91	278,825	CDN/APP	
				FLOOR COVER	3	W/W CARPET	1.00	+	ATF	L	ATTIC	987	1911	27.81	27,451		
				INT. FINISH	1	PLASTER	1.04	+	BAS	L	BASE AREA	2,101	1911	92.91	195,206		
				HEATING/COOL	1	FORCED AIR	1.00	D	PTA	N	PATIO/STOOP	216		5.96	1,287		
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	136		21.63	2,942		
				NAF	0		1.00	+	CAN	N	CANOPY	126		22.47	2,831		
								J	OPA	N	OPEN PORCH	96		26.62	2,556	EFF.YR/AGE	1978 / 41
								K	ENT	N	ENCL ENTRY	105		30.89	3,244	COND	32 32 %
									F12	O	FPL 1S 2OP	1		11,240.30	11,240	FUNC	0
									F33	O	FPL 3S 3OP	3		12,943.00	38,829	ECON	20 USE
																DEPR	52 % GD 48
																RCNLD	\$489,400

Key: 1109

Town of LENOX - Fiscal Year 2021

12/22/2020 9:18 pm SEQ #: 1.265

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HILLCREST EDUCATIONAL CENTER				27-22-1				242 WEST MOUNTAIN RD			
788 SOUTH ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PITTSFIELD, MA 01202											


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS					2	2 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

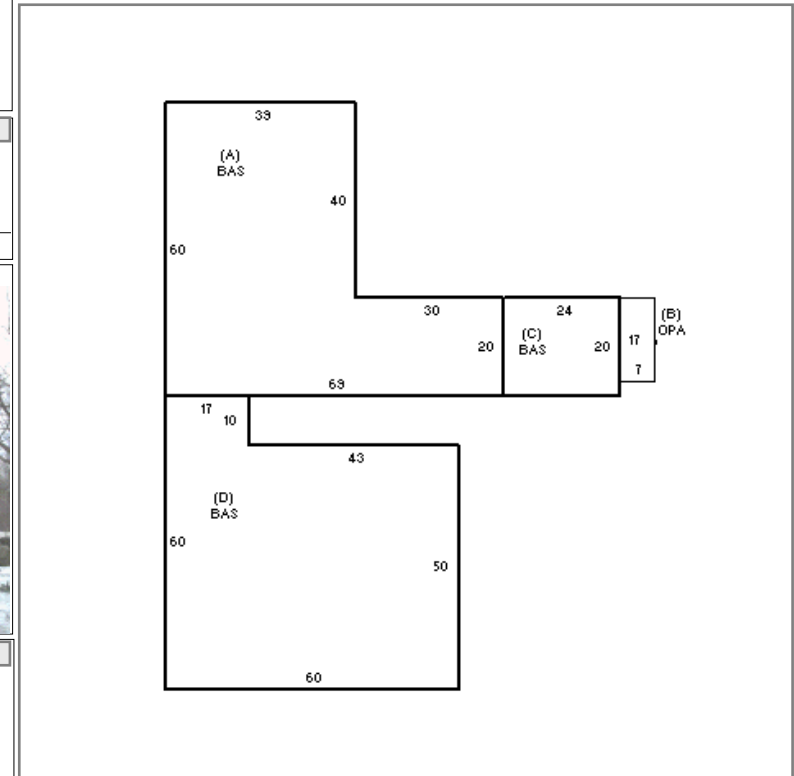
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	LPI	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	280,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/30/2008
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5		COMMERCIAL	LIST	11/16/2005	PBK
STYLE	97	0.89	CLASSROOMS [100%]	REVIEW	1/2/2009	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	0.920	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,590	DETAIL ADJ	0.916	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,940	1992	90.09	264,855
\$NLA(RCN)	\$91	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	119		24.55	2,921
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	480	1910	90.09	43,242
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	3,170	2008	90.09	285,575
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	596,593
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	
EFF.YR/AGE	2001 / 18
COND	18 18%
FUNC	0
ECON	35 USE
DEPR	53 % GD 47
RCNLD	\$280,400

Key: 1109

Town of LENOX - Fiscal Year 2021

12/22/2020 9:18 pm SEQ #: 1.268

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HILLCREST EDUCATIONAL CENTER 788 SOUTH ST PITTSFIELD, MA 01202				27-22-1				242 WEST MOUNTAIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS				5	5 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

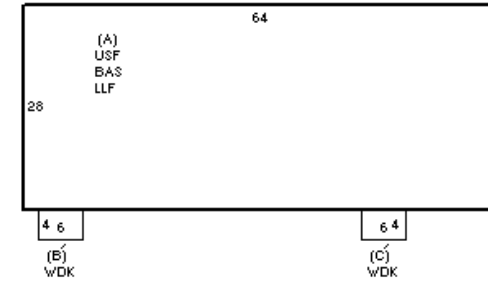
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	LPI	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	200,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5		COMMERCIAL	LIST	11/16/2005	PBK
STYLE	16	0.84	DORMITORY [100%]	REVIEW	12/12/2005	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
CHYLA HALL

YEAR BLT	1998	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455,609
NET AREA	5,376	DETAIL ADJ	0.877	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOW-LEV FIN	1,792	1998	75.57	135,416	CONDITION ELEM	CD
\$NLA(RCN)	\$85	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,792	1998	89.06	159,602	EXTERIOR	A
CAPACITY				UNITS	ADJ	ROOF SHAPE	2	A	USF	L	UP-STRY FIN	1,792	1998	89.06	159,602	INTERIOR	A
STORIES	2	1.00	ROOF COVER	3	ASBESTOS	1.00	+	WDK	N	WOOD DECK	48		20.60	989	CDN/APP		
% HEATED	100	1.00	FLOOR COVER	3	W/W CARPET	1.00											
% AIR COND	100	1.03	INT. FINISH	2	DRYWALL	1.00											
% SPRINKLER	100	1.02	HEATING/COOL	9	WARM/COOL AIR	1.00											
			FUEL SOURCE	2	GAS	1.00											
			NAF	0		1.00											
																EFF.YR/AGE	1998 / 21
																COND	21 21 %
																FUNC	0
																ECON	35 USE
																DEPR	56 % GD 44
																RCNLD	\$200,500

Key: 1109

Town of LENOX - Fiscal Year 2021

12/22/2020 9:18 pm SEQ #: 1.269

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HILLCREST EDUCATIONAL CENTER 788 SOUTH ST PITTSFIELD, MA 01202				27-22-1				242 WEST MOUNTAIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS					6	6 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

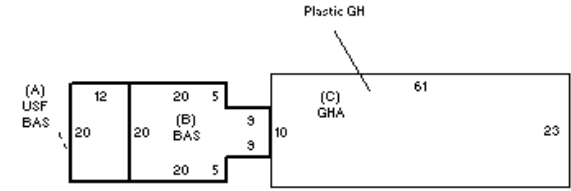
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	LPI	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	-------	----------	-----	-------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	50,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2005	PBK
MODEL	5		COMMERCIAL	LIST	11/16/2005	PBK
STYLE	82	0.47	GREEN HSE [100%]	REVIEW	12/12/2005	RJM
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
GREENHOUSE BUILT 1985

G

YEAR BLT	1911	SIZE ADJ	1.660	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	78,829		
NET AREA	970	DETAIL ADJ	0.423	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	730	1911	67.56	49,316	CONDITION ELEM	CD		
\$NLA(RCN)	\$81	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	240	1911	67.56	16,214	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	GHA	N	ATT GREENHOUSE	1,403		9.48	13,299	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	
				FLOOR COVER	9	CONCRETE	0.95												
				INT. FINISH	6	MINIMUM	0.95												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				NAF	0		1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1974 / 45
STORIES	2	1.00															COND	36 36%	
% HEATED	100	1.00															FUNC	0	
% AIR COND	0	1.00															ECON	0	
% SPRINKLER	0	1.00															DEPR	36 % GD 64	
																RCNLD	\$50,500		

Key: 1109

Town of LENOX - Fiscal Year 2021

12/22/2020 9:18 pm SEQ #: 1.270

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
HILLCREST EDUCATIONAL CENTER 788 SOUTH ST PITTSFIELD, MA 01202		27-22-1	242 WEST MOUNTAIN RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9050	100	CHARITABLE GROUPS				7	7 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

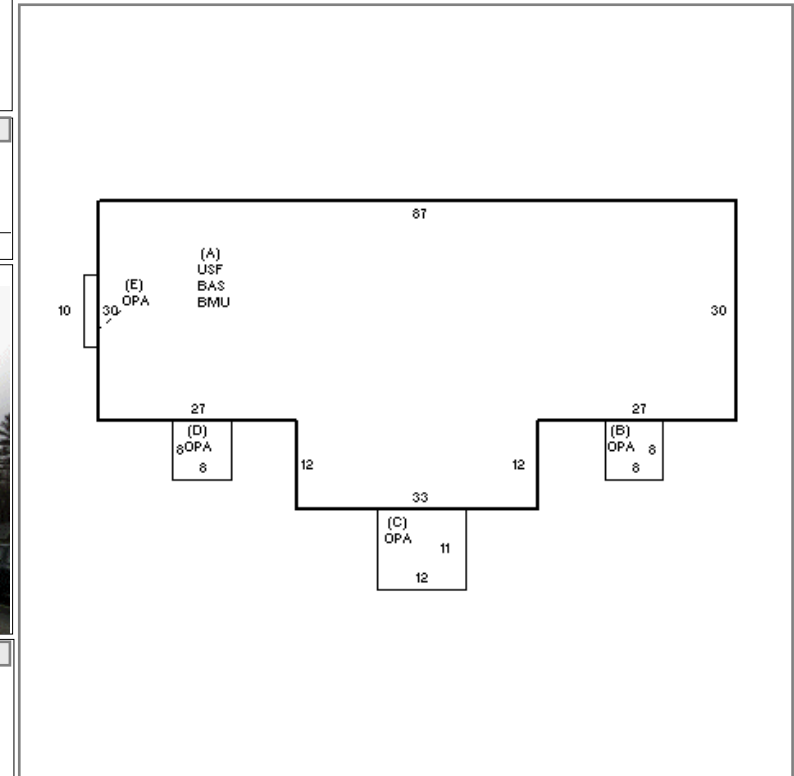
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	LPI	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	664,300	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/29/2016	RJM
MODEL	5		COMMERCIAL	LIST	2/29/2016	RJM
STYLE	16	0.84	DORMITORY [100%]	REVIEW	3/2/2016	RJM
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2015	SIZE ADJ	0.930	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	692.001
NET AREA	6,012	DETAIL ADJ	0.877	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,006		35.98	108,166		
\$NLA(RCN)	\$115	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	3,006	2015	95.91	288,298		
				ROOF SHAPE	2	HIP	1.00	A	USF	L	UP-STRY FIN	3,006	2015	95.91	288,298		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	280		25.85	7,239		
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																CDN/APP	A
																EFF.YR/AGE	2015 / 4
																COND	4 4 %
																FUNC	0
																ECON	0
																DEPR	4 % GD 96
																RCNLD	\$664,300

Exhibit D:

NHESP Letter of Determination



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

December 24, 2021

James Scalise
SK Design Group, Inc.
2 Federico Drive
Pittsfield MA 01201

RE: Project Location: Hillcrest Education Center, West Mountain Road
Town: LENOX
NHESP Tracking No.: 21-40703

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, the Division has determined that at this time the site is not mapped as Priority or Estimated Habitat.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,

A handwritten signature in cursive script that reads "Everose Schlüter".

Everose Schlüter, Ph.D.
Assistant Director

MASSWILDLIFE

Exhibit E:

Site Photos



Photo 1: Front façade of existing classrooms/building, facing north.



Photo 2: Front façade of existing classrooms/building, facing north-west.



Photo 3: Right-side façade of existing classrooms/building, facing north-west.



Photo 4: Rear façade of existing classrooms/building, facing east.



Photo 5: Left-side façade of existing classrooms/building, facing south-east.



Photo 6: Right-side façade and front façade of existing classrooms/building, facing north-east.

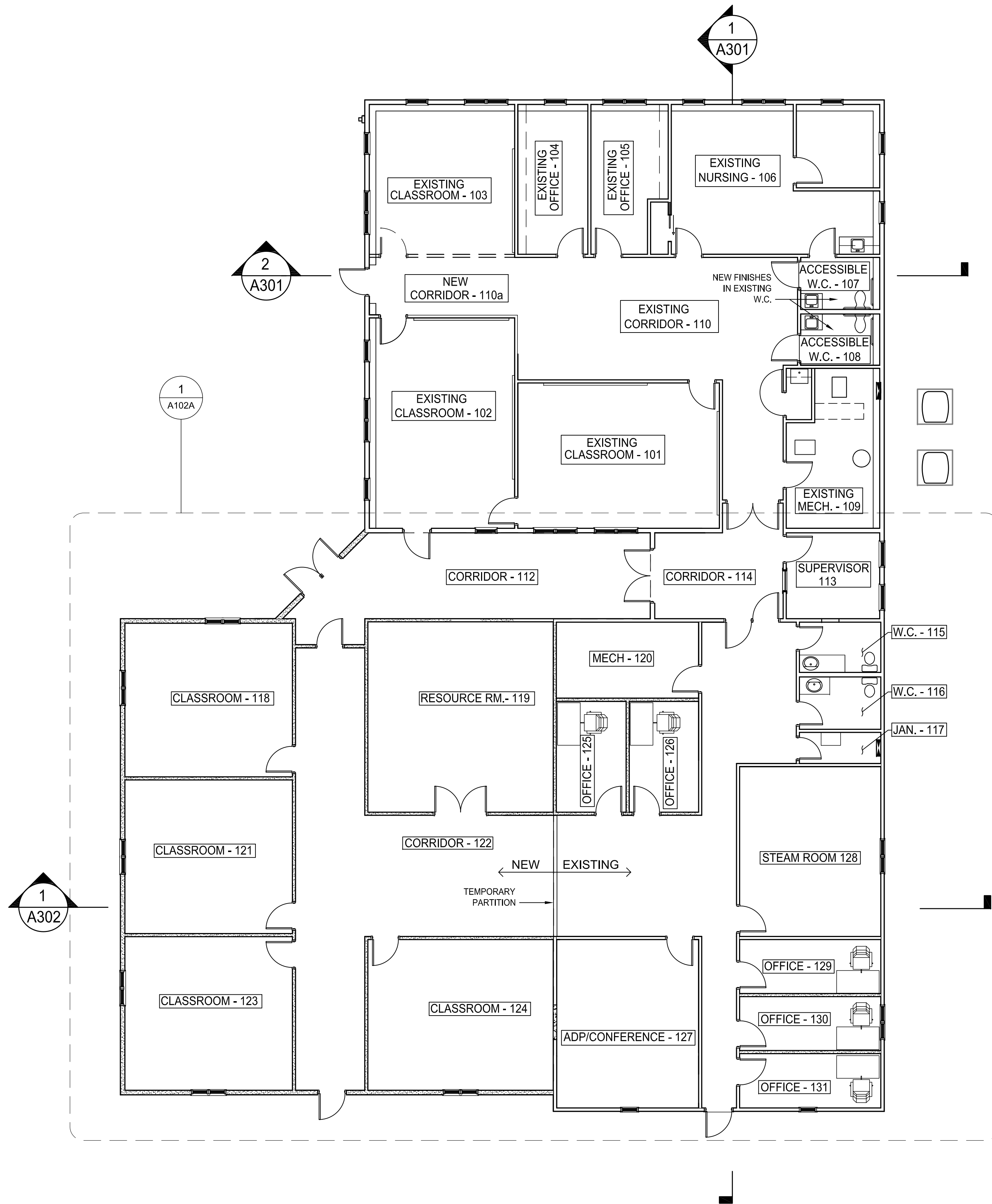
Plans Included in Appendix

Architect Plans

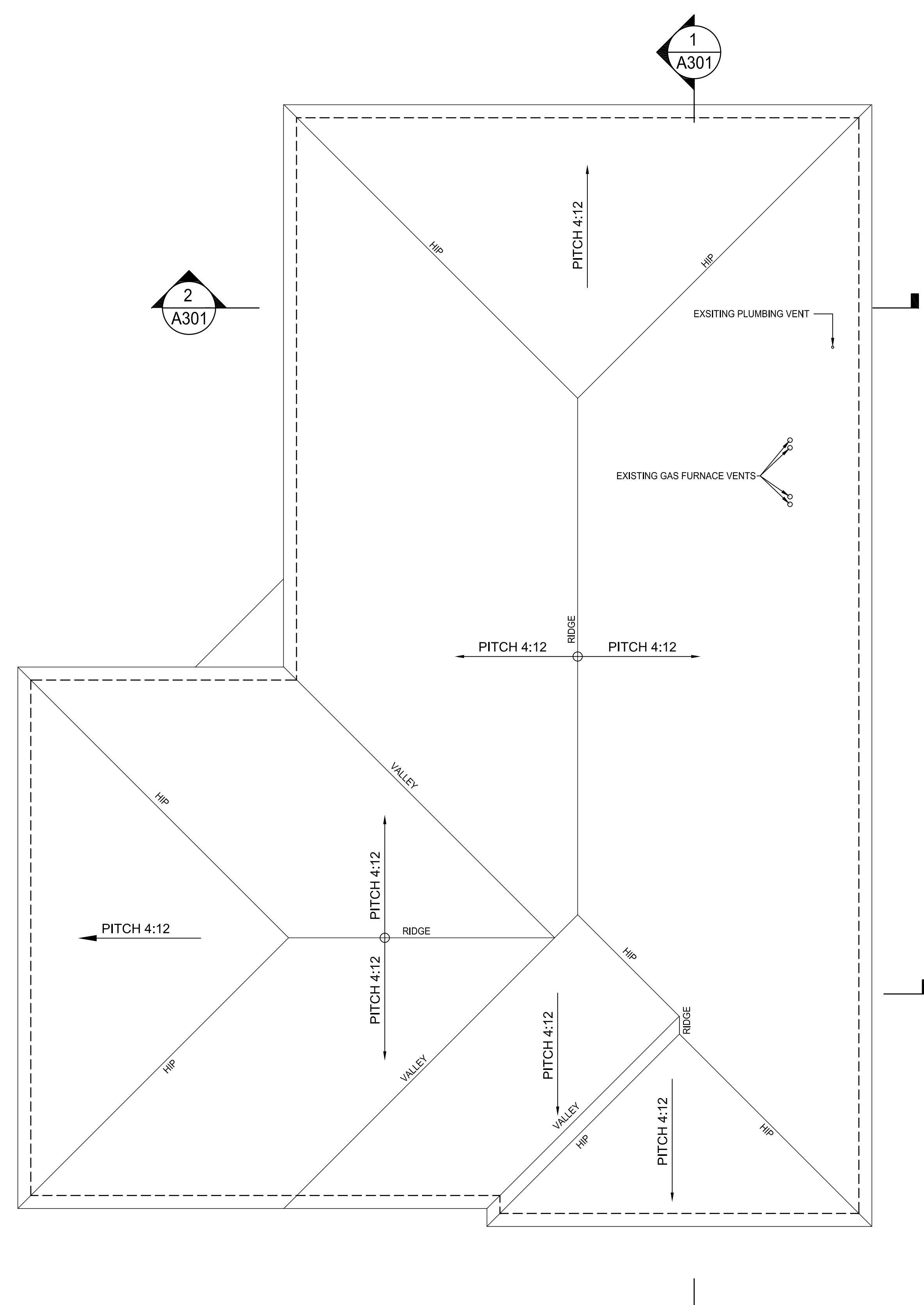
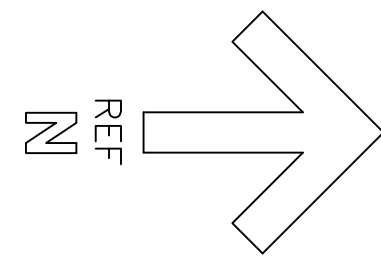
- Floor Plan and Roof Plan-A (A101A)
- Floor Plan and Roof Plan-B (A101B)
- Enlarged Floor Plan- A (A102A)
- Enlarged Floor Plan- B (A102B)
- Exterior Elevations (A201)
- Exterior Elevations (A202)

SK Design Group, Inc

- Cover Sheet/Overall Site Plan
- Existing Conditions Plan
- Proposed Site Plan & Details



1 FLOOR PLAN - A (8580 SF TOTAL: ADDITION 3135 SF)
SCALE 1/8" = 1'-0"



2 ROOF PLAN - A
SCALE 1/8" = 1'-0"

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

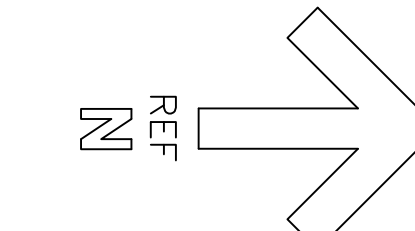
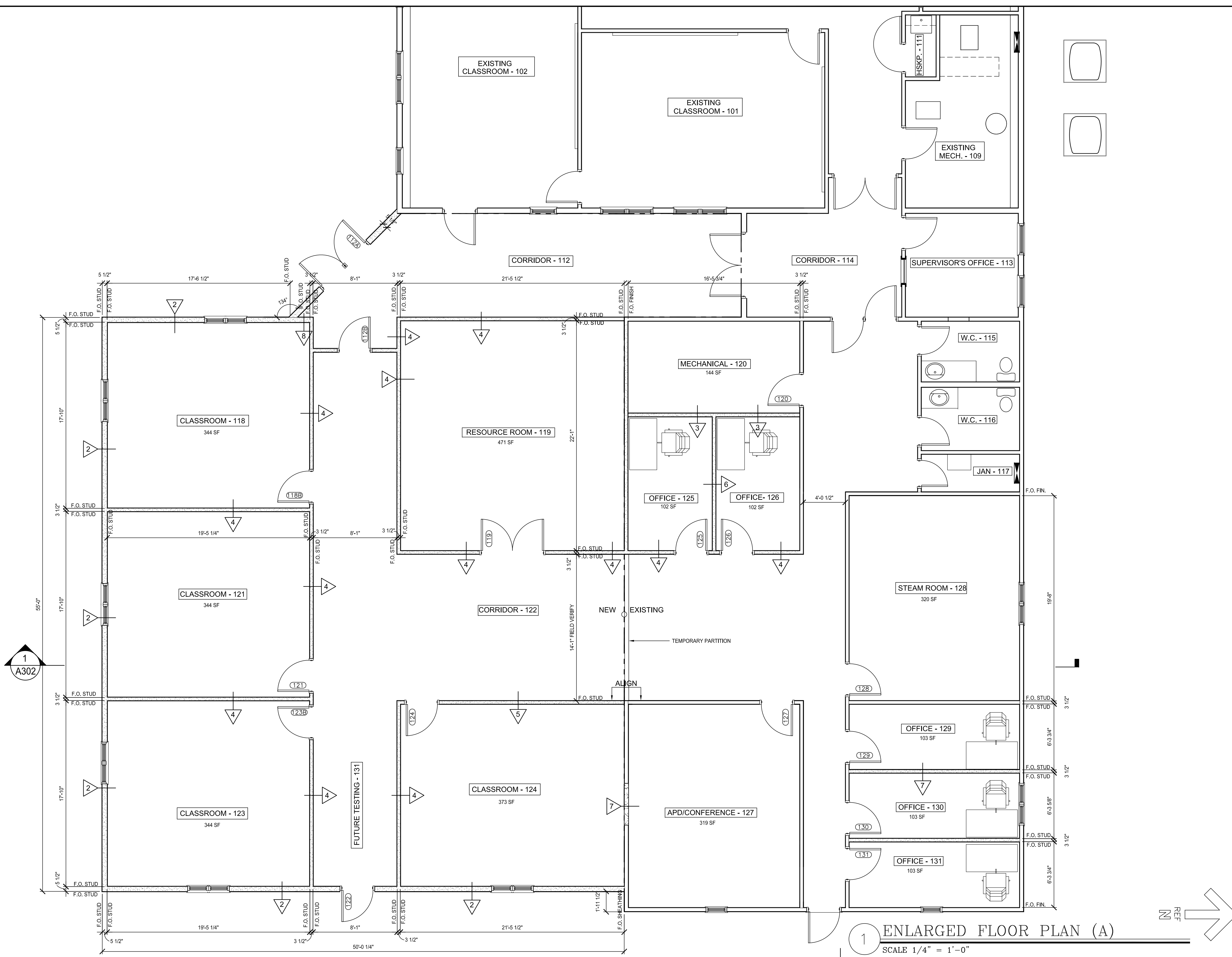
BID SET

BARRY ARCHITECTS, INC.
29 WENDELL AVENUE
HILLCREST EDUCATIONAL CENTERS
HIGHPOINT CAMPUS
242 W. MOUNTAIN RD., LENOX, MA
TELEPHONE: (413) 443-6033
FAX: (413) 446-2512

FILE NUMBER	SCALE	AS NOTED	DATE	
			DATE	DATE
2134	EIGHT INCH SCALE	DRAWN	DMF	1/12/22
			CHECKED	JJB

2134

A101A



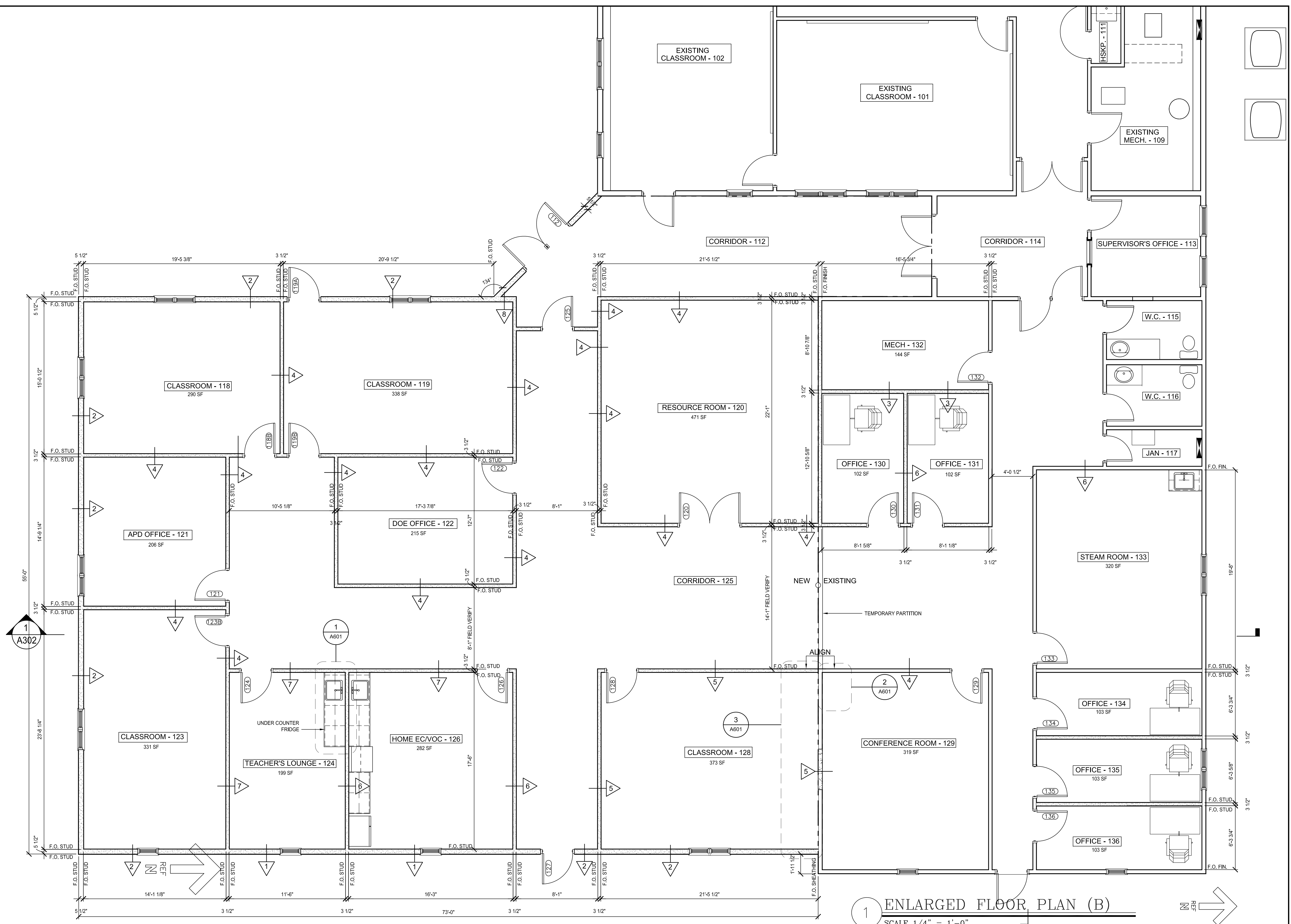
REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

BID SET

BARRY ARCHITECTS, INC.
29 WENDELL AVENUE
HILLCREST EDUCATIONAL CENTERS
HIGHLAND PARK
TELEPHONE: (413) 443-6033
FAX: (413) 446-2512

SCALE	AS NOTED	DRAWN		CHECKED		DATE
		DMF	JJB	DMF	JJB	
ENLARGED FLOOR PLAN						1/12/22
ADDITION AND ALTERATIONS FOR HILLCREST EDUCATIONAL CENTERS HIGHLAND PARK CAMPUS 242 W. MOUNTAIN RD., LENOX, MA						
FILE NUMBER	2134					

A102A



1 ENLARGED FLOOR PLAN (B)
SCALE 1/4" = 1'-0"

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

BID SET

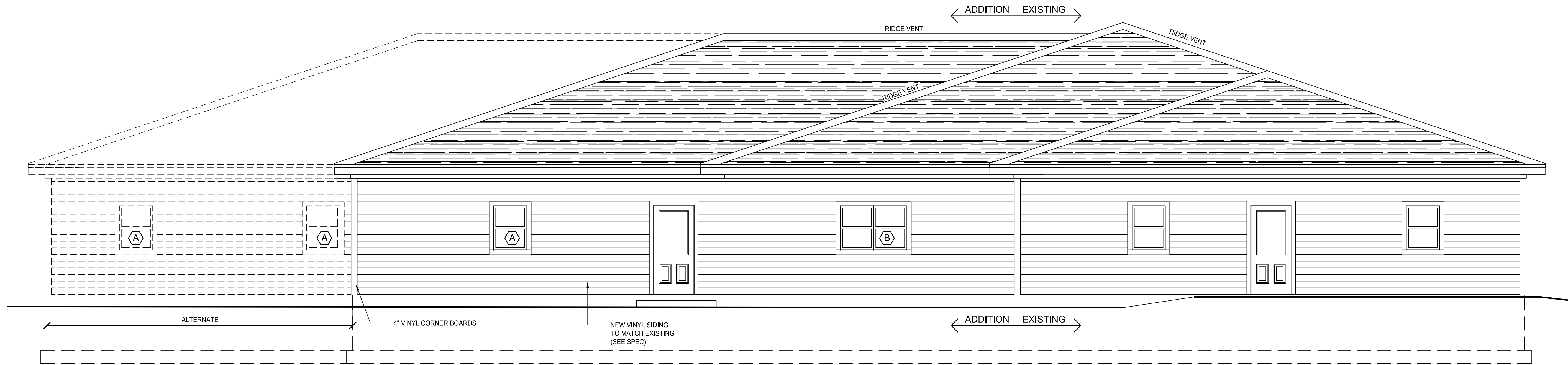
BARRY ARCHITECTS, INC.
29 WENDELL AVENUE
HILLCREST EDUCATIONAL CENTERS
HIGHPOINT CAMPUS
242 W. MOUNTAIN RD., LENOX, MA
TELEPHONE: (413) 443-6033
FAX: (413) 446-2512

SCALE	AS NOTED
DRAWN	HMF
CHECKED	JJB
DATE	1/12/22

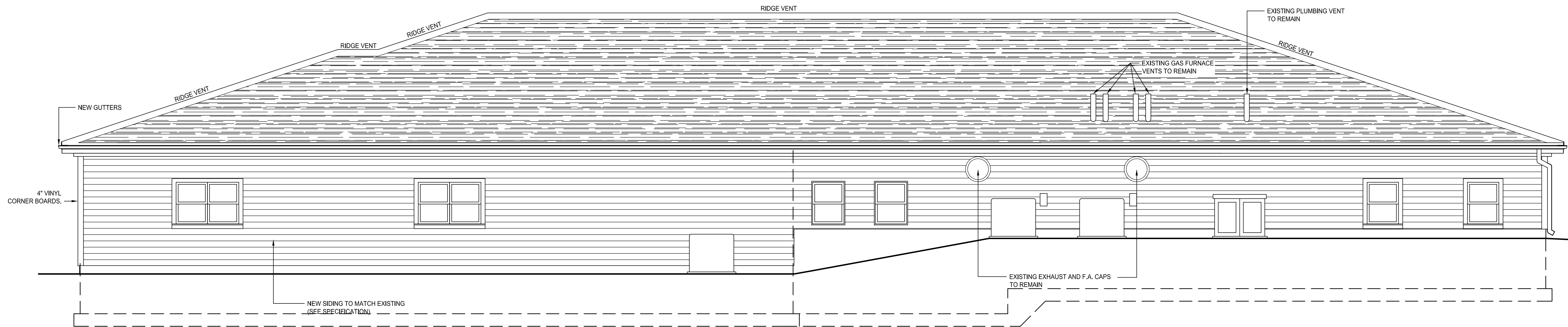
ENLARGED FLOOR PLAN
ADDITION AND ALTERATIONS FOR
HILLCREST EDUCATIONAL CENTERS
HIGHPOINT CAMPUS
242 W. MOUNTAIN RD., LENOX, MA

FILE NUMBER
2134

A102B



1 EXTERIOR ELEVATION - EAST
SCALE 1/4" = 1'-0"



2 EXTERIOR ELEVATIONS - NORTH
SCALE 1/4" = 1'-0"

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

BID SET

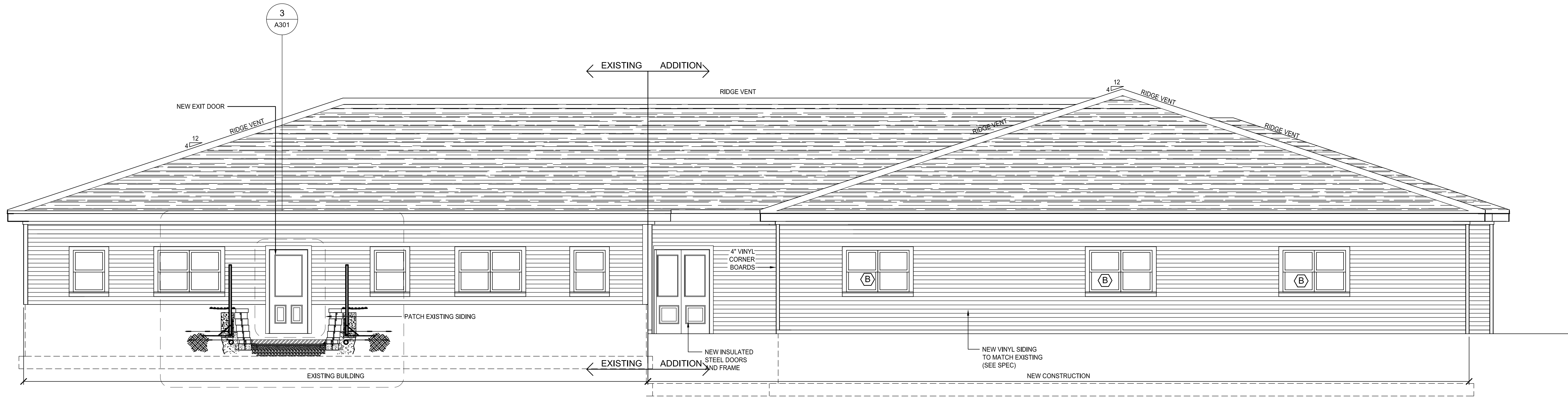
BARRY ARCHITECTS, INC.
29 WENDELL AVENUE
LENOX, MASSACHUSETTS 01946
TELEPHONE: (413) 443-8083
FAX: (413) 446-2512

SCALE	AS NOTED
DRAWN	HMF
CHECKED	JJB
DATE	1/12/22

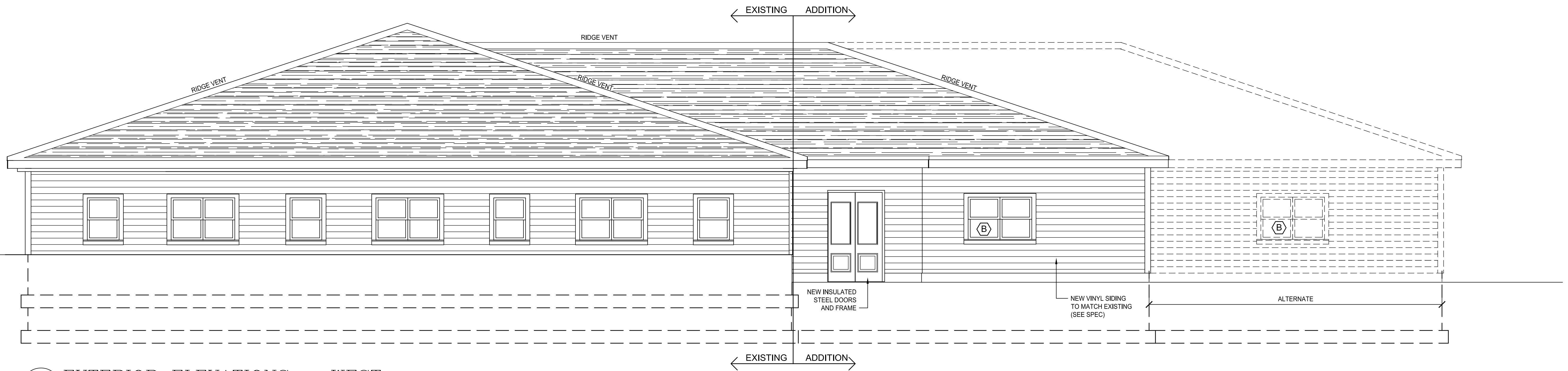
EXTERIOR ELEVATIONS
ADDITION AND ALTERATIONS FOR
HILLCREST EDUCATIONAL CENTERS
HIGHPOINT CAMPUS
242 W. MOUNTAIN RD., LENOX, MA

FILE NUMBER
2134

A201

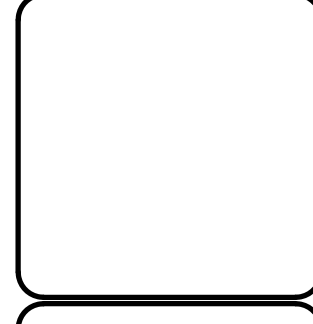
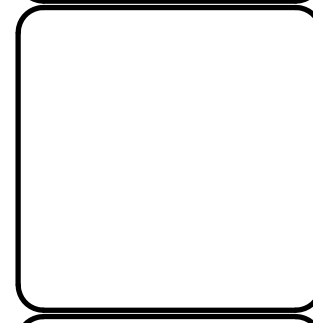
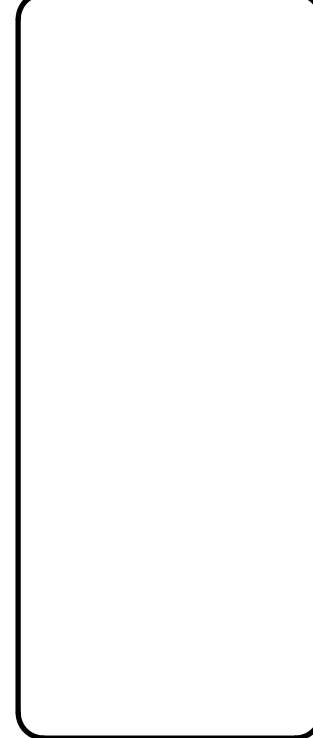


1 EXTERIOR ELEVATION - SOUTH
SCALE 1/4" = 1'-0"



2 EXTERIOR ELEVATIONS - WEST
SCALE 1/4" = 1'-0"

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION



BARRY ARCHITECTS, INC.
29 WENDELL AVENUE
LENOX, MASSACHUSETTS 01946
TELEPHONE: (413) 443-6033
FAX: (413) 446-2512

SCALE	AS NOTED
DRAWN	HMF
CHECKED	JJB
DATE	1/12/22

EXTERIOR ELEVATIONS
ADDITION AND ALTERATIONS FOR
HILLCREST EDUCATIONAL CENTERS
HIGHPOINT CAMPUS
242 W. MOUNTAIN RD., LENOX, MA

FILE NUMBER
2134

A202

