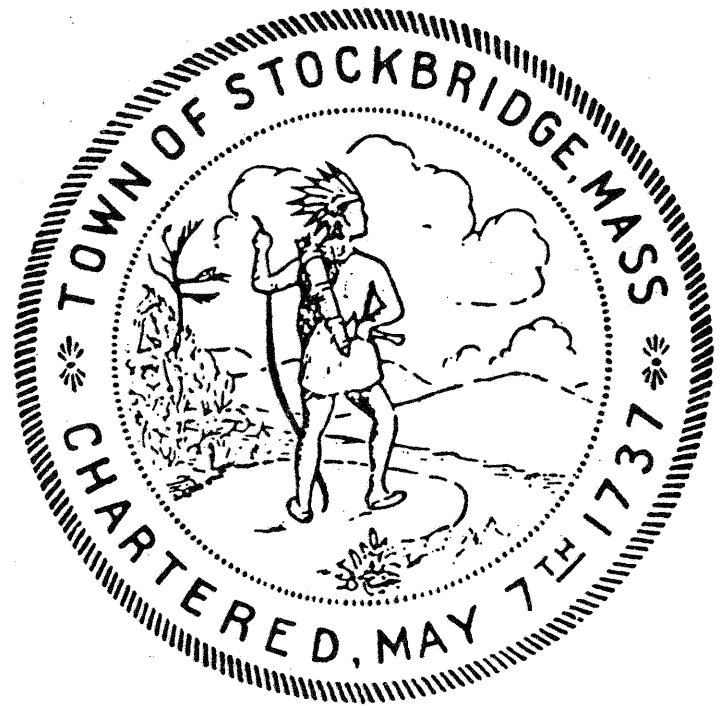

TOWN OF STOCKBRIDGE MASTER PLAN REPORTS



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Prepared by:
The LA Group
Landscape Architecture & Engineering, PC
40 Long Alley
Saratoga Springs, NY 12866

**Town of Stockbridge
Master Plan Reports**

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INTRODUCTION

These reports inventory and analyze existing conditions in the Town of Stockbridge. They are one component of the town's Master Plan. These reports, along with the town's natural and physical resource maps, the community survey results, and the verbal input received throughout the course of Steering Committee meetings and public workshops lay the groundwork for the development of goals, objectives, and implementation strategies.

The reports contained in this volume pertain to natural resources, land use, development trends, demographics and housing, historic and cultural resources, economic, budget analysis, water and sewer infrastructure, community facilities and services, recreational resources, transportation, the regional context, and regulatory environment.

The Town of Stockbridge has limited land suitable for development. Steep slopes, wetlands, and poor soils restrict construction to a small portion of the town's area. Much of the land is undeveloped or open space. Forest lands, active and inactive agricultural lands, and surface water resources are integral to Stockbridge's identity and character. Residential development is the most prevalent land use. Institutional development is also significant. Commercial and industrial lands comprise relatively little land area.

Little new development is taking place in Stockbridge. What development is occurring, is occurring around the Stockbridge Bowl and relates to the conversion of seasonal homes and estates to year round homes and condominiums.

Stockbridge is justly proud of its historic and cultural resources. Historic or significant homes, buildings, properties, statues, and monuments abound. There are two designated historic districts in town.

Public water and sewer serve only a portion of Stockbridge. Improvements to the water system are needed, and some attention has been given to the possible extension of the sewer system. A water filtration system must be installed to comply with federal Environmental Protection Agency requirements. If the current surface water system continues to be used, new water storage tanks will be needed. The extension of the sewer system is being discussed, but its probable encouragement of development is a concern.

The Town of Stockbridge relies heavily on neighboring communities for services. Fire protection, emergency medical services, and schools are all made available via agreements and districting. The town also relies upon neighboring communities for basic services such as grocery stores, pharmacies, etc.

The town has many recreational resources - particularly public lands and lands made available through not-for-profit institutions. Discussions are underway regarding the development of a trail system and a greenway trail along the Housatonic River.

Transportation-related issues are a priority in Stockbridge. The State's proposals for a Massachusetts Turnpike interchange at Route 7 and improvements at the West Stockbridge interchange have raised concerns in the town regarding related increases in traffic and development along primarily undeveloped roadways near the interchange site.

The not-for-profit institutions in Stockbridge play a large role in Stockbridge and in the region. These organizations are protectors of open space resources and are the magnet which draw hundreds of thousands of tourists and tourist dollars annually. The fact that these organizations are so successful also has negative impacts. The arrival of all these tourists, particularly during the peak summer months, translates to an onslaught of motor vehicles and traffic congestion. Not-for-profit lands are tax exempt and therefore do not provide property taxes. Many not-for-profits do make payments in lieu of taxes, however. Educational and religious not-for-profits are also exempt from local zoning regulations.

Stockbridge has relationships, some closer than others, with its not-for-profit institutions, its municipal neighbors, and regional and state governmental agencies. Continued and increased cooperation is an essential element to the resolution of many of the issues identified in the following reports.

SECTION 1

NATURAL RESOURCES

Introduction

This section examines topography, soils, wetlands, floodplains, waterways, aquifers and groundwater recharge areas in the Town of Stockbridge.

An inventory of natural resources is an important tool in determining appropriate locations for future development because it provides the basis for siting and regulating development to avoid degradation and promote conservation or preservation of such resources. As sources of domestic water supply and as recreational, open space and natural resources, groundwater and surface water resources should be protected from environmental degradation. Wetlands are important for their ability to filter pollutants, provide flood storage, and function as wildlife habitat and breeding grounds. Development should avoid floodplains due to the threat of exacerbating flooding conditions downstream. Steep slopes present limitations to development because of soil instability and unsuitable conditions for the siting of roads, driveways, septic systems and wells. Certain soils also present limitations for development because of unsuitable percolation rates or shallow depth to groundwater or bedrock. These are, in and of themselves, limiting factors. Significant forested areas provide habitat for wild animals, slow runoff and recharge groundwater resources. Forested areas are also important aesthetic and recreational resources, as are open spaces, and viewsheds.

Existing Conditions

Topography

The Town of Stockbridge lies in a broad glacial valley punctuated by mountains, which results in a scenic landscape which has attracted visitors and residents for several centuries. Although these mountains are steep and rise to elevations 500 to 800 feet above the valley floor, they have not generally served to isolate the town, for there are ample passes and roads between the mountains connecting Stockbridge with surrounding communities. An exception is West Stockbridge Mountain, which effectively separates West Stockbridge and Richmond from Stockbridge for the entire 3.3 mile length of its ridge. Among the other major hills or mountains which provide the predominately forested and varied topography for which the town is famous are Monument Mountain, Beartown Mountain, Rattlesnake Hill, Lanier Hill, the southern edge of Lenox Mountain and the several smaller hills south of the Massachusetts Turnpike surrounding Mohawk Lake. For the most part, the steepness and poor soil conditions of the mountain and hillsides have made their development either impossible or prohibitively expensive. It is anticipated that, as the supply of more easily developed residential homesites diminishes, there will be increased demand and financial incentive to develop ever steeper and more fragile hill and mountainside sites.

An analysis of steep slopes and mountain tops by the Stockbridge Conservation Commission indicates that approximately one third of Stockbridge is composed of these steep and hilly acres.

Soil Characteristics

Soil characteristics are perhaps the most critical factor affecting the growth and development of outlying sections of the town, where no public sewers are planned in the foreseeable future. In these unsewered areas, sewage is disposed of through subsurface septic tank and leaching systems. For these to function properly, the local soils must be of sufficient depth and permeability to accept effluent safely (i.e.- without coming to surface). The presence of clay soils or bedrock close to the surface can make septic disposal impossible. Steep slopes may preclude the installation of appropriate leaching structures as well. Under recently revised Massachusetts State Health Code regulations, new residential development may require communal septic systems or smaller private sewage treatment plants installed where soils and slopes will support the receipt and processing of sewage for homes located higher up on the hills and mountains.

The Soil Conservation Service of the U.S. Department of Agriculture prepared a detailed Soil Survey of Berkshire County in 1988. The soils maps portraying the Town of Stockbridge are found in the Soil Survey on Sheets 27, 31 and 35. Soils are classified in the Soil Survey (Table 10, Page 177) according to their characteristic limitations if used as the site for septic absorption fields. With the exception of some sandy soil areas in the Town's center and some gravelly areas adjacent to Monument Mountain, the preponderance of soils in Stockbridge indicate Severe Limitations for use as septic absorption fields. Severe Limitations are defined in the Soil Survey text as:

"soil properties or site features so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required."

This situation is not unusual in Berkshire County. In fact, Stockbridge zoning reflects these poor soil conditions wherein outlying areas are zoned R4, requiring four acres per lot in order to provide the opportunity to design and install such "special design" systems.

Wetlands And Waterways

A substantial portion of Stockbridge is covered by wetlands and waterways, as depicted by Robert G. Brown & Associates in their (1974) "wetlands map" produced for the Town of Stockbridge. In addition to the Housatonic River and its numerous tributaries, Lily Pond, Lake Mahkeenac (Stockbridge Bowl), Averic Lake (AKA Echo Lake - the town water supply), Mohawk Lake, and Agawam Lake, extensive bogs and

other wetlands and their adjacent flood plains together account for approximately 20% of the area of Stockbridge.

The Stockbridge Bowl is a principal recreational resource for the town and is subject to many competing uses and interests. "The Bowl" is, of course, much used for swimming, boating and fishing by residents and the general public. It is a much sought after location for vacation homes and year-round residences; it is home to a diverse community of plant and animal species; and it is an alternative water source for the towns of Lenox and Stockbridge. The Bowl has a Eurasian Water Milfoil problem and is harvested each summer to control its presence and extent. The long term health and utility of the Stockbridge Bowl will be determined in large part by the ways in which it and the activities around it are managed.

Kampoosa Bog lies north of the Town of Stockbridge and is transected by State Route 7 (North/South) and the Massachusetts Turnpike (East/West). This rare calcareous fenn is one of a very few examples of its kind and is home to a substantial list of rare and endangered species. These highways and the threats and management challenges in the continuing effort to protect and preserve this rarest and most fragile of wetland resources led to the designation of Kampoosa Bog and its surrounding watershed drainage basin as an Area of Critical Environmental Concern (ACEC) by the Massachusetts Executive Office of Environmental Affairs in 1995. It is hoped that this designation will serve to focus attention and bring interested constituencies together for the essential long term preservation effort. This effort is one example of the benefits of regional and intermunicipal cooperation.

Floodplains are best seen in the Federal Emergency Management Agency (FEMA) flood maps for the Town.

The alteration of wetlands, waterways and floodplains are all regulated by Federal and State Law and local bylaw. In addition, the Stockbridge Conservation Commission has oversight, as administrator of the Wetlands Protection Act, of activities within a 100-foot "buffer zone" adjacent to all of these wetland resource areas.

Aquifer and Groundwater Recharge Areas

Generally, all wetland areas are presumed to be groundwater recharge areas. In addition, two upland recharge areas have been identified in Stockbridge. The largest aquifer yields over 40 gallons of water per minute and is located west of the Stockbridge Bowl at the foot of West Stockbridge Mountain. Secondary aquifers yielding 10-40 gallons per minute are located in the gravel bed area adjacent to Monument Mountain in the southwest corner of Town. These recharge areas are shown on the existing planning and open space maps in residence at Stockbridge town Hall.

Vegetation

Stockbridge has a forest composition consisting primarily of the maple-beech-birch ecosystem which characterizes much of New England. A forest is classified as such when 50 percent or more of the stand is comprised of the above trees. Common associates include hemlock, basswood and white pine species. Typical ground vegetation is a mixture of young trees, grasses and shrubs.

Stockbridge is interspersed with substantial areas of open space characterized by active and inactive agricultural fields and open yards associated with individual residences and large estates. Such open spaces contribute to the bucolic character of the town and are an important part of its attractive nature and economy.

Future Conditions and Summary

Stockbridge has substantial natural development constraints. Mountain and hillsides, peaks, water bodies, waterways, floodplains and wetlands, aquifer recharge areas, and other areas where poor soils make development unfeasible all add up to an estimated 55% or more of the town. Because of existing development, large lot zoning and property ownership patterns, there will likely be extraordinarily strong pressures put on relatively few property owners to sell or participate in the development of the few remaining sites suited for development under existing zoning, public health regulation and technology conditions.

SECTION 2

LAND USE

Introduction

This report describes current land use patterns in Stockbridge based on the Berkshire County Regional Planning Commission map dated October 17, 1995 and compares current land use patterns to those in 1970. This report also discusses and analyzes potential future land use patterns.

Existing Land Use

The town has a total land area of approximately of 18,367 acres. Of this total, approximately 70% is undeveloped and 30% is developed.

Predominant uses in Stockbridge include undeveloped, agriculture, and residential lands. Undeveloped lands occur throughout the town and are associated with mountains and other terrain with development limitations such as thin or wet soils.

Agricultural and open space lands constitute the largest percentage of lands. Individual parcels in agricultural use tend to be small and are found throughout the town. In addition, although shown in agricultural use, many agricultural parcels are currently inactive. The predominant use of agricultural parcels is for hayfields and some are leased or rented. Open space lands constitute much of the town's mountainous terrain, as well as meadows and wooded areas.

Residential lands total about 1400 acres. For the most part, these are located along roadways and along the shores of Stockbridge Bowl. In addition to Stockbridge Bowl, residential development is concentrated in the hamlets of Interlaken and Glendale. There are few residential subdivisions with interior roads. The 1995 land use map does not distinguish between year round and seasonal residential lands; such information is provided in Section 4 of this report.

The major waterbodies and watercourses in Stockbridge total 606 acres. Wetlands total 816 acres.

The Massachusetts Turnpike is the only transportation-related land use whose area has been determined. All other components of the town's transportation network have been incorporated into the surrounding land use type. That part of the Massachusetts Turnpike in Stockbridge is 212 acres in area.

There are more than 500 acres of institutional lands in Stockbridge. The largest of these are Tanglewood, the Kripalu Center, the Rockwell Museum and the Marian Fathers Novitiate. Institutional lands are located primarily in the vicinity of Stockbridge Bowl and along East Main and Prospect Hill Roads.

Formally designated recreational lands total 147 acres in area and are concentrated along the Housatonic River and Stockbridge Bowl. It should be noted that although not formally designated as recreational, many of the town's undeveloped lands are used by their owners or others for recreational purposes.

Industrial and commercial lands comprise 77 acres and 34 acres, respectively. There is one industrial location between Route 102 and the Housatonic River in East Stockbridge.

Table 1, "Land Use By Type and Area - 1995," presents the data.

The 1970 Land Use Map

Precise comparisons between the 1995 and 1970 land use maps are difficult to make due to changes in the methods of classifying and designating land. More specifically, some of the land use categories have changed and the demarcation of the land use areas appears to have changed.

The most significant change is a reduction in the area classified as institutional and public open lands. Large land areas along the northwestern border of town, south of Rattlesnake Mountain Road, and east of Church Street and Route 7, classified as institutional and public open space in 1970, are now classified as undeveloped or agriculture.¹ Lands currently classified as institutional/open land are remnants of larger areas classified as such in 1970.

Areas devoted to residential development are demarcated differently in the 1970 and 1995 maps. The 1970 map appears to label only the area immediately surrounding the dwelling as residential; whereas, the 1995 map appears to include area beyond that surrounding the dwelling. Further, the 1970 map distinguishes between single family, multi-family, seasonal, home occupation, and commercial/residential uses. The 1995 map utilizes only the residential label. With these observations noted, it appears that the areas in residential development have remained somewhat constant. Areas of expansion include Prospect Hill Road and the areas northwest, north, and northeast of Stockbridge Bowl.

The 1970 map identifies 30.24 acres of land as extractive. The 1995 map identifies 77.4 acres of land as industrial. Despite the different classifications, some of the land areas are in the same locations. In the years from 1970 to 1995, two areas have been consolidated to create one 55.69 acre area, one area has decreased from 14.23 acres to 8.01 acres, and a new area of 13.70 acres has been developed between the Housatonic River and Route 102 west of Church Street.

¹ The 1970 map identifies neither undeveloped or agricultural land.

Table 1
Land Use by Type and Area - 1995

Land Use Type	Approximate Area (in acres)	% of Total Area
Undeveloped/Open Space	12,827	69.89
Agricultural	1,727	9.42
Residential	1,351	7.37
Wetlands	816	4.45
Water	606	3.30
Institutional	525 ¹	2.86
Transportation	212	1.16
Recreational	147	0.80
Industrial	77	0.42
Commercial	34	0.19
Total	18,367	

Source: Berkshire County Regional Planning Commission and The LA Group.

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¹ Estimated, not measured

Analysis

Several land use trends have emerged over the past 15 to 25 years.

Institutional land uses are being converted to residential uses, primarily condominiums. Many of these are second homes for people from the New York City metropolitan area.

There is less land devoted to agriculture. Much of the land that was active agriculture 15 or 20 years ago is inactive and undeveloped. This land is coming under increasing development pressure.

Development around the Stockbridge Bowl has intensified. The development is not so much the construction of new homes but the conversion of second homes to year-round residences. This trend threatens the Bowl's water quality as lakeshore and nearby lots are small and have on-site sewage disposal systems.

SECTION 3

DEVELOPMENT TRENDS

Introduction

Subdivision and building activity is a sign of economic vitality in the community. It can also be an indicator of probable future growth. Data about development activity combined with information about available lot inventory can assist in making projections about future populations and related service demands. This report examines the past ten year period for building and development trends in the Stockbridge community. Data was provided by the Stockbridge Building Department

Existing Conditions

Land subdivision is not particularly active in Stockbridge. Records indicate that most building lots were developed in the 1960s and 1970s. Since 1985 only 36 lots have been created through major and minor subdivisions. All but three of the applications were minor subdivisions of less than five lots each. Since 1965 there have been 93 lots created through subdivision, which is an average of about three lots per year. Records also show that less than one half of the lots have been developed. There are 53 undeveloped lots from subdivision activity alone. The most recent subdivision approval was for Stonehill, 12 lots located on Old Stockbridge Road. Table 2, "Stockbridge Subdivision Development", shows the progression of activity from 1965 to the present date.

The town can also measure growth by inspecting the number of building permits issued to the residential and commercial sectors, plus those issued to the various not-for-profit institutions. Table 3, "Building Permit History", displays the number of permits issued in each of these sectors for the period 1985 to 1994. Building permits were issued for a total of 166 residential units between 1985 and 1995. Although this represents an average of 17 permits per year, most of the permits were issued during the high growth period of 1985 through 1987.

The average for the most recent seven years is nine residential units per year. While the average value of a residential unit increased during the 1985 to 1994 period, the value may be skewed by one or more very expensive homes. Table 3 presents the annual value of residential construction. Table 3 also lists the number of building alterations and related construction value. Between 1985 and 1994 there were 560 permits issued for alteration projects valued at \$19.74 million. This amount is important because it approximates the value for the residential units; each time improvements are made to existing homes the tax base increases. Commercial permits related to improvements made a lackluster performance during this period. Five permits were issued for a construction value of less than half a million dollars. Not-for-profit institutions, on the other hand, spent close to \$12.5 million on new construction with a total of 19 permits. The lion's share of not-for-profit spending

Table 2
Stockbridge Subdivision Development

Date	Development	Number of Lots	Number of Improved Lots
7/16/65	Larrywaug Estates (J. Astore) Glendale Road/West Stockbridge Road	26	2
7/28/70	Plymouth Manor (Yerkes) Ice Glen Road	6	2
6/13/72 11/25/74	Ruhan Acres (H. Maeder) Old Tree Farm Road	22	16
12/8/81	Oak Street Realty Prospect Hill Road	3	3
9/10/85	Barber-Rothstein Wheatley Drive	3	3
12/10/85	White Pines Condominium Trust (Rothstein) West Wheatley Drive	2	2
1/8/85	Thomas Spencer Quiet Knoll Road Extension	6	6
3/25/86	Pierce Subdivision (1 unbuildable) Meadow Road	2	1
2/24/87	Brookside Lane (RJMcdonald) Interlaken Crossroad	5	1
1/8/91	Carol Raymond (1 lot existing) 96, 96A Interlaken Road	2	1
8/25/92	Salee Smith (BKinsella - 1 existing) 19, 19A Cherry Hill Road	2	1
7/13/93	Sawmill Realty Yale Hill Road	2	2
2/28/95	Stonehill Properties (Spencer/Interlaken) Old Stockbridge Road	12	0
	Total Through July 1995	93	40

Source: Stockbridge Building Department.

Table 3
Building Permit History

	New Residential		Alterations		Institutions		Commercial	
	Number	Value (millions of dollars)	Number	Value (millions of dollars)	Number	Value (dollars)	Number	Value (dollars)
1985	36	4.58	51	0.70	4	402,411	2	88,000
1986	27	3.09	51	1.51	3	91,000	1	180,000
1987	39	4.87	53	1.22	2	540,000	1	70,000
1988	5	1.25	60	1.48	0	0	0	0
1989	11	1.08	59	6.80	0	0	1	100,0
1990	10	2.30	69	2.22	3	322,400	0	0
1991	11	1.92	61	1.60	2	4,140,000	0	0
1992	11	1.56	59	1.81	1	6,820,000	0	0
1993	10	4.56	60	1.15	1	NA	0	0
1994	6	1.49	37	1.25	1	43,500	0	0
1995	2	0.37	39	1.61	5	5,175,000	2	220,000
10-Year Totals	168	27.07	599	21.15	24	17,619,311	7	658,000

Source: Stockbridge Building Department

(90%) was for new facilities for the Boston Symphony Orchestra at Tanglewood and the new Norman Rockwell Museum.

Development trends since 1984 indicate a heightened public interest in condominium type housing units. Table 4, "Stockbridge Condominium Development", indicates that 133 units have been proposed since 1984. The largest of these developments is the White Pines on Hawthorne Street. This project was the first of many to convert former estates; in this case, the original Music Inn. Ten buildings were converted to 68 condominium units. In fact, all development proposals to date have been conversions, four of which had been apartment housing. The only proposal in the 1990's has been the Sergeant Street Condominiums. A total of two units were transformed from a duplex apartment complex.

According to realtors, the demand for condominium or townhouse living is strong and the construction of such units will probably never outpace the demand. However, Stockbridge maintains strict building and zoning control over multi-family development, particularly conversions. As the trend continues, the demand for variances is sure to rise. Currently, very few variances are requested and granted by the Zoning Board of Appeals.

Analysis

Important development - related issues include development around the Stockbridge Bowl, the development - related impacts of recent changes to Title V, and trends and impacts of not-for-profit institutions. All of these issues have a potential impact on the town's identity, character, and tax rolls.

The Stockbridge Bowl is an important resource to all of Stockbridge. The increasing number of residential conversions from seasonal to year-round is of particular concern because the area has no public sewer or water. The adequacy of existing septic systems and the impacts of heavier use on the Bowl are uncertain. The expansion of the existing system or the creation of a new system, while it would address the threat to water quality, might also serve to encourage development. Recent changes to Title V of the State's health regulations facilitate the development of heretofore undevelopable lands by permitting the construction and use of alternate on-site sewage disposal systems, e.g., mound systems. This opens up lands thought to be undevelopable for development.

The relationship between the Town of Stockbridge and its not-for-profit institutions is intricately related. Not-for-profits are tax exempt. The more not-for-profits that locate in Stockbridge, the more land there is removed from the tax rolls. Religious and educational not-for-profits are also exempt from local zoning regulations; the town, therefore, has little control over them. Their presence is a magnet which draws hundreds of thousands of visitor, and their vehicles, annually. They may also attract residential development. The not-for-profits also provide tremendous benefits to the

Table 4
Stockbridge Condominium Development

Year	Development	Number of Units
1983	The Knoll (formerly residential apartments) 57 Main Street Main - 11 Carriage Barn - 3	14
1984	White Pines (formerly estate, Music Inn) 19 Hawthorne Street Brookside - 4 Carriage Barn - 12 Country Villa - 14 Garden House - 10 Ice House - 2 Hilltop Villa - 4 Lakeside Villa - 4 Meadow Villa - 6 Overbrook - 2 Stable - 10	68
1986	Balburnie Gardens (formerly residential apartment) 52 Main Street	4
1987	Oronoque (formerly Indian Hill Music Camp) 11 Prospect Hill Road Mansion - 6 4 Blds - 8 units "villas"	14
1988	Windon Hill (formerly Berkshire Christian College) 200 Old Stockbridge Road Vanna - 7 Smith - 5 Windon Greens - 12 Chadsey - 4	28
1989	Old Lamplighter (formerly single-family residence with rental units) 8 Church Street	3
1993	Sergeant Street Condos (formerly an inn, duplex) 5 Sergeant Street	2
	Total Through July 1995	133

Source: Stockbridge Building Department.

Town of Stockbridge. This presence is a magnet which draws hundreds of thousands of visitors, and their dollars, annually. These visitors are the mainstay of the local and area economies. They also maintain and protect open space areas that are a critical component of the town's identity.

All of these issues will affect the future development of Stockbridge.

SECTION 4

DEMOGRAPHICS AND HOUSING

Existing Conditions

Population

The Town of Stockbridge had a 1990 census population of 2,408 people, gaining 80 new residents since 1980. Based upon building permit activity, the town estimates that about 42 new residents have been added to the permanent population base since 1990. Should current trends continue, the population will approach 2,500 by the turn of the century. Historically, the population has never reached this level. Over the last 50-year period, the population took its most significant jump between 1940 and 1950 with Stockbridge gaining nearly 500 new residents. This trend reversed itself between 1950 and 1960 when the town lost 8 percent of its population or 150 residents. The population recovered the loss by 1970 and has made modest gains since. Still, the last 20-year period has yielded 96 new residents, a gain of only 4.1 percent. This represents an average increase of 5 persons per year.

These figures contrast dramatically with other Berkshire County communities. Out of the 32 localities in the county, 19 experienced population declines and 23 experienced population gains since 1970. The overall county population actually dropped by 10,000 persons or nearly 7 percent during this same period. This exodus can largely be explained by the significant decline in the manufacturing and government job sectors. Stockbridge's neighbors to the north and east both experienced significant population declines - Lee lost 9% and Lenox 13%. Great Barrington, Richmond and West Stockbridge all experienced 2.5%-15% population gains. Table 5, "Population History Projections for Selected Communities," lists specific statistics for these localities.

A look at vital statistics gives a more detailed insight into the status of new residents, that is, whether the population gain is due to the net number of births over deaths or from persons moving into Stockbridge. Using the period of 1980 through 1989, when the population rose by 80 persons, vital statistics indicate that there were 67 more deaths than births in Stockbridge. Therefore, the population increase is due to an immigration (residents not born in Stockbridge during these years) of 147 people. The birth to death ratio in Stockbridge was about even in the early 1980s then began to shift with deaths outnumbering births during the next 10-year period (1990 was the exception with 21 births and 20 deaths). In 1994 there were 14 births and 17 deaths registered in Stockbridge. These statistics are indicative of an aging population.

Population projections were last prepared and published by the Berkshire County Regional Planning Commission (BCRPC) in August 1993. BCRPC predicts in its mid-range scenario that the county will continue to lose population at the same rate as the past 20 years and then begin to regain population reaching a level commensurate with the 1965 level by the year 2020. Projections for other localities generally indicate a

Table 5

Population History and Projections for Selected Communities

Community	1940	1950	1960	1970	1980	1990	2000	2010	2020
Pittsfield	49,684	53,348	57,879	57,020	51,974	48,622	44,572	44,259	42,740
Great Barrington	5,824	6,712	6,624	7,537	7,405	7,725	7,875	8,709	9,387
Lee	4,222	4,820	5,271	6,426	6,247	5,849	5,884	6,428	6,851
Lenox	2,884	3,627	4,253	5,804	6,523	5,069	5,272	5,935	6,501
Stockbridge	1,815	2,311	2,161	2,312	2,328	2,408	2,433	2,668	2,853
Richmond	624	737	890	1,461	1,659	1,677	1,887	2,265	2,618
West Stockbridge	1,062	1,165	1,244	1,354	1,280	1,483	1,515	1,678	1,812
Becket	689	755	770	929	1,339	1,481	1,692	2,055	2,396
Berkshire County	122,273	132,966	142,135	149,352	145,110	139,352	135,450	143,128	147,708

Source: Compiled by the Berkshire County Regional Planning Commission in 1993.

dramatic population shift out of the Pittsfield and Adams/North Adams areas and into Great Barrington, Dalton, Williamstown, Peru, Monterey, Windsor, Savoy and Washington townships.

Stockbridge has a land mass of 24.640 = 15,360 acres and a population density of almost 102 persons per square mile. This compares to the County density of 147 persons per square mile. Comparisons with towns of similar land mass show that Adams has a density of 410 persons per square mile; Dalton has a density of 328 persons per square mile; Mt. Washington has a density of 6 persons per square mile; Peru has a density of 30 persons per square mile; and, Cheshire has a density of 126 persons per square mile.

Sex

The population has more females than males. While this is a nationwide phenomenon, the ratio in Stockbridge is higher than the statewide or county average. The difference is not particularly significant, because, in terms of real numbers, there are only 126 more females than males.

Age

As noted above, Stockbridge has a relatively high median age. The median age for the state is 33.6, for the county it is 35.9, and for Stockbridge it is 39.2. The current median age is dramatically higher than the 1980 figure of 35.5. However, there are many communities that have similar or higher median ages such as Mt. Washington with 44.8, Alford with 42.6, and Lenox with 40.9. Also, Egremont, Richmond, Sandisfield all have median ages of 39. This information suggests that a high number of retirees tend to congregate in these communities. The 1990 census shows that 17 percent of the Stockbridge population is 65 years of age or older. This compares to the U.S. average of 12.6 percent, the statewide average of 13.6 percent, and the county average of 16.9 percent. Only 19.6% of the Stockbridge population is under the age of 18 compared to 22.5% for the state and 22.7% for the county. Table 6, "Age Distribution of Population", illustrates the percentage of population in various age blocks for selected communities.

Seasonal and Visitor Populations

There are two other populations that impact the Town of Stockbridge - the seasonal and visitor populations. Seasonal residents are those who maintain a residence in town and live there less than 6 months of the year. Since this segment is not measured in the census, it can only be estimated by the number of seasonal residences which are counted by the Assessor's Office. The total number of seasonal units, calculated in 1994, is 533. If it is assumed that an average of 4 persons occupy each unit at some point during the year, there are an estimated 2,132 seasonal residents. This figure effectively doubles the population of Stockbridge. Unfortunately, there is no reliable

Table 6
Age Distribution of Population

Age	Stockbridge		Berkshire County		Massachusetts	
	#	%	#	%	#	%
Under 5	97	4.0	8,740	6.3	412,473	6.9
5-17	376	15.6	22,949	16.7	940,602	15.6
18-24	207	8.6	15,193	10.9	709,099	11.8
25-44	814	33.8	41,459	29.8	2,019,817	33.6
45-59	378	15.7	20,595	14.8	853,553	14.2
60-64	127	5.3	6,907	5.0	261,597	4.3
65-74	242	10.0	12,986	9.3	459,881	7.6
75-84	125	5.2	7,843	5.6	267,194	4.4
-85 +	42	1.8	2,700	1.9	92,209	1.5
Total	2,408	100.0	139,352	100.0	6,016,425	100.0
Median Age		39.2		35.9		33.6
Percent Under 18		19.6		22.7		22.5
Percent 65 +		17.0		16.9		13.6

Source: 1990 Census of Population and Housing.

way to compare this number to the 1980 Census because the method in which seasonal units were counted was changed with the 1990 Census. However, Stockbridge residents can attest that there has been a substantial increase in seasonal residents. A comparison can also be made to 1990 Census figures which indicate 520 seasonal units. The 1990-94 change in units represents a 5 % increase.

The visitor population represents tourists or visitors who pass through Stockbridge for a limited period of time - usually less than one week. This segment is again difficult to quantify but it can be estimated by studying attendance figures at the various tourist destinations in Stockbridge. Tanglewood alone has more than 250,000 visitors annually. Visitor surveys compiled by the Rockwell Museum, Chesterwood and others indicate that more than 65 % of Tanglewood visitors also tour one or more of the area's other museums and sites. Annual visitor figures for the Rockwell Museum are roughly 235,000, Chesterwood 35,000 and Naumkeag Museum 12,000. The Marian Fathers and Berkshire Theater Festival also attract large numbers of visitors. Surveys show that two-thirds of visitors stay in the area at least 2 days. Some of the overnights stay at the Red Lion Inn or bed and breakfasts in town. An estimated 50,000-100,000 people per year stay overnight or have at least one meal at the Inn.

Approximately two-thirds of all visitors are from Massachusetts or New York, with about 60% of visitors traveling from less than 150 miles away. About 10% of visitors originate from other eastern states, 4% originate from the south, 15% originate from the west and midwest, and the remainder are from unknown origins. Approximately 1% of visitors come from areas outside the USA, including Canada.

Race

Stockbridge is not a racially diverse community: its population is 95.5% white, 1.1% African American, 0.2% American Indian, 0.8% Asian, and 0.8% of various other races. About 55% of its residents are of English, Irish, German, and Italian descent.

Households

There are 908 households in Stockbridge, 540 (or 49%) of which are occupied by families. The average number of persons per household is 2.16 compared to 2.45 for the county and 2.58 for the state.

Nearly 82% of family households are married couples with the remainder headed up by single parents. Females head 84% of the single-family households (98 total) and males head 16% of such households. A full 15% of all households are headed by women. This statistic is notable because a significant portion of these families tend to fall below the poverty line, particularly those households with children less than 5 years old. This is consistent with the national trend relating to the increasing number of "under 20" females giving birth out of wedlock. Another notable characteristics of households is

the large number of persons 65 years or older who are living alone (166 or 51% of those 65 and under).

Education

Stockbridge residents are well-educated. Of the residents that are 25 years or older, 90.2% are at least high school graduates and 44.8% hold a college or post college degree. This compares to the county figures of 77.9% and 20.9%, and state figures of 80% and 27.2%, respectively.

Income

Income levels are higher than the average community. The 1989 median household income was \$35,405, about \$5,000 higher than the county median, yet \$1,000 below the state median. The median income for a family was \$46,023, \$8,000 higher than the county median and \$2,000 above the state median figure. The per capita income followed a similar pattern, with Stockbridge's reported at \$18,215. The only Berkshire County localities reporting higher per capita incomes were the towns of Alford, Mount Washington, Richmond, and Tyringham.

Employment

Stockbridge enjoys a high rate of employment for its work force of 1,103 persons. As reported in the 1990 Census, only 3.5% of the work force, or 39 people were unemployed. This figure is notably lower than the county and state figures of 6.7% for the same period, and was the lowest unemployment rate in all of Berkshire County. The highest unemployment rates were reported by Mount Washington (11%) and Florida (10.2%). Data compiled by the BCRPC reveal 1994 figures to be the same except county unemployment increased to 7.4% and state unemployment decreased slightly to 6.0%.

Young people in the work force find employment in the service sector without leaving Stockbridge. The Red Lion Inn employs up to 250 persons during its busiest periods and often hires workers from outside the area. About 155 Stockbridge residents (14.6% of those employed) are listed as being self-employed. The vast majority of town residents are employed outside of Stockbridge. A full 44% of those employed have occupations in the executive, managerial, administrative and various professional fields. Only 26% of the county work force and 32% of the state work force are employed in these capacities. Technical, sales and administrative support positions are held by 27.2% of the work force. Ninety Stockbridge residents are employed in the service industry. Table 7, "Occupational Characteristics", presents the data.

A significant portion of jobs provided in Stockbridge are in the service sector (46.2%). Government positions follow with 317 jobs (24.8%). The wholesale and retail trade sectors account for 169 jobs (13.2%). The remaining jobs are in construction (1.2%)

Table 7

Occupational Characteristics

	Stockbridge		Berkshire County		Massachusetts	
	#	%	#	%	#	%
Managerial/Professional	468	44.0	18,369	28.2	969,983	32.0
-Executive, Admin, Managerial	154		7,324		442,912	
-Professional	314		11,045		527,071	
Technical, Sales, Support	289	27.2	19,809	30.4	994,280	32.8
-Technicians	18		2,506		127,084	
-Sales	153		7,345		344,100	
-Admin/Clerical Support	118		9,958		523,096	
Service Occupations	90	8.5	9,563	14.7	388,275	12.8
-Household	7		260		7,854	
-Protective	2		853		59,274	
-All Other	81		8,450		321,147	
Farming, Forestry, Fishing	33	3.1	896	1.4	28,098	0.9
Precision Production, Craft, Repair	101	9.5	8,282	12.7	301,981	10.0
Operators	83	7.8	8,217	12.6	345,333	11.4
-Machine	49		4,511		168,169	
-Transportation	15		1,856		87,588	
-Laborers	19		1,850		89,576	
Totals	1,064	100.0%	65,136	100.0%	3,027,950	100.0%

Note: Considers employed Stockbridge residents 16 years of age and over.

Source: 1990 Census of Population and Housing.

and finance, insurance and real estate (2.5%). The Red Lion Inn, Country Curtain, Austen Riggs Center, Town of Stockbridge, and Berkshire Hills Regional School District are the largest employers in town. Table 8, "Employment by Industry - 1992," summarizes the Stockbridge employment picture.

Housing

The 1990 Census reported 1,551 housing units in Stockbridge. Since then, building permit data indicate that 45 units have been constructed. Assessor's records from the current revaluation project show that 533 units or 34% of the total are actually second homes. If the same ratio is applied to the 45 units built since 1990, 15 of these units are second homes. Therefore, today there are roughly 1,596 housing units, 548 of which are second homes.

The trend reported by real estate brokers is towards week-end homes. Families typically can gradually grow into and gradually use this home as a permanent base. Many will chose to work out of their residence , a phenomenon known as the "computer cottage syndrome", enroll their children in local or private schools yet continue to keep another residence. Still others are looking for a vacation or seasonal place for part-time living. As recreational resources continue to improve in Berkshire County and the vacation seasons extend into fall, winter, and occasionally , spring seasons , the definition of the "second homer" has become quite obscured.

Seasonal homeowners add an interesting dimension to Stockbridge. The owners, many of whom are from the New York City metropolitan area, add to the town's cultural/ intellectual mix. They pay taxes yet sent no children to local schools and demand relatively little in the way of services. The predominate housing type in Stockbridge is single-family detached dwelling. There are also 400 apartments and condominiums. Stockbridge is one of two towns with no mobile homes in the country.

Many Stockbridge single-family residences are manor homes once part of family estates. Some of these homes have been converted to group-style housing of some type. Conversion of homes and apartments to condominiums is popular. Census figures report 447 persons living in group quarter housing arrangements which is representative of 7% of the county-wide total. This appears to be a growing trend in Stockbridge probably due to the fact that zoning standards were relaxed some time ago in order to accommodate the Marian Fathers and Austen Riggs Psychiatric Institution. Lenox, which has twice the population of Stockbridge, has roughly the same number of residents living in group-type housing.

There are approximately 323 renter occupied units in Stockbridge. The median monthly rent is \$417 - somewhat higher than the County median rent of \$365. Median rents in neighboring communities range from \$413 per month in Lee to \$458 in Richmond.

Table 8

Employment By Industry - 1992

	Stockbridge		Massachusetts
	#	%	%
Government	317	28.2	13.3
Agriculture/Forestry/Fishing	0	0.0	0.6
Mining	0	0.0	0.0
Contract Construction	15	1.3	2.7
Manufacturing	0	0.0	17.0
Transportation/Communications/Utilities	0	0.0	4.3
Wholesale/Retail Trade	169	15.0	23.5
Financial/Insurance/Real Estate	32	2.8	7.1
Services	591	52.6	31.5
Totals	1,124	100.0%	100.0%

Source: Lane & Company Community Profile for Stockbridge, 1994.

Affordable Housing

The most affordable housing in Stockbridge is apartments in existing buildings. Back in 1990, the Committee on Affordable Housing recommended changes in the zoning law to relax the restrictions on conversions and on multi-family developments in an attempt to increase the available stock of affordable housing. In exchange for the reduced dimensional standards, developers must agree to allocate a certain number of "affordable" rental units. To date, no developer has taken advantage of this opportunity.

Suitable land for low cost housing is rare in Stockbridge where land with associated services such as water and sewer goes for a premium price. Demand for weekend and seasonal housing cannot be met and there is no end in sight to this trend. This means that there is no significant financial incentive for a developer deliberately to construct low-income housing. Land or buildings will, therefore, need to be donated, purchased or acquired by gift for such purpose. Although this situation has yet to occur, some consideration has and continues to be given to the notion of converting the Plain School into affordable apartments should the School District decide to abandon the building in favor of a centralized elementary school. According to several architects who preliminarily inspected the building, the idea has potential and should be studied further.

As previously mentioned, the demand for high-end housing cannot be met in Stockbridge. There is no guarantee that even if medium income housing units were constructed they would be occupied by Stockbridge residents and their children who may wish to raise their families in Stockbridge. This is a growing concern, about the seemingly never ending supply of people who desire some type of second home living in Stockbridge. These individuals are also looking for bargain prices and would likely have the resources to outcompete the local demand.

Cost of Housing

Housing is typically expensive in Stockbridge. The median sales price is the best possible measure of the typical sale price in a community since an equal number of sales occurred above and below this price. The 1990 Census reported a median value of \$184,000. This can be compared to the lowest median value in the County of \$82,400 in the town of Florida and the highest median value of \$228,600 in the town of Alford. The Berkshire County median value was \$114,900. The *Banker and Tradesman* newspaper reported a 1994 median sales price of \$187,500 for residential single-family and \$182,500 for condominiums. This compares to the county medians of \$98,500 and \$115,000, respectively.

Housing Programs

The Stockbridge Housing Authority currently administers three housing subsidy programs for income eligible elderly persons, handicapped persons, and needy families. The state program is based at Heaton Court on Pine Street a short distance from the center of town. Built in 1978 as state-assisted housing for the elderly, this attractive two-story facility has won national architectural awards. The complex has 53 units - 49 one-bedroom apartments and four "congregate" units with shared resource rooms. Rent charges to tenants are presently limited to 30% of total income. The income and asset guidelines for the Ch. 4001 program at Heaton Court is \$18,648 in income and \$33,768 in assets for a single person and \$21,312 in income and \$41,184 in assets for a couple. The 51 filled units are occupied by 44 females and 5 males. Only 2 units are occupied by couples.

The vacancies are likely to be filled quickly as state law permits occupants from anywhere in the State of Massachusetts. In fact, only 40% of current Heaton Court occupants are from Stockbridge. Since there are no waiting lists for this type of housing throughout the state, however, there is political pressure to accommodate disabled citizens of all ages. This concept is controversial because of potential lifestyle and other differences in a diverse tenant mix. There is a bill being debated in the state legislature that would limit the non-elderly to 12% of the tenant mix and lower the age of eligibility to 55.

The vacancies across the state are most likely explained by the fact that most elderly people do not meet the guidelines for admission. For many, incomes and assets are too high for the housing project but too low for standard apartment style living. Caught in this bind, many elderly persons are living in less than ideal conditions.

The Housing Authority identifies a need for additional congregate units and two-bedroom units for the medical accouterments that are necessary to treat some medical problems. The Housing Authority is considering either converting existing units or building four additional congregate type units at Heaton Court at some time in the near future. As the "war babies" enter their 50s in the next 10-15 years, the need for decent affordable housing will grow.

The Housing Authority also facilitates two U.S. Department of Housing and Urban Development (HUD) programs. It is authorized to issue a total of 41 vouchers and certificates to qualified Massachusetts residents permitting the tenants to live anywhere there is housing meeting the rental guidelines. Of the total 41 vouchers, only seven live in Stockbridge, 25 live in other county townships and three live elsewhere in eastern Massachusetts. The vouchers qualify each tenant or tenant family for a unit that is appropriate for the size of the family. The average need appears to be for one and two bedroom units. The scale of "fair market " rents is periodically adjusted by HUD and currently ranges from \$476 for a single bedroom and \$588 for a two

bedroom for the local area. It is a common occurrence that when the waiting list is officially open and announced by the Stockbridge Housing Authority, dozens of applicants, the majority from outside the town, apply for housing. Stockbridge, therefore, has little control over who gets matched housing but can make sure that Stockbridge residents' needs are met.

Suitable housing for the mentally handicapped is a concern for the community. Presently, the Stockbridge House which is owned by the Housing Authority and leased to the State Department of Mental Retardation, provides housing for eight mentally handicapped individuals.

SECTION 5

HISTORIC AND CULTURAL RESOURCES

Introduction

Stockbridge is one of a handful of communities in the United States which has maintained its link with the past and preserved its integrity as a thriving community in the modern times. The tradition of embracing intellectuals, musicians and artists began in the 1700s when early settlers accepted and respected Native Americans in this region as friends and even community leaders. This progressive attitude and the incredible natural beauty of the Berkshire region began to attract prominent citizens who had a keen eye for aesthetics, as well as the wealth to build architecturally significant "cottages." An appreciation for historic places and buildings took root early on. Stockbridge is filled with monuments, museums, collections, burial grounds, cultural buildings and "special" natural places all of which hold historical significance to members of the community.

Supported primarily by agriculture and small cottage industries typical of New England towns, early Stockbridge was home to a modest number of mills, most of which did not survive very long. As Stockbridge became accessible by train from New York City, beginning in 1850, it became a haven for summertime residents and the tourist trade developed. Stockbridge is the cultural magnet of the Berkshires, attracting artists, intellectuals, and individuals who appreciate the arts and humanities. Popularity has created a burgeoning population that now consists of year round residents, summer residents, transient residents (day-trippers), and part-time residents. This has caused a number of conflicts related to density, property taxes and the overall changing character of Stockbridge. Today, however, Stockbridge still has a distinctive small town New England flavor that keeps in touch with its past.

Existing Conditions

Stockbridge currently has ten individual sites and two districts listed on the Massachusetts Register of Historical Places. All buildings are presently on the National Register of Historic Places except the Interlaken Church. Table 9 displays this listing and the individual building locations. The two state-designated historic districts are the Old Curtisville District which consists of 69 sites clustered along Willard Hill, Train Hill, and Averic Roads, Trask Lane, and Interlaken Road (Route 183). The Shadowbrook Farm Historic District covers the property now known as the Berkshire Country Day School located on Interlaken Road (Route 183) near Old Colonial Road.

Since the early 1970s there have been efforts to establish a local historic district which would encompass most of what is thought of as the downtown or main stream area. The required applications were made by the appointed Historic District Study Committee in 1974, 1977, 1982 and 1992. Each time, the proposal failed to elicit the

Table 9

**Listings on State Register of Historic Places
for the Town of Stockbridge**

<i>Place Name</i>	<i>Founded</i>	<i>Location</i>
Berkshire Playhouse	1928	83 East Main Street
Chesterwood	1900	4 Wiliamsville Road
Citizens' Hall	1871	13 Willard Hill Road
Congregational Church of Interlaken	1826	6 Willard Hill Road
Elm Court	1886	(Lenox/Stockbridge) Old Stockbridge Road
Glendale Power House	1905	33 Glendale Road (Route 183)
Mission House	1747	Main Street and Sergeant Streets
Naumkeag	1886	5 Prospect Hill Road
Old Curtisville Historic District	1975	Willard Hill, Train Hill and Averic Roads, Trask Lane, Interlaken Road (Route 183)
Shadowbrook Farm (1891) Historic District	1979	Interlaken Road, Old Colonial Road (Route 183), near Buck Lane
Villa Virginia	1915	3 Ice Glen Road
Wheatleigh	1893	11 Hawthorne Road

* All on National Register except Interlaken Church

necessary two-thirds approval from town voters. At the present time, the Historical Commission does not favor pursuing a Main Street historic district and, instead is considering a plan for small clustered districting which may be more publicly acceptable.

The Historical Commission was established under Massachusetts General Law, Chapter 40C, to preserve and protect the distinctive characteristics of buildings and places significant to the history of Stockbridge or significant for their architecture. The Commission is in the midst of an extensive inventory and survey project of all Stockbridge properties. A consultant has been engaged to assist with the state computerized survey and will release the preliminary results by June 1996.

An unusual number of museums, cultural institutions and schools dot the Stockbridge landscape, many of which occupy estates no longer viable as family homes. Table 10 links the newer property uses with historic uses wherever possible. The Historical Room of the Stockbridge Library Association is the primary depository of materials pertaining to the history of Stockbridge. Currently in the process of computerizing its reference collection, the Historical Room has extensive records on local history and Indian artifacts, collections of inventions by Anson Clark, and memorabilia of Cyrus Field. An entire room is devoted to the Berkshire Theater Festival Collection. It also houses the records of the Indian Hill Music Camp, an unusual performing arts facility which attracted such students as the pianist Ruth Laredo and folk singer Arlo Guthrie.

Table 11, "Notable Stockbridge Residents," gives an indication of some of the people who have been attracted to Stockbridge. Many only lived or visited for a short time, but all seem to have left their mark on Stockbridge, the country, and in many cases the world in some significant way.

The entire Town of Stockbridge, as should be apparent from the below descriptions, should be thought of as a cultural and historic treasure, in which the sum of its resources considerably exceeds the parts. Maintenance of cultural and historical character should, therefore, not be limited to individual structures or districts, but should be an essential policy of the town.

While not all of the significant buildings in Stockbridge can be described in this text, a few of the most recognized outstanding structures, monuments and places must be mentioned. The descriptions found below are provided by the Laurel Hill Association.

Chesterwood

Designed by Henry Bacon in 1901, Chesterwood was the summer home and studio of Daniel Chester French, sculptor of the Concord "Minute Man" and the Abraham Lincoln Memorial in Washington, DC. In addition to the house and studio, the estate includes a formal garden, a woodland walk, and the barn gallery where the works of French and the sculptures of his daughter, Margaret French Cresson, are exhibited. A

Table 10

Historic and Cultural Features

Historically Significant Buildings and Grounds

<i>Name</i>	<i>Location</i>
Chesterwood	Williamsville Road
Citizens' Hall	Willard Hill Road
Field Office	Pine Street
First Congregational Church	Main Street
Glendale Union Chapel	Glendale Road
Hawthorne Cottage	Hawthorne Road
Linwood and the Rockwell Studio	Glendale Road
Merwin House	Main Street
Mission House	Main Street
Naumkeag	Prospect Hill Road
Old Fire House	Elm Street
Old Town Offices	Main Street
Red Lion Inn	Main Street
Sedgwick Mansion	Main Street
National Shrine of the Divine Mercy	Prospect Hill Road
St. Joseph Church	Elm Street
St. Paul's Church	Main Street
Tanglewood	West Street (Lenox)
The Railroad Station	South Street
The Town Hall	Main Street
The Congregational Church of Interlaken	Willard Hill Road

Memorials, Markers and Monuments

<i>Name</i>	<i>Location</i>
Berkshire Botanical Gardens Memorial plaques	West Stockbridge Road
Butler Bridge Bench w/ Plaque	Butler Road
Cat and Dog Fountain	Main Street
Children's Chimes	Main Street
Citizens' Hall Flagpole	Willard Hill Road
Civil War Monument	Main and Pine Streets
Civil War Plaques on Library Stairway	Main Street
David Dudley Field Memorial Chime Tower (Children's Chimes)	Main Street
Firemen Monuments (Glendale and Stockbridge)	East St./Glendale Road
Granite marker dated 1785 at NW corner of Sedgwick Mansion	Main Street
Harold Williams plaque in front of Town Hall	Main Street
Indian Burial Ground	Main Street
Interlaken Firehouse Addition/Plaque	Interlaken Road
Irish Cross next to St. Joseph's Church	Elm Street

Historic and Cultural Features (Continued)

Memorials, Markers and Monuments (Cont'd)

<i>Name</i>	<i>Location</i>
Jonathan Edwards Sundial	Main (Riggs front lawn)
Jonathan Edwards Monument	Main
Laura's Tower	Park Street
Laurel Hill - Bench honoring Owen sisters	Laurel Hill
Laurel Hill - Footbridge over Housatonic River	East end of Park Street
Laurel Hill - Rostrum and Seat	Laurel Hill
Laurel Hill - Seat at top	Laurel Hill
Laurel Hill, Boulder at foot of hill marking gift in 1834	Main Street
Library Commemorative plaques in basement	Main Street
Mark Hopkins Birthplace	Entrance to Cherry Hill Farm
Mary Flynn Memorial Bench	Gould Meadow on Route 183
Mission House Site Marker at Eden Hill	Prospect Hill Road
Plaques in Congregational, Episcopal Churches	Main Street
Shrines at Eden Hill	Prospect Hill Road
Stockbridge Bowl Monument	Lenox Mountain Road
Tanglewood Memorial markers and plaques	West Street
The Soldier's Monument	Main and Pine Streets
The Village Cemeteries	Main Street
Town Marble bound preamble markers	Main Street
Veterans' Memorials near Town Hall	Main Street
Watering Trough	Main and Elm Streets
Watering Trough	Interlaken Road and Interlaken Crossroad
Watering Trough	East end of Interlaken Crossroad
Watering Trough Planter	Route 7 and Cherry Hill Road
Plain School alumni plaque	Main Street

Special Places

<i>Name</i>	<i>Location</i>
Berkshire Botanical Garden	West Stockbridge Road
Bowker's Woods and River Land	Glendale Road
Field Arboretum	Field Street
Gould Meadows	Interlaken Road and Hawthorne Road
Housatonic River	Park Stream and Ice Glen Road
Ice Glen	Main and Park Streets
Laurel Hill	Laurel Hill
Laurel Hill Parks	Laurel Hill
Pagenstecher Park - site of 1st pulp mill	Interlaken Road

Historic and Cultural Features (Continued)

Burial Grounds

<i>Name</i>	<i>Location</i>
Gideon Smith Cemetery	Hawthorne Road
Indian Burial Obelisk	Main Street
St. Joseph Cemetery	Church Street
Stockbridge Cemetery	Main Street
Deming Cemetery	Route 7 South

Museums and Collections

<i>Name</i>	<i>Location</i>
Berkshire Botanical Garden	Routes 102 & 183
Chesterwood	Williamsville Road
Merwin House	Main Street
Naumkeag	Prospect Hill Road
Stockbridge Library Historical Room	Main Street
The Mission House	Main Street
The Norman Rockwell Museum	Glendale Road

Architecturally Significant Places

<i>Name</i>		<i>Use Location</i>
Bonnie Brae	Marian Fathers Novitiate	Prospect Hill Road
Bonnie Brier Farm	The DeSisto School	Interlaken Road
*Brook Farm	Berkshire Country Day School	Interlaken Road
*Chesterwood	Museum	Williamsville Road
		Prospect Hill Road
Eden Hill	Marian Fathers Novitiate	Prospect Hill Road
Hawthorne Cottage		Hawthorne Road
Heaton Court	Senior Living Complex	Pine Street
Highwood	Music Center	Hawthorne Street
Konkapot	Riverbrook School	Ice Glen Road
Linwood	Norman Rockwell Museum	Glendale Road
Merrywood	Private Residence	Old Stockbridge Road
*Naumkeag	Museum	Prospect Hill Road
Oronoque	Condominiums	Prospect Hill Road
Red Lion Inn	Inn & Restaurant	Main Street
Casino	Berkshire Playhouse	East Main Street
Shadowbrook	Kripalu Center	Interlaken Road
Southmayd	Private Residence	Glendale Middle Road
Strawberry Hill	Private Residence	Yale Hill Road
Tanglewood	Music Center	Interlaken Road
*Wheatleigh	Inn and Restaurant	Hawthorne Road
Windermere	Private Residence	Prospect Hill Road

Historic and Cultural Features (Continued)

Schools

<i>Name</i>	<i>Location</i>
*Berkshire Country Day School	Interlaken Road
DeSisto School	Interlaken Road
Interlaken School of Art	Willard Hill Road
Kripalu Yoga Fellowship	Interlaken Road
Riverbrook School	Ice Glen Road
Plain School (public elementary)	Main Street

* Listed on National Registry of Historic Places

Table 11

Notable Residents

Artists/Sculptors

Amni Phillips	1788-1865
Frederic Crowinshield	1845-1919
Daniel Chester French	1850-1931
Rosina Emmett	1854-1948
Robert Reid	1862-1929
Lydia Field Emmett	1866-1941
Augustus Lukeman	1872-1935*
John Johansen	1876-1964
Jean McLain	1878-1964
Walter Nettleton	1883-unknown
Norman Rockwell	1894-1978*
Frank Millet	1872-1947

Astronaut

Storey Musgrave	1935-
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Ambassadors

Joseph H. Choate	1832-1917*
Robert U. Johnson	1853-1937*
William Penn Cresson	1873-1932
Norman Davis	1878-1944
David Karrick	1893-1960*
J. Graham Parsons	1907-1991

Chief Justices

Stephen J. Field	1816-1899
David J. Brewer	1837-1910

Famous Lawyers or Inventors

David D. Field	1805-1894
Cyrus W. Field	1819-1892*
Stephen D. Field	1846-1913*
Nathan Horwitt	1898-1990

Medicine

Charles McBurney	1845-1913*
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Mental Health

Austen Fox Riggs	1876-1940*
Robert P. Knight	1903-1966
David Rapaport	1911-1960
Otto Will	
Margaret Brenman Gibson	1918-

Photography

George Seeley	1880-1955*
Clemens Kalischer	1921-
Thomas Shields Clarke	

Statesmen

Theodore Sedgwick	1746-1813*
Allen Treadway	1867-1947

Theater

William Gibson	1914-
Arthur Penn	
Marge Champion	1919-

Writers

Catharine M. Sedgwick	1789-1867*
G.P.R. Jones	1799-1860
Nathaniel Hawthorne	1804-1864
Matthew Arnold	1822-1888
Robert Underwood Johnson	1853-1937
Henry D. Sedgwick	1861-1957*
Nina Duryea	1868-1951*
Frank Crowinshield	1872-1947
Ellery Sedgwick	1872-1960*
Owen Johnson	1878-1952*
Nathalie Sedgwick Colby	1873-1942*
Walter P. Eaton	1878-1957
Margaret French Cresson	1889-1973
Rachel Field	1894-1942*
Henry Field	1822-1907*
Alice Ross Colver	1892-
William Gibson	1914-
Robert Sherwood	1896-1955
Norman Mailer	1923-
Erik Erikson	1902-1994

Theologians

Jonathan Edwards	1703-1758
Reinhold Niebuhr	1892-1971*

Educators

Mark Hopkins	1802-1887
Ferdinand Hoffman	1827-1906

* buried in Stockbridge

National and State Historic Landmark, Chesterwood is the property of the National Trust for Historic Preservation.

Citizens' Hall

Located south of Tanglewood in the Interlaken (Curtisville) section Citizens' Hall was built in 1871 as a schoolhouse and community center. Abandoned in 1931, it was later restored by a group of residents. An intact example of the second Empire style, the building sits in the hub of a once flourishing mill town. It is presently used as an art school.

Field Office

The small white house near the corner of Main and Pine Streets was once Jonathan Field's law office. It was there that the first transatlantic cable message was received after Cyrus West Field laid the cable which joined the continents in 1858. It is a property of the Austen Riggs Center.

Hawthorne Cottage a.k.a. The Little Red House

For a brief time in the middle of the nineteenth century, Nathaniel Hawthorne lived in the little red house on Hawthorne Road overlooking the Stockbridge Bowl. Here he collected material for *Tanglewood Tales* and *The Wonder Book*, wrote *The House of The Seven Gables*, and gave Shadowbrook and Tanglewood their now famous names. In 1891 the cottage burned and in 1948 it was rebuilt by the Federated Music Clubs of America and currently is used as a studio for the Tanglewood Music School.

Linwood and The Rockwell Studio

Linwood, a large 19th century estate on Route 183 in the Glendale Section, is the setting for the new museum housing the Norman Rockwell Collection. The artist's studio, an early 19th-century red carriage house, was relocated to the property. The estate commands a scenic view overlooking the Housatonic River and surrounding hills.

Merwin House

Tranquillity, the former home of Mrs. Vipont de R.D. Merwin, is a brick house built about 1825 on Main Street. The house and grounds, creating an image of a dignified and serene way of life at the turn of the century, are preserved by the Society for the Preservation of New England Antiquities.

Mission House

Originally built on the hill overlooking the village plain, the Mission House was the home of the first missionary to the Stockbridge Indians, John Sergeant, and his wife, Abigail Williams. In 1926 Mabel Choate moved it to Main Street and restored and furnished it as a memorial to her parents, the Honorable and Mrs. Joseph H. Choate. Set in colonial revival gardens designed by Fletcher Steele, this small museum is the property of The Trustees of Reservations.

Naumkeag

Designed by architect Stanford White in 1886, Naumkeag was the home of Ambassador and Mrs. Joseph H. Choate. The 26-room shingle style with Norman details mansion is surrounded by elaborate gardens, broad grass terraces and handsome trees. A linden walk, a brick-walled Chinese garden and tea house, fountains and statuary are reminders of gracious living of a past era in the "home of peace" on Prospect Hill. It is the property of The Trustees of Reservations.

Old Corner House

Located at the corner of Main and Elm Streets, the Old Corner House was built about 1800 by the Dwight family. Rachel Field, author of *All This and Heaven Too*, lived there as a child. The white wood colonial structure originally housed historical exhibits in cooperation with the Stockbridge Library Association. The house is best known for having exhibited the Norman Rockwell Collection. It is now privately owned.

Old Firehouse

In 1897 funds were appropriated for a firehouse to be located on the west side of Elm Street. The two-story wood structure with a cupola is typical of the stick style of architecture of the 1870s. It is owned by Red Lion Realty and is an annex to the Inn.

Old Town Offices

Built on Main Street in 1884, this building served as offices for the town for 80 years. The structure displays the architectural influence of the Low Countries, especially the Flemish stepped gable. The red brick building with wood only in the rafters and roof boards is fireproof. It was sold in 1965 and now houses a business and an art gallery.

The Railroad Station

In 1881 the Laurel Hill Association helped finance this handsome stone structure complete with porte cochere and surrounded by driveways and a park. No longer used as a station, it has housed an import business and a restaurant. It is privately owned.

Red Lion Inn

Originally, the Widow Bingham's Tavern built in 1773, the Inn was used as a relay stop on the post road between Albany and Boston. After a fire in 1896, the Inn was rebuilt and, through the years, additions have been made to the white wood structure. In the Plumb-Treadway family for four generations, the inn was acquired in 1968 by Senator and Mrs. John H. Fitzpatrick.

Sedgwick Mansion

The Sedgwick Mansion, built in 1785 by Judge Theodore Sedgwick, is unique among old Berkshire dwellings for it has never been out of the family. Set back from the street, the house is surrounded by giant oaks, pines and willows. It is a shrine of historic and literary interest that in the past welcomed many famous guests. Catharine Sedgwick, the first American woman to gain international fame as a writer, was born here.

The Town Hall

Situated on the village green, the Town Hall is a large Greek Revival style building with Doric columns. The rear part was built over a century ago; the main front part was added in 1904. The interior was restored in 1964. The building houses the town offices and on the second floor an assembly hall where town meetings are held.

Stockbridge's rich heritage is memorialized in the numerous markers and monuments located throughout the community. Some of the most visible are described below while the other remaining landmarks are listed in Table 10.

The Congregational Church of Interlaken

The Interlaken Congregational Church was built for the North Congregational Society in the mid 1820s on the North Stockbridge Road near the site now known as the Field Arboretum. It is a brick Federalist period edifice and is on the Massachusetts Register of Historic Places. In 1833-34 the church was moved to its present site on Willard Hill in Curtisville, and, in 1837 its name was changed to the Curtisville Congregational Church. In 1884 a chapel was added to accommodate the need for a social room and Sunday School. In 1899 a parsonage was built to house a full-time minister. By the turn of the century, the mills had closed, the railroad had diverted business from the village, and the village name had been changed to Interlaken. The last full-time minister, John P. Trowbridge, left in 1926, and since that time the church has been served by part-time ministers. The church leased the parish house during the summer months and in 1940 the parsonage was sold. In 1957 the church's name was changed to the Congregational Church of Interlaken. Sunday School was discontinued in 1979 and the last church service was held in 1982. The church now opens by request for

weddings, baptisms, funerals, and special functions. The building is maintained by an endowment and has 12 remaining members.

Cat and Dog Fountain

The ornamental fountain given in 1862 is situated in the small park west of the Red Lion Inn. In the center of a circular pool are a sculpted dog and cat spitting at each other in great fury. Since the townspeople, never apathetic, have clashes of opinion, the two animals have become a symbol of the town.

Children's Chimes

In 1878 the Children's Chime Tower with clock and bells was erected by David Dudley Field as a memorial to his grandchildren. The tower was built of native stone on the spot where stood the Little Church in the Wilderness in which John Sergeant preached to the Indians. Renovated in 1973 the tower had a new bell added to honor A. Ernest Gray, who played the chimes each evening for forty-five years.

Edwards Monument

The Jonathan Edwards Monument located on the south end of Church Street, made of pink granite from Scotland, was presented to the town by his descendants in 1873. During his ministry at the Congregational Church in Stockbridge in the 18th century, Edwards wrote the "Freedom of the Will" which established him as a great American theologian.

The Horse Trough

The Horse Trough was set in place at Main and Elm Streets in 1881. The stone foundation has a bronze, Pan-like smiling face on the front.

Indian Burial Grounds

On the west side of the village is a tree-shaded mound overlooking the golf course. Here, a natural stone obelisk taken from the Ice Glen was erected by the Laurel Hill Association as a monument to the Indians. A magnificent view of the surrounding mountains is seen from the knoll.

Laura's Tower

East of the Ice Glen path, a trail ascends by gentle inclines to an elevation of 1488 feet. On this summit stands a steel tower, affording a splendid view of the Berkshire Mountains, Catskill Mountains and Green Mountains. The tower is located on the Sedgwick Reservation and is a part of the Laurel Hill Association lands with its extensive trail system.

Many additional places of extraordinary beauty have been preserved by the Laurel Hill Association. Founded in 1853, this is the oldest existing village improvement society in the United States. By maintaining Association properties, by planting trees and flowers, and by cooperating with town authorities and other organizations for community welfare, the Association serves to preserve the unique and attractive character of Stockbridge. While a complete list of Laurel Hill properties can be found in the Recreational report of this document, some of the most outstanding places are Bowker's Woods and River Land, the Field Arboretum, and Laurel Hill. The river and woodlands called Bowker's Woods were given by Richard Rogers Bowker, founder of the American Library Association. The Field Arboretum was presented by Cyrus Field, who laid the Atlantic Cable. Laurel Hill, with its carved stone rostrum by sculptor Daniel Chester French, was the site of the first meeting of the Laurel Hill Association in 1853 and is where the Association still holds its annual Laurel Hill Day ceremonies.

Ice Glen

The Ice Glen is rocky gorge with ice formations year round beneath enormous boulders located near the Memorial Bridge built to honor Mary Hopkins Goodrich. This land is owned by the town and is part of its recreational system.

SECTION 6

ECONOMICS

Introduction

The Town of Stockbridge has a stable economic base due to its appeal as a retirement community and a center for culturally literate tourists. What it lacks in basic service providers such as drug, food and hardware stores, it substitutes with nationally known and respected museums, theaters, music centers, historic attractions, culturally significant institutions, unusual boutiques and shopping opportunities not found in the average community. Its economic vitality is linked to a residential sector that can be described as having a strong sense of community and a strong desire to reside in Stockbridge. The commercial base, while small in comparison to other communities, is an integral part of the Stockbridge economic picture.

Existing Conditions

The Town of Stockbridge tax base is comprised of 6% commercial valuation and 86% residential valuation. The industrial and agricultural sectors make up the balance. The vast majority of real estate tax money is, therefore, collected from the residential sector. The commercial base is made up of approximately 25 properties housing an estimated 40 businesses in the downtown area. Local employment is dominated by service sector jobs. Exceptions are the Berkshire Hills Regional School District and the Stockbridge town government.

Even though the residential sector is the stabilizer in the local economic picture, it is tourism that actually drives the economy. In other words, it is highly unlikely that Stockbridge could thrive without the tourist trade. It is also unlikely that the town could support the numerous tax-exempt properties which enjoy the support of the community without the tourist-related revenues. These institutions and their properties, which make up 4% of the town's valuation, serve to attract affluent tourists who also contribute in economic and sometimes cultural ways to the Stockbridge community. These institutions benefit the Town of Stockbridge in numerous ways that are difficult to quantify. They preserve and maintain open space areas, attract hundreds of thousands of tourists and millions of tourist dollars annually, and lend a great deal to the identity and character to the town. Similarly, their cost to the community in lost tax revenues and congestion-related problems are viewed with seriousness. The fact that many of the tax-exempt institutions make significant contributions in lieu of taxes is indicative of a very strong community connection and a desire to support the local services which are extended to these facilities. It is important that the relationship between the town and institutions be close and long-lasting.

The revenues generated by tourism are difficult to quantify. The Commonwealth of Massachusetts mandates a 5% flat sales tax rate to all communities. Since the tax is not collected by towns and counties, but is reported by individuals and corporations, it

cannot always be traced to specific places. Sales tax revenues are also not returned to localities, but are deposited in the State's General Fund. A room occupancy tax, recently implemented in Stockbridge, has become a popular means of raising revenues. This tax of up to 4% can be instituted on motel and hotel facilities having more than 4 rooms. Localities can keep the entire proceeds. There are roughly 150 rooms from bed and breakfasts and inns which qualify to be assessed under the lodging tax. Regionally, Great Barrington, Hancock, Lee, Lenox, New Ashford, Pittsfield, and Williamstown all have established a room or bed tax. The Stockbridge Board of Selectmen projects that revenues totaling up to \$120,000 annually can be anticipated from this assessment. Distribution of new revenues is under discussion for the next fiscal year of the budget.

The Board of Selectmen is also considering a ticket or entertainment tax. It is estimated that \$50,000-\$150,000 in revenue could be generated annually from such a tax. The revenues could serve to offset the capital and costs of providing services to the numerous not-for-profit institutions in the community. An act of legislature is required to implement this tax.

Stockbridge has a work force of approximately 1,100 people. According to census figures, 75% of employed residents are employed outside of Stockbridge. Major regional employers include Lockheed Martin and Berkshire Medical Center, each with up to 1,800 employees; Crane & Co., GE Plastics, Hillcrest Hospital, Ivey Companies, N. Adams Hospital and Williams College, each with between 500 and 999 employees; Beloit Corp., Canyon Ranch, Schweitzer-Mauduit International and Mead Corp., each with 250-499 employees; Jiminy Peak Resort, Edgecomb Nursing Home, Sheffield Plastics, and Simon's Rock College, each with 100-299 employees; and Ridefilm Corp. and Eastover Inc., each with up to 100 employees.

Close to half of those employed are in executive, managerial, or administrative positions. Approximately 27% of those employed are in technical, sales and administrative support positions. Close to 9% of those employed are in the service industry, and approximately 15% of those working are self-employed.

According to statistics prepared by the Berkshire County Chamber of Commerce, the number of manufacturing jobs continue to decline throughout the county. Most new jobs are being created in the service sector which typically pays below average salaries. There is also some limited growth in the high-end fields which could impact Stockbridge workers. Stockbridge residents who are currently employed appear to be well insulated from the ups and downs of the labor market. Stockbridge's employment level is much higher than the county's or commonwealth's levels.

The Stockbridge downtown area has a business core of approximately 40± clothing, gift and personal service shops. All local services such as the post office, library, town government, school, and recreation fields are all located within walking distance of the center of town. This concentration tends to draw pedestrian traffic to the downtown,

having the impact of being a benefit to shop owners. Tourists are able to walk conveniently among all shops in the center core without changing parking spaces.

There has been relatively little turnover of businesses in the last 10 years. Businesses tend to be tourist-oriented. Residents must, therefore, shop for many staples in other towns. The Chamber of Commerce reports that only one storefront on Elm Street is presently empty and, because the business district is so limited, there are only two properties which have the potential to convert from residential to commercial use. These businesses must be able to respond to the seasonality of the tourist base - getting through the fairly lackluster winter and spring seasons, when many institutions close and the economy turns to winter-based activities.

Several issues obstruct the ability of downtown businesses to expand. One deterrent appears to be parking and traffic-related problems. Parking is limited to a certain number of on-street spaces and one 25-car parking lot. Summer and fall weekends usually completely fill the Red Lion Inn and the 13 or so bed and breakfast facilities in Stockbridge. These are also times when popular concerts are held at Tanglewood and times when bus tours are in town. These factors cause a very large number of people to converge on the tiny Stockbridge downtown. The congestion contributes to a negative opinion of the town from some tourists and residents. It is true that a lack of parking can create negative impressions in the minds of residents and tourists visiting Stockbridge. It is also true that the fact that a lack of parking exists is indicative of an attractive and healthy local economy. The lack of public restrooms is an important missing service link for tourists of Stockbridge.

The economic connection between the tourists visiting the area's not-for-profit cultural centers, the opportunities for a new shopping experience, and the high quality overnight accommodations is extremely strong. All indications are that this base is growing every year. The tourists are typically well-educated, older and have above average incomes which enable them to enjoy this lifestyle. Normal ups and downs in the region or economy do not appear to affect this population segment.

Real estate sales are another indicator of economic stability. Local sales are strong in Stockbridge and, while not particularly vulnerable to economic downturns, are sensitive to upturns in the general economy. "The Statistical Report for 1994 for Berkshire County," prepared by County Home Data of Vermont, shows that there were 48 total real estate sales, 18 of which represented sales under \$150,000 and 30 of which represented sales over \$150,000. There were 32 single-family residential sales, four condominium sales and 12 land only or other sales. Total value of sales in 1989 was listed at \$7.6 million in Stockbridge which was roughly 2% of the county total and in 1994 was \$ 9.3 million and roughly 3% of the county total. The median value of a single-family residential sale dropped from \$204,000 in 1989 to \$187,500 in 1994.

There has been some attention given to attracting new industries and encouraging development in the town's industrial lands. The pursuit of this course would be in direct opposition to the general no-growth stance of the population.

SECTION 7

BUDGET ANALYSIS

Introduction

This report reviews the fiscal conditions of the Town of Stockbridge. An analysis of the tax base and other revenue streams along with expenditure trends will assist the town in assessing the impacts, positive and negative, of various development types and scales. The report will analyze the impact of tax-exempt properties on the town's budget and attempt to project future conditions should minimum growth occur.

Existing Conditions

Revenues

Public revenue collection is procured through real property taxes, utility charges, licenses and permits, plus state and federal distributions from intergovernmental transfers.

Stockbridge derives the majority (85%) of its revenues from real property and personal property taxes. Table 12, "Stockbridge Property Tax Trends", reports tax rates, assessed values and amounts raised as part of the town's budget since FY 1986/1987. The tax base has risen an average of 5.8% annually and has doubled over the last ten years. However, values actually peaked in 1990 at nearly \$370 million, fell back to a low of \$340 million in 1993 and since then have regained \$4 million in value.

The tax base is separated into the categories of residential, open space, commercial, industrial, personal property and exempt. Residential properties account for about 65% of the total parcels and about 86% of the total real and personal property value in town. Table 13, "Tax Assessment by Land Use," indicates that residential values jumped 179% between 1986 and 1995. Open space, which encompasses all vacant land, increased 2.5 times to 2% of the total value. Commercial properties account for only 6% of assessed values and is the land use category that has realized the smallest increase in value. Industrial lands expanded 122% in assessed value to just over \$2 million. Personal property is assessed in Stockbridge when associated with individuals who are nonresidents and businesses operated in Stockbridge. All household items, furnishings, equipment and personal effects must be inventoried and reported on returns as mandated under Massachusetts General Laws Chapter 59 Section 29. Personal property tax more than doubled over the last ten years and currently comprises 4.6% of the taxable assessed values. This is attributable to the rising trend of second homes in Stockbridge. Generally, this personal property tax is assessed at 5% of the residence's building value. Although it accounts for a significant part of the assessment role, it is approximately the same percentage of the budget as it was 19 years ago.

Table 12

Stockbridge Property Tax Trends

Fiscal Year	Tax Rate	Tax Base	Tax Levy
	\$	\$	\$
1986/87	13.37	-----	-----
1987/88	10.34	186,518,322	1,928,599
1988/89	11.05	197,661,773	2,184,162
1989/90	11.88	203,195,492	2,413,962
1990/91	7.08	369,702,633	2,617,494
1991/92	8.11	364,948,143	2,959,729
1992/93	8.26	365,819,716	3,021,670
1993/94	9.19	340,507,080	3,129,260
1994/95	9.54	342,444,945	3,266,924
1995/96	9.46	344,249,521	3,256,600
10 Year Change	-4.21	+157,731,199	+1,328,001
% Change	-30%	+85%	+69%

Notes: Rates in 1987 and 1990 reflect assessment update projects. Rates are per \$1,000 of assessed valuation. The tax base represents real and personal property tax.

Source: Stockbridge Board of Assessor's Reports 1986-1995.

Table 13

Tax Assessment By Land Use

	FY 1986	FY 1992	FY 1995	Change 1986 - 1995	% Change
Residential	\$106,391,200	\$323,458,800	\$297,583,400	\$191,192,200	179
Open Space	2,243,900	6,890,200	7,991,500	5,747,600	256
Commercial	9,852,887	22,939,104	20,869,200	11,016,313	111
Industrial	939,500	2,182,300	2,085,800	1,146,300	122
Personal Property	6,965,695	10,349,312	15,719,621	8,753,926	126
Total Real & Personal Property	126,393,182	365,819,716	344,249,521	217,856,339	172
Exempt Property	38,425,600	69,487,200	82,352,500	43,926,900	114
TOTAL ASSESSED VALUE	\$164,818,782	\$372,766,916	\$426,602,021	\$261,783,239	159

Source: Stockbridge Board of Assessors Reports

Properties valued at \$82 million are currently exempt from real property taxation in Stockbridge. This constitutes 24% of the total tax base, 4% of which is attributable to cultural, religious, educational or related institutions. These institutions are closely linked to Stockbridge's image and economic health. They are credited with preserving large open space areas. A number of these institutions elect to make annual payments in lieu of taxes; however, these moneys are not mandated and can be withdrawn at any time. There were a total of \$88,940 such payments made in 1995:

Austen Riggs Center	\$11,000	Marian Fathers	\$9,000
Merwin Trust	\$1,979	St. Paul's	\$1,200
Commonwealth	\$2,423	Kripalu	\$26,000
Rockwell Museum	\$12,500	Stockbridge Housing	\$838
Berkshire Symphony Orchestra	\$24,000		

The Stockbridge tax rate includes local, county and school assessments. The school tax rate has not been separately calculated since 1991. This is because the Commonwealth decides what the local share will be rather than the individual communities that share district resources. It accounts for approximately one-half the tax rate, however.

Table 12, "Stockbridge Property Tax Trends," reports tax rates since 1986. The rate dropped to a low of \$7.08 in 1990 following assessment update projects in 1987 and 1990. The rate increased slowly until 1995/96 when the rate dropped slightly to \$9.46 per thousand dollars of assessed value. There are no additional special district taxes in Stockbridge. Residents receiving sewer and water services are metered and pay based on use. Stockbridge has one of the lowest tax rates of any of its neighbors. It has the ninth lowest residential tax rate in Berkshire County. Tax rates are applied to 100 percent of real property value and over the last five years have been consistently close to the equalization rate. Assessment updates are carried out every three years and total revaluation projects every ten years. A private firm is currently conducting a townwide revaluation which will be completed for fiscal year 1996. Stockbridge is fortunate to have a substantial number of large taxpayers in the community. The ten property taxpayers with the highest assessments contribute about 10% of the total tax levy. They include the Massachusetts Electric Company, Tennessee Gas Pipeline Company, New England Telephone Company and Berkshire Gas Company.

Other important local taxes include the sales tax. This tax is not returned to the communities of origin by the Commonwealth of Massachusetts, which is responsible for mandating this 5% flat sales tax rate to all communities. Since the tax is not collected by towns and counties, but rather is reported by individuals and corporations, it cannot be traced back to the specific place of origin. Therefore, it is not possible to calculate how much sales tax is generated in the Town of Stockbridge.

As discussed in Section 6, a room tax went into effect on January 1, 1996. The town is considering the implementation of an entertainment tax on ticket sales; this requires an act of the legislature.

The funding of needed water, sewer, and school improvements is a topic of concern in Stockbridge. Capital costs relating to sewer, water and school improvements are projected to have an impact on the budget, and thereby, the tax rate, in the near future. The section of town known as Glendale is perceived as needing to be sewerred as is the Stockbridge Bowl watershed. While these improvements are under study, there is concern that sewer extensions would greatly reduce sewer capacity, thereby requiring substantial improvements to the sewer plant.

Newly adopted regulations mandated by the Federal Safe Water Drinking Act require Stockbridge to upgrade its water service to a filtration system since the municipal water source is surface reservoirs. A less costly alternative is a series of drilled groundwater wells. Land has not been procured for this project so all options continue to be under consideration.

A third issue that concerns budget officers is changes considered for the Berkshire Hills Regional School District. The District has leased the property occupied by the Plain Elementary School since 1968 and is considering closing this facility and constructing a new regional school outside of Stockbridge. This move would have several ramifications for the town. First, the majority of the cost burden of building a new school would be borne by the communities which would benefit from its use: Great Barrington, West Stockbridge, and Stockbridge. Costs are not proportionately distributed by number of students, but rather, by the ability of the tax base to absorb costs. Stockbridge contributes only 12% of total enrollment, or 252 school children, to the District out of a total enrollment of 1,560 students. Per student costs for the 1995-96 school year are estimated at \$5,299 for Great Barrington, \$6,107 for Stockbridge and \$6,877 for West Stockbridge. The per student cost was equal in each community until 1991-92 when the burden was shifted by the state. Table 14, "Local School District Assessments," compares budget changes and student enrollment figures over the last 20-year period. Stockbridge has lost roughly half of its student enrollment since 1972 whereas West Stockbridge and Great Barrington have each lost one-third. The District has 40% fewer children enrolled than in 1972 yet the total District budget has increased by \$9.5 million or 400%. Also, the budget increased at a significantly higher rate during the past ten year period compared to the 1975-85 year period.

Expenditures

Table 15, "Stockbridge Budget Expenditures," shows that approximately 30% of the budget is dedicated to general government costs, which include salaries and pension benefits. About 36% of the budget is dedicated to highways and 18% of the budget is dedicated to safety services. The costs are difficult to compare to past years since many items have shifted to different categories or are now considered special accounts.

Table 14

Local School District Assessments

Year	Great Barrington			Stockbridge			West Stockbridge			Totals		
	# of Stdnts	Assmts \$	Cost Per Stdnt	# of Stdnts	Assmts \$	Cost Per Stdnt	# of Stdnts	Assmts \$	Cost Per Stdnt	# of Stdnts	Assmts \$	Budget
1975-76	1,536	2,013,015	1,310	438	574,023	1,310	312	408,894	1,310	2,286	2,995,932	4,063,276
1985-86	1,101	2,982,168	2,708	271	733,698	2,708	201	545,536	2,708	1,573	4,261,402	6,693,624
1995-96	1,034	5,478,968	5,299	252	1,538,888	6,107	207	1,423,569	6,877	1,493	8,441,425	12,746,374

Note: Difference between total assessments from towns and total budget is equal to state and federal aid contributed annually.

Source: Berkshire Hills Regional School District.

Table 15

Stockbridge Budget Expenditures

	1986/87	1990/91	1995/96
General Government	158,725	289,346	447,185
Public Safety	268,262	331,342	391,222
Education (Vocational)	1,000	1,000	1,000
Public Works & Facilities	560,862	731,585	776,170
Human Services	30,731	35,540	47,631
Culture & Recreation	46,858	63,748	94,827
Debt Service	114,048	39,800	100,000
Employee Benefits	102,000	163,560	229,100
Unclassified	65,000	129,428	83,731
Total	\$1,347,486	\$1,785,349	\$2,170,866

Total expenditures have increased 60% over the last ten years. The town currently has no debt service.

Analysis

Future budgetary concerns relate to the funding of needed improvements to the water and sewer infrastructure and the schools. While revenues are expected to increase slightly over the next several years, capital improvements will greatly increase expenditures. Proposals to address this need include an entertainment tax on ticket sales or increased tax rates. The voluntary payments in-lieu-of-taxes, made by many local not-for-profits, are an important component of the town's revenue stream.

SECTION 8

WATER AND SEWER INFRASTRUCTURE

Introduction

This report identifies existing water and sewer infrastructure system conditions in the Town of Stockbridge and identifies operational constraints to each utility. Data concerning the water system is based on "A Study and Assessment of the Stockbridge Water Department, December 31, 1974, prepared by John H. Rhind" and the Water Distribution System Master Plan, May 1987, prepared by MMEC, Inc.

Existing Conditions

Stockbridge's current water supply is Lake Averic (a.k.a., Echo Lake), a forty acre \pm lake. The watershed (drainage area) is approximately 1.25 square miles. Other than in the warm summer months, the level remains very constant and the depth of the lake varies from two feet to a maximum of 22 feet. The deep area is located in the extreme western section of the lake at the foot of West Stockbridge Mountain. The level of the lake is controlled by a small basin at the causeway and can be changed by use of flash boards. The estimated capacity for the lake is 132 million gallons. The town is currently studying eutrophication in the lake.

Water demand in Stockbridge has increased moderately over the past several years and as of 1994 the average daily demand was 276,000 MGD with a peak daily demand of 523,000 MGD (1994). Peak demand occurs over the summer months in Stockbridge. Demand has never exceeded the capacity of the water system. This source is considered to be of ample size for the Town of Stockbridge and should handle the town's needs for the next several years assuming historic rates of population growth. Should the supply have to be increased, the natural terrain would allow for an additional storage capacity by building up the causeway and raising the height of the flow through the culvert.

The town's water system is considered a gravity system. Stockbridge has two storage tanks in Interlaken at an elevation of approximately 1025 feet. The tanks are approximately 30 feet in diameter and 30 feet in height. Capacity of each tank is approximately 156,000-160,000 gallons. The first tank was built in 1908 and is in poor condition but not beyond repair. The second tank is in similar condition. Consideration should be given to relining each of these tanks. The pressure in this system is low and inadequate for ideal fire protection purposes.

There is a single pump station located along Averic Road which houses pumping and chlorination facilities. Potable water is distributed to roughly 1,050 households and businesses, all of which are monitored by individual water meters. The water distribution system extends throughout the center of Stockbridge eastward out to the Lee town boundary, south on South and Goodrich Streets, westward throughout much of Glendale out Mohawk Lake Road to the intersection of West Dale Road. One main

line extends north on the Interlaken Road through most of Interlaken to the storage tank locations. Along Route 7 (East Street) distribution is provided a distance of 1,800 feet.

The town's new wastewater treatment plant was completed in 1986 at the site of the old system which had been in place since the late 1800s. The town owns and maintains approximately 6.1 miles of sanitary sewerlines, which are in good condition. The collection system empties into the wastewater treatment facility which is located on West Stockbridge Road. All of the collection system is gravity fed with the exception of one lift station which is located at the west end of Park Street and services 16 residential houses. The wastewater treatment facility services 358 individual houses and businesses. The plant is designed to treat .323 million gallons per day (MGD). The treatment process is extended aeration design and has proven to produce exceptional quality effluent. The plant's average daily flow for the year 1994 was 210,000 gallons per day. Flows in the springtime are usually higher due to an infiltration problem in the collection system.

Future Conditions

There have been significant improvements made to the water distribution system over the past several years. These include connections to Shamrock and Vine Streets and Butler Road. Most recently, a loop connecting Cherry Hill to Cherry Street has been completed and no future work is contemplated regarding distribution at this time.

Consideration should also be given to the addition of a new water storage tank with a larger capacity near the center of town to aid in pressure distribution in this area of highest demand.

The distribution system for the town is comprised of various types and sizes of pipe laid over the past hundred years. The cast iron water mains are in very good shape, considering the years they have been in use. The galvanized lines are a different story and these have been replaced whenever and wherever possible. Open legs in the system are also being addressed with the most significant improvement being the addition of the Route 183 line from Route 102 south to the hamlet of Glendale, which allows an alternate route to the center of town. The proposed main would increase fire protection over the presently inadequate system.

Since the federal Safe Water Drinking Act is mandating upgrades of surface drinking water supplies, the town recently investigated the feasibility of constructing a groundwater supply system. Unfortunately, the quality of the groundwater proved unsuitable, and the town now faces the expense of building a water filtration (treatment) plant.

The wastewater treatment facility has been designed to accommodate the Glendale section of the town. Sewer services are planned to be extended into the Glendale section of Stockbridge. Funding for this improvement is being sought via a municipal

grant. The sewage treatment plant is operating below capacity with an average year-round daily flow of 276,000 gallons and a design capacity of .323 MGD (323,000 gallons per day) and a maximum flow of one million gallons in any 24-hour period. This yields a theoretical additional capacity of 47,000 gallons per day without expansion of the plant. Given these figures, new residences (not businesses or group facilities) could tie into the system without burden. It is important to note that extension of sewer and/or water lines encourages development. Such development may trigger the need to increase or upgrade available supply or treatment facilities.

SECTION 9

COMMUNITY FACILITIES AND SERVICES

Police

As of 1960, the Town of Stockbridge Police Department has been in the Stockbridge Town Hall on Main Street (Route 102). The department has grown over the years in response to increased need. In 1960 the department had a chief and one officer. Today, the department consists of a chief and eleven officers, six full-time and five part-time. The department operates under a seven-day week and a 24 hour day. Vehicles include one four-wheel drive and one sedan. All personnel have undergone advanced training.

The town is divided into three zones. Zone 1 is the downtown area. Zones 2 and 3 are centered on the Interlaken and Glendale areas.

The Stockbridge Police Department has a cooperative relationship with other protection organizations. The Massachusetts State Police provide assistance when requested and other Berkshire County police agencies are available via mutual aid agreements. Stockbridge utilizes a 911 dispatch system through the Berkshire County Communications Center.

Technology has progressed and space demands have increased since 1960. In 1960 the department had a manual typewriter. The department now uses three computers. A fourth computer provides nation-wide hookup with an almost instant response time on "wants" and "warrants." 1960 through 1980 police reports fit into one file cabinet drawer. Currently, one drawer per year is filled. FAX machine, microfiche, portable radios and chargers, base radio, TV with VCR for training and educational tapes, library of current law and training materials, and administrative records take up additional space.

Population projections point to little, if any, increase in population. Despite the large number of second home owners and summer visitors (up to 35,000 per day), there is little demand for protective services other than traffic control. Traffic control in downtown Stockbridge is a significant function during peak tourist season.

There are approximately 10,000 reportable incidents per year. These can range from a "dog call" to a homicide. The number of actual calls is not recorded but estimates are that between 25,000 and 30,000 calls are received in an average year.

Although there has been little growth in the number of calls over the last ten years, the level of complexity, paperwork and time consumed in response to those numbers has greatly increased.

The police department currently suffers from a lack of office space. Current space includes a semi-private office and squad room. The squad room is approximately 12 x

12 with a sink, refrigerator, some storage lockers for six people and equipment storage for the department. Approximately 6 feet of space was taken from the adjoining meeting room. The result is a lack of privacy for people on both sides of the wall. There is a bathroom with shower. The shower does not work due to construction design problems. The chief has no private office. The semi-private room is used for interrogations but also houses the computer equipment.

For reasons of liability the two holding cells in the police department were removed and prisoners are transported to the House of Correction in Pittsfield. One cell became a "property room" for contraband and evidence. The other cell served for several years as the chief's office, but was later converted to a room for interviews as it was the only private space in the police department.

Because of limited staffing the police station is not "manned" at all times. As a result a lobby was constructed to provide emergency access by telephone. Prior to that people came and found a locked door and had to leave and search for a phone. That removed approximately a 10' x 10' space from the interior of the police department.

With state requirements and increasing demands for records, additional storage space is needed. While there will be little internal demand for additional personnel, external activities, i.e., a planned shopping complex in Lee and increased business development in Great Barrington, will impact local roadways thereby potentially generating demand for additional officers for traffic control and enforcement.

Fire

The Town of Stockbridge has three fire stations. The main station is located near the town's center on East Street. The other stations are in Glendale and Interlaken.

All personnel are volunteers with some members receiving stipends for designated duties. The chief has one deputy. Three people staff the main station; two people staff both the Glendale and Interlaken stations. The main station has three engines; the Glendale and Interlaken stations each have one engine.

Through the 911 system, approximately 100 calls are received annually. Response time from station to scene is less than five minutes. The location of the stations is such that no location is greater than three miles from a station. A county-wide mutual aid system is in place if additional assistance is necessary.

The Town of Stockbridge allocates funds each year for new equipment. Equipment is overhauled periodically in Connecticut.

No significant changes are anticipated.

Emergency Medical Services

Three ambulance services serve the Town of Stockbridge: Lee Ambulance, Lenox Ambulance, and the Southern Berkshire Volunteer Ambulance Squad. Lee Ambulance serves approximately 95% of Stockbridge's geographic area, the Town of Tyringham, and a twenty mile section of the Massachusetts Turnpike. When needed, Lee Ambulance is backed up by any one or more of three surrounding ambulance services. Lenox Ambulance serves the northeastern portion of town from the Berkshire Country Day School to the Hawthorne Street area, and, Southern Berkshire Volunteer Ambulance Squad serves the Furnace District. The Town of Stockbridge pays \$5,000 per year to Lee for the use of its ambulance service.

Lee Ambulance is a municipal entity. Operational costs are derived from user fees; it is not funded with tax dollars. There are currently forty volunteer EMTs. All members are certified to the basic EMT level. Six members are trained to the Intermediate level. Two individuals trained to the Paramedic Level are available from Pittsfield when needed.

Emergency calls come in and are dispatched through the County Communications Center in Pittsfield. Stockbridge utilizes a three-tiered response system. The Stockbridge Police are first responders, Lee Ambulance is notified for transport services, and Stockbridge EMS (Lee Ambulance members who reside in Stockbridge) is also notified. Stockbridge EMS provides care and stabilizes the patient prior to Lee Ambulance's arrival. Stockbridge EMS has a response time of under five minutes. Lee Ambulance has an average response time of twelve minutes.

Patients have the choice of going to hospitals in either Pittsfield or Great Barrington. Critical calls are transported under the established point of entry plan. A severe burn or trauma patient will be transported to Berkshire Medical Center as it is the local trauma center, while a patient in cardiac arrest will be transported to the nearest hospital.

There are approximately 110-125 emergency calls per year in Stockbridge.

Maintaining an adequate number of volunteers is becoming increasingly difficult. The number of hours required for training and re-certification is increasing as are other demands for one's time. The recognition of this fact has prompted The Town of Lee to hire a full-time EMT.

Medical Services

There are three hospitals within a fifteen minute drive of Stockbridge, Fairview Hospital in Great Barrington and Hillcrest Hospital and Berkshire Medical Center, both in Pittsfield. Among them, these facilities provide intensive care, a trauma center,

coronary care, acute mental health care facilities, and intermediate health care facilities. Following major expansion in the 1980s, all three hospitals have undertaken long-range plans to adjust to a county-wide decline in population and address the recent expansion of the Children's Health Service Program at Fairview. The hospitals are coordinating efforts to avoid the duplication of services.

Stockbridge has one primary care physician, one orthopedic surgeon, and a variety of mental health-related practitioners. Many physicians, trained in a diversity of fields, practice in nearby communities. The number of physicians and variety of specialties are adequate to serve current basic medical needs. Highly specialized care needs are met in Albany and New York City, New York, Worcester and Boston, Massachusetts.

The Stockbridge Board of Health is focusing its efforts on the increasing number of elderly. The town contracts with the area Visiting Nurse Association, a private entity for home health services, and is a member of the Tri-Town Health Department. This organization monitors public facilities such as the Stockbridge Bowl, well water, and septic systems. The board also supervises blood pressure clinics, flu shot administration and the like.

The Elder Services is a county organization which addresses area health needs. And, the Berkshire Mental Health Center is a resource for residents, providing a variety of clinical support for approximately four hundred residents.

Residential Care Facilities

The Austen Riggs Center, founded in 1919, is a completely open and voluntary, fully licensed and accredited, not-for-profit institution providing a continuum of psychiatric care. Programs range from inpatient treatment to residential and day treatment and aftercare services. The Center is internationally recognized for its contributions to psychiatric, psychological and psychoanalytic treatment, education and research. In 1995 the Erik H. Erikson Institute for Education and Research was founded in memory of Professor Erikson to further these components of the center's mission. In addition to Erik Erikson, such other major figures in the field as Robert P. Knight, David Rappaport, Margaret Brenman, Roy Schafer and Otto Will have been members of the center's staff and citizens of the town. The center's treatment program is unusual for its complete openness. All patients are regarded as responsible adults at all times. They come for an intensive treatment program that examines both the inner world of the individual mind and the place of an individual in the larger context of community. The character of the New England village of Stockbridge is an invaluable part of the treatment setting and of the center's tradition of openness. The town's traditions of participatory democracy link to the traditions of Riggs' therapeutic community. This helps make the Austen Riggs Center unique among psychiatric institutions around the nation and around the world: its patients reside on "Main Street," so the center and the town have become interdependent. The activity program, with its theater, is housed in The Lavendor Door on Main Street. Craft items made by patients and staff

are offered to the public for sale. Children from the local area attend the Austen Riggs Montessori preschool on the center's grounds. In recognition of the interdependence of Riggs and the town, the center has a long tradition of contributing educational and clinical services to the town and the county.

Additionally, there are a number of traditional nursing homes in the county as well as several retirement communities which offer lifetime health care services and facilities.

Educational Institutions

The Town of Stockbridge is in the Berkshire Hills Regional School District (BHRSD) along with the towns of Great Barrington and West Stockbridge. Stockbridge students in grades K through 5 attend either the Housatonic or Plain Schools; students in grades 6 through 8 attend the Searles School; and, students in grades 9 through 12 attend Monument Mountain Regional High School.

The District's 1995/1996 total enrollment is 1,799 students. This figure includes 214 students (11.9% of the total enrollment) from West Stockbridge, 234.5 students (13.0% of the total enrollment) from Stockbridge, 1,038 students (57.7% of the total enrollment) from Great Barrington, 142.5 School Choice students (7.9% of the total enrollment) and 170 Tuition-In students 9.4% of the total enrollment). The District's total enrollment figure includes six ungraded students (those with special needs who are not assigned to a specific grade) and seven pre-K children. When School Choice Law and Tuition-In students are included, the total enrollment increases to 1,799 students. Ungraded and pre-K students are also included in this figure.

The number of Stockbridge students per grade ranges from 11 in grades K and 7 to 25 in grade 6. (This does not include ungraded or pre-K students.) Enrollment data are presented in Table 16. Enrollments from the 1990/91 academic year to the 1995/96 academic year point to a steady increase in the total number students. Table 17 presents the enrollment trends. More specifically, the number of enrolled Stockbridge students decreased from 1990/91 to 1993/94 and increased in the 1994/95 and 1995/96 academic years. The number of Stockbridge students attending BHRSD schools is at its second highest level since 1990/91.

Enrollment projections for the 1996/97 academic year are that District enrollment will increase by 46 students to 1,845 students. The number of projected students from Stockbridge is 329. See Table 17.

The District may consolidate some of the schools in the near future, vacating the Plain School. The school is town-owned and would be available for another use.

Massachusetts schools rely on four revenue sources: 1) local and state contributions; 2) general revenues; 3) non-discretionary funds; and 4) discretionary funds.

Table 16

**Berkshire Hills Regional School District
Present Numbers of Students
1995\1996 Academic Year**

Level	Stockbridge	West Stockbridge	Great Barrington	Out-of-Town
U	1	0	5	1
P	2	0	5	0
K	11	12	79	4
1	20	16	71	12
2	13	7	82	10
3	17	17	62	8
4	15	26	80	3
5	18	20	89	6
6	25	17	80	8
7	11	10	80	23
8	20	18	66	26
9	23.5	19	87	56.5
10	18	18	89	51
11	23	18	83	51
12	17	16	80	53
Totals	234.5	214	1,038	312.5
Total Enrollment is 1,799 students				

Source: Berkshire Hills Regional School District

Table 17

**Berkshire Hills Regional School District
Enrollment Trends**

Academic Year							
	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	Projected 1996/97
District Students	1,559	1,560	1,525	1,495	1,493	1,485.5	1,530.5
Stockbridge Students	356	309	293	290	310	330	329
Tuition-In Students	69	81	103	149	172	170	179
School Choice Students	0	46	76	110	134	143.5	135.5
Total All Students	1,628	1,687	1,704	1,754	1,799	1,799	1,845

Source: Berkshire Hills Regional School District

The local minimum contribution is based on a town's tax base, the relative wealth of the district, and the number of children being served by the schools. The state contribution is based on a formula which considers the relative wealth of each town and its ability to pay. General revenues have two sources: the first is payments made to BHRSD from other districts which have students attending Berkshire Hills schools (Tuition-In students). The second is revenues resulting from the state's School Choice Law. This law establishes an open enrollment system whereby parents can send their children to the school of their choice. The state pays 75% of the total tuition cost; the children's families pay the balance. Miscellaneous revenues are also included in this category. Non-discretionary funds are those funds which the state should pay but, in reality, does not. These funds are contributed by the towns. This category has four or five separate components. Discretionary funds, the fourth category of revenues, represents the balance between the school's total budget and the amount raised from the first three revenue categories. Towns are not required to pay this amount. The decision of whether or not to pay is made at each year's Town Meeting. Historically, the Town of Stockbridge has paid its share of discretionary funds.

An elected School Committee oversees District operations. Stockbridge, West Stockbridge, and Great Barrington have three, two, and five members, respectively, on the committee. A two-thirds majority vote is needed to pass any motion before the committee; thus, representatives from all three municipalities are needed to pass any motion.

The Town of Stockbridge has several private educational institutions.

The DeSisto School is a coeducational college preparatory school for students who have been unsuccessful in traditional learning situations and exhibit emotional difficulties. It has a maximum capacity of 125 students.

Riverbrook is a private residence for adult women with developmental disabilities. There is also a day program available for local residents which provides some academics, social skills training, and pre-vocational and vocational training. The minimum age requirement is 18; there is no upper age limit.

The Berkshire Country Day School is a small independent day school serving families in Berkshire County and neighboring counties in New York State with an academic curriculum. Students range from three years through ninth grade.

The Kripalu Center is a spiritual and holistic lifestyle training center, offering programs relating to yoga, health and well-being, spiritual attainment, and self-discovery. Programs range from several days to week- and month-long programs. In addition, there are teacher training programs in yoga and Kripalu body work, and a three-month spiritual lifestyle program. Day guest passes are available for local residents and visitors which include admission to yoga and Dancekinetic classes. Kripalu also sponsors a yearly symposium conference on psychotherapy and

spirituality, and is the headquarters for an international network of over 3,000 members. They currently have approximately 170 people on staff. Guests and program attendees number 8,000-10,000 per year.

There are four pre-schools/day care centers in Stockbridge.

St. Paul's Children's Center is a pre-school with an extended day program and an after-school license allowing children up to age 9 to attend after their regular school day. Their aim is to provide quality child care to children of area residents. Capacity is 24 children at one time. There are three staff people at the Center.

The Austen Riggs Montessori School is a Montessori school for children ages 2 1/2 through 6. The school also sponsors a summer program which runs for six weeks (early July through mid-August). The school has one teacher, two teacher's aides, and volunteers. The capacity is estimated at 17.

The Sunshine School (Congregational Church) is a private nursery school with emphasis on developing social skills and preparing for kindergarten. The school is currently licensed for 12 students; there are two staffpeople.

Child Care of the Berkshires is a county-wide, non-profit agency, based in North Adams, with six day care centers and a family day care network and social service component. One day care is located at the Plain School in Stockbridge. Current enrollment is 21 and there are three staffpeople.

Special Needs Pre-School (for Berkshire Hills Regional School District) is an integrated program with Child Care of the Berkshires at the Plain School. It is a developmental curriculum addressing each child's strengths and weaknesses. It is designed for children ages 3-4, and is free for students in the district. Children from other districts are admitted based on availability of openings. There are three staff members.

Libraries

The Stockbridge Library is on Main Street in the center of Stockbridge. It is housed in its original building constructed in 1864 and enlarged in 1938. The library is a private organization governed by a Board of Trustees which oversees all aspects of operation. Staff consists of a full-time director, two full-time employees, three part-time positions, and a part-time maintenance person.

The board develops the library's annual operating budget. The town, following approval at Town Meeting, allocates funds to the library. Use of other town funds for maintenance of the library building or grounds is prohibited. All other funds are derived from membership, donations, endowment income, and various fund raisers such as the annual Book Sale and Craft Fair.

The library space is well furnished and more than adequate for its 3,500 members. The collection of 27,000 volumes includes audio books, videos and periodicals, and is regularly supplemented by the Western Massachusetts Regional Library System (WMRLS). An Interlibrary Loan System is available for use as is the CW Mars Systems. The Library Historical Room contains information on subjects ranging from the history of the town's Native Americans to works of local artists, musicians, writers, theologians, inventors and others. The library catalog and circulation functions were computerized in 1994. The computerized system provides ordering, record keeping, and printing capabilities.

Special programs include a full schedule of children story hours and visits during the school year, a summer children's program, musical theatrical and educational events sponsored by local organizations, and regular exhibits by local artists.

Despite the fact that computerization has streamlined processes, it is difficult to keep abreast of increases in circulation. While the year round population of the town has changed little, summer residents and second homeowners are making greater use of library resources.

In 1995 the Board of Trustees and the director revised the Library Development Plan to address future needs. These needs include compliance with ADA accessibility standards, improvements to the Historical Room, expansion of the children's program, building maintenance projects, and lighting improvements. A timetable to achieve identified goals has also been developed.

The library currently meets a level rating in all roles suggested for small libraries but would like to provide a Level 2 in independent learning and formal education support which is increasingly requested by patrons.

Mass Transit

Transit service is adequate, if inconvenient. Future trends point to a similar situation. Very preliminary discussions have been held to consider alternative forms of transportation to alleviate congestion in Stockbridge. Suggestions include the revitalization of existing but unused rail lines in the county or the provision of a shuttle service from surrounding communities. Most travel in Stockbridge is accomplished by the automobile.

Air

The closest airports are Albany Airport in Albany, New York, and Bradley Field in Hartford, Connecticut. Efforts are underway to reactivate commuter service from Berkshire County in Pittsfield (operations having ceased in 1984).

Rail

Amtrak service is available in Hudson, New York, forty miles distant. Metro North rail service is available in Dover Plains, forty-five miles distant.

Bus

Local bus service is via the Berkshire Regional Transportation Authority. This operates a regular weekday schedule throughout the county. Several major private carriers serve Stockbridge. Additional routes are available in nearby communities.

Utilities

Electric

Electric service is provided by the Massachusetts Electric Company, based in Woburn, Massachusetts. Local service centers occur throughout Berkshire County. There are 1,736 meters in the Town of Stockbridge. Peak demand time is between 8:00 a.m. and 9:00 p.m. Service is reported as adequate.

All new development is required to be underground. Expansion plans include the installation of feeder lines from Lee along Route 102, down Route 7 to the Risingdale section in Housatonic. The company expects that this will provide currently unavailable diversion capabilities that will improve service in this area during peak periods or storm damage interruptions that now occur.

Gas

Local natural gas service is provided by the Berkshire Gas Company headquartered in Pittsfield. Their service is available principally in central town locations. In unserved areas, natural gas is via external tanks serviced by several local propane suppliers.

There was a recent high pressure gas line expansion in the Stockbridge rural area by the Tenneco Corporation in anticipation of future demand. No further expansions are anticipated at this time.

Telephone Service

NYNEX is the sole provider of local service in the Town of Stockbridge. It operates a small business office in Pittsfield and a service and repair center in Stockbridge. Other functions are based elsewhere. Customers have their choice of several long distance companies.

The recent addition of touch tone dialing and all that it permits brings Stockbridge on line with current and foreseeable technology. Company policy favors underground line installation for its long-term durability.

Cable Television

The Century Berkshire Cable Corporation provides cable television service to some Stockbridge residents through a contract it has with the town.

Typically, service was limited to central, more heavily populated sections of town with no plans to expand coverage. In response to this, the Cable Advisory Committee was formed in 1989 to advocate the availability of cable television to every household with electricity. The committee is composed of representatives from the participating towns of Stockbridge, Lenox, Lee, Great Barrington, and Sheffield. Empowered by its local selectmen, it handles contract negotiations, dispute resolutions and general oversight. An important part of its work resulted in the formation of Community Television for South Berkshire Channel 11 in the Town of Lee. In 1990 seed money was provided for space leasing and equipment purchase, including \$10,000 for local schools. It is now funded by 3% of annual income of the television company, with an additional 1/2% possible through a "matching program" which includes various fundraising activities undertaken by the channel during the year.

The committee's meetings are filmed and aired on a regular basis as are other town board meetings, community events, school activities, and additional educational and informational programs.

Senior Services

Elder Services of Berkshire County/Meals on Wheels

The primary activity of Elder Services is the Meals on Wheels Program. Last year the organization served 250,000 meals to elders at their homes and at fourteen local meal sites. Meals are delivered to elders all over Berkshire County, from North Adams to Sheffield.

The number of people requesting and receiving this service is increasing annually. Elder Services of Berkshire County depends on federal and state funding and private donations to continue operation and meet the increasing demand.

Council on Aging

The Council on Aging was established in 1975 to serve as an advocate and source of assistance and information for seniors in Stockbridge. Its services and accomplishments have expanded over its twenty-year history to include the following:

- * Publication of a monthly newsletter, *The Stockbridge Indian*, to keep elders informed on event schedules and matters of importance regarding their well-being;
- * Recruiting and training of volunteer personnel;
- * Applications for state money grants;
- * Solicitation of funds locally;
- * Referrals to outside agencies such as Elder Services, VNA, Legal Services, Mass. Rehab., etc.;
- * Assistance with applications for SSI, Medicaid, and Food Stamps;
- * Advocacy regarding medical bills, protecting elders from charges and overcharges for which they are not liable;
- * Distribution of Durable Power of Attorney and Healthcare Proxy forms and assistance with proper completion and filing;
- * Blood pressure, footcare, and flu clinics;
- * Agency for reduced fare taxi tickets;

- * Transportation for shopping, medical appointments and personal needs for persons without their own transportation;
- * Twice weekly congregate meals program;
- * Photocopying service;
- * Exercise program;
- * Annual senior picnic;
- * Scheduling and promotion of annual Red Lion Inn Christmas Party;
- * Collaborations with Berkshire Hills Regional School District on intergenerational programs;
- * Advocacy regarding Social Security, Medicare, and other services and benefits for seniors

During its first fourteen years, COA occupied senior center facilities provided by the Berkshire Hills Regional School District at the Plain School. Six years ago, COA began operating out of a 95 square foot office at Heaton Court, courtesy of the Housing Authority.

COA's most immediate need is for larger office facilities in a new location. Its current location creates the false impression that COA exists only to serve the needs of Heaton Court residents. The limited space precludes the use of a much needed volunteer office assistant. And further, COA has an agreement with Heaton Court that its Community Room not be used for entertainment, cultural, or crafts programs due to lack of space and parking facilities.

COA's long-term need for a senior center facility capable of accommodating a wide variety of uses. The COA Director advocates the construction of a new K-8 school building that will be able to house all aspects of COA programming.

Cemeteries

The Town Cemetery was established in 1748. The bylaws drawn up in 1899 stated that a burial plot is free to local residents, taxpayers and their families. A lot cannot be chosen and assigned before a death-this policy remains in effect today. The town purchased an additional twenty acres of land from the Trustees of Reservation in the 1960s, but some of this land is unusable because of nearby wetlands. There are sixteen private plots - the Choate and the Sedgwick Pie being the largest - which are located within the Town Cemetery.

St. Joseph Cemetery was established when land was deeded to the Diocese of Springfield. The first burial occurred in 1873.

The Gideon Smith Cemetery is a private cemetery which contains approximately twenty graves with markers from the late 1700s to 1820. It is located to the northeast of the Stockbridge Bowl close to Hawthorne Road.

The Indian Burial Ground is marked by an obelisk of rough-hewn stone and is located on land abutting the golf course west of town.

The town maintains the cemeteries (with the exception of the Indian Burial Ground which was deeded to the Laurel Hill Association). The Highway Superintendent oversees their upkeep as directed by the Board of Selectmen. A committee composed of Selectmen, the Town Clerk, and a representative of the Laurel Hill Association is charged with the care and management of the Town Cemetery. A selectmen-appointed consultant oversees burials.

Existing cemeteries are running out of space; much of the remaining space is environmentally unsuitable for burials. A space study needs to be conducted to determine how much space remains, how much space will be needed in the future, and where that space is and how it can be incorporated into the system.

Postal Service

Stockbridge has two operating post offices, one in the main village and one in Glendale. There was a post office in Curtisville (Interlaken) for many years. Mail was transferred to these locations by horseback and stage coach in the early days over roads following old Indian trails. After the railroad was completed, mail was supplied to both the village and Glendale in that manner for many years, being delivered to the post offices by horse and wagon, first by James Carey and then by his son Tom Carey. The latter served from 1904 until 1960 when a motor truck took over the job. When the Honorable Theodore Sedgwick went to the U.S. Senate in 1970, he was a resident of Stockbridge and the nearest post office was in Springfield. He received permission to operate a post office in Stockbridge in 1872, the first in Berkshire County. It existed at various locations on Main Street, moved to a location on Elm Street, and then to a new building also on Elm. Dedicated in 1961 it was built by Nelson Tacy and his associates for the postal service. The Postal Service, which traditionally leases space rather than buying, has had a series of private individual and corporate owners for the post office since then. The Glendale post office was housed in the Glendale Store from its establishment in 1851 to the 1950's, moved to the home of the then postmistress and remains there today. The post office in Curtisville (Interlaken) was established in 1832 and began in a store at the north end of the village. Several moves later it was in the home of the postmaster until its closure in 1958 for lack of business. Residents of some areas of town have the option of rural free delivery from West Stockbridge or other neighboring towns such as Lee or Lenox. Marian Fathers at Eden

Hill has its own zip code and, like Country Curtains, has a “plant-loading” designation. These two businesses give the town a Class A post office rating because of the volume of revenue and bulk generated. Based on several surveys, the latest in the mid-80s, guidelines established by the postal service prohibited the inclusion of residents with access to RFD or other town delivery to be counted, even though they were residents or box holders, and the potential patron count failed to meet criteria and all requests for home delivery were rejected. One of the recent survey questions addressed this issue both in terms of convenience, traffic congestion and parking (or lack of) as a possible option to box holders. Opinions varied, but a majority favored preserving this focal point of the community.

Local/Regional Organizations

Stockbridge has numerous active organizations. The following organizations are described in this report:

- Stockbridge Cultural Council
- Stockbridge Land Trust
- Stockbridge Bowl Association
- Old Curtisville, Inc.
- Marian Fathers of Eden Hill
- Glendale Chapel
- St. Joseph Roman Catholic Church
- The First Congregational Church of Stockbridge
- Congregational Church of Interlaken
- St. Paul’s Episcopal Church
- The Kiwanis Club of Stockbridge/West Stockbridge
- The Stockbridge Lions Club
- The Tuesday Club
- Mahkeenac Boating Club
- Stockbridge Golf Club
- Camp Mahkeenac

Stockbridge Cultural Council

The Stockbridge Cultural Council is a member organization of the Massachusetts Cultural Council which supports public programs in the arts, humanities and sciences. The total funding, distributed throughout the Commonwealth, is provided from the proceeds of the Massachusetts Lottery along with various grants from the NEA and NEFA. The portion allotted to the Stockbridge Cultural Council is \$3,000 - \$5,000 yearly.

Approximately thirty applications from local groups and individuals are received and processed by the Stockbridge Cultural Council. Nine Stockbridge residents serve as

volunteer members. Currently, plans are underway to enlarge the local membership of the council and to consider projects that may further enhance the council's participation in the community.

Stockbridge Land Trust

The Stockbridge Land Trust was formed in 1987 to preserve the rural character of the town. It assists owners of land with natural beauty or open space character to protect those values with conservation easements. Four pieces of land have been protected in that way with two of the easements being held by the Land Trust and two by the town. Work is in progress to protect other parcels. The Stockbridge Land Trust, with the cooperation of the Lee Land Trust, led the successful effort to protect the watershed of the alkaline fen, Kampossa Bog - habitat of many rare and endangered species - by having the State designate it an Area of Critical Environmental Concern.

Marian Fathers of Eden Hill

In November 1943 the Marians, a Roman Catholic religious community of priests and brothers, purchased the Stockbridge estate called Eden Hill. In April 1948 it became the headquarters for the American Province of Congregation of Marians.

The Marians are a religious community of men whose goal is to spread the faith by preaching and disseminating the word of God through publications. They operate a publication center, supported by members, and an up-to-date printing plant. They publish books, pamphlets, leaflets, and holy cards.

The physical plant at Eden Hill is a place of great beauty, with its long views, rolling hills, and seeming isolation from the bustle of the world. The Kampossa Bog is located on the southeast portion of the property.

A shrine, open to the public, has become a drawing card for visitors and tourists and an oasis of pilgrimages for many persons, especially during the summer.

Glendale Chapel

The chapel was built in 1876 on a site donated by the Glendale Woolen Company. The Union Chapel Society, comprised of Glendale residents, formed that same year and received a perpetual lease on the building. In 1878 the chapel received the gift of a bell donated by the Reverend Arthur Lawrence, rector of St. Paul's Episcopal Church.

It is thought that the last regular religious services were held in the chapel in the mid-1950s. The building is currently unused and in need of repairs.

St. Joseph Roman Catholic Church

The St. Joseph Church on Elm Street was built in 1862. In 1875 with the help of Jane Sedgwick, a convert to Catholicism, a sacristy annex was built. St. Joseph's remained a mission church first of Lee, then of West Stockbridge until 1922 when it was declared an independent parish.

The parochial residence was acquired in 1923. The tract of land at the rear of the church was purchased to enhance the beauty of the grounds. On this land, in the shadow of Laurel Hill, a shrine was erected in honor of Our Lady of the Assumption and dedicated to the memory of servicemen who lost their lives during World War II.

Above the main altar, a magnificent stained glass window was installed depicting the crucifixion and is one of four panels created in Lorraine in 1531 by Valentin Bousch for the Abbey Church of Flavingny.

The church no longer has its own pastor but currently shares a priest with St. Patrick's Church of West Stockbridge.

The First Congregational Church of Stockbridge

The First Congregational Church took root in the settlement of the Mahican people as a mission church and school in 1734. A young, ambitious tutor from Yale, John Sergeant, was called to teach and preach with the intent to fulfill his dream of "cultivating humanity and promoting the salvation of souls." The church was formally organized in October 1734. On Thanksgiving Day 1739, the first mission building, that was to be both church and school, was dedicated on the site of the present Children's Chime Tower. The Town of Stockbridge was incorporated the same year.

Sergeant was followed by Jonathan Edwards, a fiery and controversial pastor from Northampton, devoted to writing and preaching. His seminal masterpiece Freedom of the Will, written while here, remains one of the great works of American theology.

The first Meeting House - the second church building - was finished in 1784 at the site of the present Field Arboretum, the property which was given to the Laurel Hill Association by Cyrus Field. In 1824 under the leadership of the Reverend David Dudley Field, the present church building was built. His oldest son David Dudley Field, Jr. gave the town Ice Glen and offered the Children's Chime Tower in memory of his grandchildren.

In 1833 town churches were disestablished in Massachusetts. The church leased the property for the old town hall to the town on June 18, 1839. In 1906 the town hall was expanded and physically turned around 1/4 turn to complete the present building. At that time the town paid \$2,000 to the church for the property. In case the property is ever used for anything other than town interests it will revert to the church.

The First Congregational Church has held a permanent and unique place in the history of Stockbridge and of Congregationalism. Today, the church continues its mission of striving to realize the “realm of God” here in this time and place and to fulfill its scriptural calling to be a manifestation of Christ’s presence in the world. It strives to promote faith and fellowship, to serve the community, to reach out in love to all people.

Its goals for the next century include spiritual renewal, growth in membership, sustaining an ongoing commitment to Christian Education, cultivating local mission initiatives, affirming an ecumenical spirit and celebrating diversity.

The Congregational Church of Interlaken

The Interlaken Congregational Church was built for the North Congregational Society in the mid 1820s on the North Stockbridge Road near the site now known as the Field Arboretum. It is a brick Federalist period edifice and is on the Massachusetts Register of Historic Places. In 1833-34 the church was moved to its present site on Willard Hill in Curtisville, and, in 1837 its name was changed to the Curtisville Congregational Church. In 1884 a chapel was added to accommodate the need for a social room and Sunday School. In 1899 a parsonage was built to house a full-time minister. By the turn of the century, the mills had closed, the railroad had diverted business from the village, and the village name had been changed to Interlaken. The last full-time minister, John P. Trowbridge, left in 1926, and, since that time the church has been served by part-time ministers. The church leased the parish house during the summer months and in 1940 the parsonage was sold. In 1957 the church’s name was changed to the Congregational Church of Interlaken. Sunday School was discontinued in 1979 and the last church service was held in 1982. The church now opens by request for weddings, baptisms, funerals, and special functions. The building is maintained by an endowment and has 12 remaining members.

St. Paul’s Episcopal Church

St. Paul’s Episcopal Church has occupied the corner of Main and Pine Streets in the center of town since 1834. Originally housed in a wooden Gothic Revival structure, its present Southern Berkshire granite building of Norman architecture was given as a memorial to his wife Susan Ridley Sedgwick Butler by Charles E. Butler. A New York attorney, he chose Stockbridge as his summer/second home. Designed by Charles Mokim and Stanford White, the unusual three-vault bay at the transept is an unusual piece of structural engineering, invented by a local carpenter, George Knowles, correcting an oversight by the distinguished architects from New York City. Mr. White designed the small Baptistry for a special memorial. Many of the present furnishings were brought from the original church, such as the unusual tower clock with “its faces to the four winds of heaven.” They have been augmented over the years by memorials and gifts of wall hangings, marble plaques, baptismal font, stained

glass windows by such as LaFarge, Tiffany and local sculptor Daniel Chester French of Chesterwood, with his "Spirit of Life" sculpture in bronze on the covered front porch. The organ, by Hilborne Roosevelt, enlarged from its original 258 pipes to its present 1600, was and is, an important part of the musical life of the parish. St. Paul's today is a reflection of Town and area changes: an aging, more mobile population, with active members from as far as 20 miles away, second home owners here more frequently than just "the season," and more single parent homes. Generous endowments from early parishioners of the Golden Era of the "Cottages," and subsequent prudent fiscal management of those gifts, provide for the maintenance of the church, rectory and parish house, both private homes moved from other locations. Two Sunday services and a mid-week service are held year-round with additional ones following the church calendar. Symbolic of parish community outreach emphasis is the long-time policy of an unlocked church open daily to visitors. This emphasis began over twenty years ago with the establishment of the Childrens Center, a year-round day care facility, which serves some 40 children in the area. Periodic fund-raising auctions and fairs are held with all proceeds designated for out-side parish organizations such as Construct, Inc. and the Children's Health Program. The historic interest in the relation between art and religion, faith, theology and values continues and frequent musical and theatrical performances are held in the church. Various town groups are encouraged to use the parish house for activities. There is strong participation in ecumenical activities, both with Episcopal churches and other denominations and member involvement in community affairs in countless ways. St. Paul's, according to a recent Parish Profile, "will continue to be a public institution dedicated to service to others in practical play everywhere within its reach."

The Stockbridge Bowl Association

The Stockbridge Bowl Association was created in October 1946. The Rt. Rev. Anson Phelps Stokes championed its formation "To protect the natural beauty of the Stockbridge Bowl and its watershed, the health and well-being of its residents, the interests of the public at large and to set standards that may aid the general cause of conservation." It became an incorporated entity in 1948. The association is currently overseeing the preparation of a lake management plan for the Bowl.

The Stockbridge Grange

On December 8, 1910, Stockbridge Grange #295 held its first meeting with Peter I. Adams as its first Master. There were sixty-six charter members present. The last of the charter members, Ruth Krebs, died in 1991.

The Grange is a service organization, founded by Oliver H. Kelley at the request of President Abraham Lincoln, to help unite the country after the Civil War and to improve the conditions of the farmer and rural people at that time. Now members try to help anyone who needs it and they are trying to become more involved with community projects. Over the years the Stockbridge Grange has corresponded with GIS, sponsored first-aid classes, a 4H chicken program, a dental clinic, a baseball team and a Little League team. Since 1912 they have held an annual Agricultural Fair open to the public.

From the beginning the members hoped to have a hall of their own. In 1941 they purchased a house and land on Church Street, but instead of converting it to a hall, they rented it out for about \$20 per month. The house was heavily damaged by fire in 1971 and was burned for practice by the Fire Department in 1972.

In 1981 members began to think seriously about a hall. The Building Committee consisted of Peter H. Martin Jr., Harold P. French Jr., Myrtle Mercier, Marie Soule, Rachel Wylie and Helen McDermott. The hall was designed by Harold French and built by the members and friends with the help of a U.S. Navy Seabees unit, stationed in Pittsfield. The hall was dedicated on July 24, 1983, a little over a year from the ground breaking ceremony. The hall is accessible to the handicapped and can be used by anyone for a donation.

The Grange meets the second and fourth Fridays of the month. Visitors and new members are always welcome.

The motto of the Grange is "In essentials, Unity; in non essentials, Liberty; and in all things, Charity."

Old Curtisville, Inc.

Old Curtisville, Inc. began as a Berkshire County Historical Society committee, initiated by John Davis Hatch, to call attention to the architecture and history of the pre-industrial revolution community of Curtisville (called Interlaken since 1902). Of particular concern was Citizens Hall, the wooden schoolhouse and meeting hall in the village center. Built of Victorian mansard design in 1871, it had been abandoned as a school in 1931, and was in disrepair.

The Historical Society restored the structure between 1971 and 1973, but decided not to retain ownership. In 1975 a group of Stockbridge residents organized Old Curtisville to acquire Citizens Hall, which has been the principal responsibility of the organization. The structure is listed in the National Register of Historic Buildings. The building has been leased to meet expenses. The current tenants, the Interlaken School of Art, have taken over the responsibility for continuing maintenance under a long term lease agreement.

Old Curtisville was successful in making the application for the Curtisville Historic District. This includes the entire center of Interlaken and it is listed in the National Register of Historic Places. The group also owns and maintains, with the assistance of the Interlaken Fire Department, a 1923 REO fire truck.

Members of Old Curtisville have researched the history of the village and the group encourages continuing efforts on behalf of research and historic preservation.

The Kiwanis Club of Stockbridge/West Stockbridge

The Kiwanis Club of Stockbridge/West Stockbridge was formed late in the summer of 1951. At that time it consisted of business and professional men from the two municipalities. Today women are a part of Kiwanis and constitute close to 50% of the Club's membership. The Club has a long history of involvement with the Town of Stockbridge.

One of the club's more visible contributions has been that of providing information to the hundreds of thousands of tourists that visit Stockbridge and West Stockbridge each year. From 1956 to 1991, the Kiwanis operated an information booth on Main Street in Stockbridge. Money raised from advertisements on the booth helped to pay for service projects in the town. The club currently operates two information booths in the Town of West Stockbridge.

One hundred percent of the funds raised by Kiwanis return to the Towns of Stockbridge and West Stockbridge. Kiwanis has supported such organizations as Little League, the Boy Scouts, and the Key Club at Monument Mountain Regional. It has planted tulips in front of the Old Rockwell Museum and constructed bicycle racks at the schools in Stockbridge and West Stockbridge. Scholarships are awarded each year to students in each of the two communities.

The Stockbridge Lions Club

The Stockbridge Lions Club, created in 1965, raises money to support research for the treatment of eye diseases and helps to pay for the eye care of needy patients. It also contributed to the wishing well at Heaton Court and has brought circuses, donkeyball games and auctions to town for the enjoyment of the community and to raise much needed funds.

Mahkeenac Boating Club

The Mahkeenac Boating club, founded in 1891, is one of the oldest such water-sports clubs in America. It owns four acres, a small building, eight sailboats, rowboats, and a dock on the northwest side of the Stockbridge Bowl. It is a private organization with about 100 members, many of whom are descended from the original founders. The club is used in the summer for the purpose of boating and swimming only.

The Tuesday Club

The Tuesday Club was organized in 1892 by a small group of women to provide cultural opportunities to the women of Stockbridge through reports and book reviews. They met at the St. Paul's Parish House. At the turn of the century, they began presenting plays at the Casino, now the Berkshire Theater Playhouse. In the early 1900s they met in private houses, returning in 1920 to meet at the St. Paul's Parish House to hear outside speakers. In 1972 the Parish House became the Day Care Center and the Tuesday Club moved its meetings to the Jonathan Edwards Room at the First Congregational Church. After 100 years, the Tuesday Club remains an active social and service club, meeting to hear speakers, enjoy tea, and financially support various community causes.

Stockbridge Golf Club

The Stockbridge Club, featuring an 18 hole par 71 championship course and five tennis courts, is a private facility for the exclusive use of its members and their guests. There are approximately 420 memberships divided into classes according to usage of the facilities, and over half of the membership consists of residents of Stockbridge and its surrounding communities. The Club has recently completed a series of long needed improvements in anticipation of its 100th Anniversary in 1995. Over its long history many prominent golf and tennis players have competed at the Club. The Men's Invitational Tournament held annually in August is reputed to be one of the longest running golf competitions in the country and draws top players from throughout the Northeast. The Norman Rockwell/Red Lion Pro-Am, founded by former State Senator John Fitzpatrick, ends the golfing season with a two-day competition for teams consisting of both professionals and amateurs.

Camp Mahkeenac

In 1933, Joseph Kruger purchased Camp Akima for girls, located on the north-east shore line of Lake Mahkeenac (Stockbridge Bowl). Camp Mahkeenac, now consisting of 34 acres, has grown from the less than twenty boys at its establishment to its present nearly 300 campers. It offers a wide range of aquatic programs. In addition to their water activities it has extensive land sports, tennis, roller hockey rink, baseball, and outdoor basketball and others.

SECTION 10

RECREATIONAL RESOURCES

Introduction

Stockbridge is active in trying to provide town-operated recreational activities and facilities. It is the goal of the Parks and Recreation Committee to upgrade and improve the existing parks, and wherever possible, create new facilities for the benefit of the general population.

The town is fortunate to be generously supplemented by recreational resources owned by private entities throughout the community. These include 379 acres of Laurel Hill Association properties, facilities owned by the Marian Fathers and numerous garden and museum grounds that are open to the public. Recreational opportunities provided by the Commonwealth of Massachusetts include the 372 acre Stockbridge Bowl plus 105 acres of forest/open space.

Existing Conditions

Stockbridge maintains four parks, two outdoor tennis court facilities, and a youth building.

The 7.9 acre park on Main Street (sometimes referred to as Bidwell Park) has a children's play area with assorted slides, swings, monkey bars, etc. There are two hard surface tennis courts, one hard surface basketball court, a Little League size baseball field, and an in-line skating/skateboard rink. There is off street parking for approximately 50 cars.

Recreation Park is 9.7 acres just south of town on Route 7 and Park Street. There are two softball fields, a lighted skating rink, a soccer field and a small play area for children with swings, teeter-totter and climbing equipment.

Interlaken Park is 1.5 acres located on Route 183 and Lake Averic Road. Facilities include a lighted ice skating rink and a children play area with assorted slides, swings, etc. There are picnic tables and barbecue grill areas. The park is surrounded on three sides by water and children wade in a dammed-up area.

The 3.5 acre Town Beach Park is located on the Stockbridge Bowl off of Mahkeenac Road. There is a beach building with bathrooms/changing rooms, a children's play area with swings and teeter-totter. There are picnic tables and barbecue grills and a sandy beach area with lifeguard stands, a roped swimming area and two swimming floats. There is off street parking for approximately 50 cars. The Stockbridge Bowl Association owns a five acre island on the lake and a 50 acre park on the northeast side of the lake. These are open to the public and parking is available. A county-owned state-maintained boat launch facility exists at the Stockbridge Bowl at the northwest corner of the lake. This facility is approximately 4 acres in size. There is no mooring

of boats or swimming at this park. There is an effort underway to develop a trail around the Bowl. At this time, not all landowners favor the idea.

The Stockbridge Youth Building is a one-story wood structure about 30' x 40' located on Shamrock Street. It contains a meeting room, a kitchen with a pass-through counter and a 1/2 bath. There is no off-street parking or yard area.

The Pine Street tennis courts are controlled by the Parks Department but the land is owned by the Austen Riggs Center. The area also includes a hard surface basketball court and a three-sided cement handball court. There is no off street parking.

The Plain School in Stockbridge has a gymnasium and small playground open to the public.

The Laurel Hill Association is the oldest village improvement society in the country. The group, nationally recognized and respected, is primarily known for its contributions to town beautification and conservation projects. In more recent times, Laurel Hill has supported the purchase of private properties to be used for the greater good of the community. Its dual purpose is to provide a wide and interesting range of recreational opportunities while preserving great areas of open space, scenic vistas, historic sites, environmentally sensitive lands and forests. Its land use and planning objectives are met primarily through the generous support of private donations.

Laurel Hill's land ownership extends to 15 property parcels in Stockbridge. Totaling just over 379 acres, the majority of lands are held around Laura's Tower and the Sedgwick Reservation. While protecting this historically significant area, Laurel Hill also offers numerous public hiking trails. The Laurel Hill landholding enjoyed by the greatest number of people is a nine hole portion of the Stockbridge Golf Club leased to the Club. Table 18, "Laurel Hill Land Holdings", lists land locations, acreage, current usage and planned improvements.

The Commonwealth owns the Stockbridge Bowl but it is maintained by the Town of Stockbridge.

Efforts are underway to explore the development of a greenway along the banks of the Housatonic linking it to existing local trails and parks, the Pittsfield Greenway, and to similar efforts in Southern Berkshire County and Connecticut. This larger vision includes both protection of the river and its banks to provide recreation, as well as protection of wildlife habitats.

Table 18

**Laurel Hill Association
Land Use Inventory**

Location	Lot	Acres	Use	Future
Lower Bowkers Woods-Glen, Middle Rd.	59	37.00	Trails	Trails
Pagenstecher Park, Interlaken	60	2.00	Park	Park
R.R. Station Park, South Street	60	2.36	Park	Park, Connect to Riverwalk
Butler Rd.	56.05	4.56	Wooded	Wooded
Glendale-Center	35	0.30	Park	Park
Glendale-Center	36	0.49	Park	Park
Upper Bowkers Woods-Route 183	48.01	16.00	Wooded	Trails
Field Arboretum, Meeting House Rd.	24	9.06	Open Space	Open Space
Flynn Tract, Shamrock St.	89	2.10	Wetlands	Wetlands
Sedgwick Reservation, Laura's Tower	7	256.00	Hiking Trails	Hiking Trails, Riverwalk (Trolley ROW)
Laurel Hill	10	6.00	Ceremonial	Ceremonial
Goodrich Bridge, Park St.	15.02	0.25	Trails Access	Trails Access, Focal Point of Riverwalk
Golf Club, Tuckerman Tract; Holes 1, 13, 14, 15 & 16	15	28.00	Golf Course	Golf Course
Golf Club, Dwight Tract; Holes 2, 3 & 4	21	14.00	Golf Course	Golf Course
Golf Club, 11th Hole	13.01	1.20	Golf Course	Golf Course
Total Land Area		379.32		

Source: Laurel Hill Association.

Analysis and Recommendations

The town should work closely with local private associations to enable continued access to their grounds and recreational resources.

The Main Street Park children play equipment is badly outdated and the town is in the process of replacing it. The Parks and Recreation Committee recently received \$10,000 for this purpose. A group of parents is raising additional funds and the school has applied for a \$3,000 grant to add to the playground equipment fund. The two tennis courts and the basketball court are new. The undeveloped area behind the baseball field should be used for a small soccer field or picnic area, since it has 585 feet of frontage on the Housatonic. The rusted chain link fence should be removed and access along the river developed.

The Berkshire Hills Regional School District may replace the aging Plain Elementary School with a new regional elementary school away from Stockbridge. If this occurs, the Plain School building, which is adjacent to Bidwell Park, would revert, at that point, to the town. Since Stockbridge does not have a recreation center or adequate youth building, part of the building (the gym and kindergarten wing) could be developed for this purpose. Also, an adequate fence should be constructed along Main Street to protect the children using the play equipment from the traffic on Main Street.

Recreation Park has a lighted area which, if flooded in the winter, can be used for ice skating. The town has paved this area which facilitates flooding in the winter and allows for skateboarding and in-line skating during other seasons. The park has 1,060 feet of direct frontage on the Housatonic River. At this time, there is no developed public access. The Town Parks and Recreation Committee recommends that this valuable natural resource be developed with a bike path and picnic areas with benches placed all along the bank. A canoe landing ramp should also be included in this plan.

The two tennis courts on Pine Street need to be replaced but the town does not own this land. The town should work closely with the Austen Riggs Center to arrange for their replacement.

The Stockbridge Youth Building on Shamrock Street is of very limited use. It is quite small, very old and has no parking or surrounding land area. It is used for a children's play group, and the Boy Scouts meet there. As mentioned above, the town is in dire need of a proper recreation center. Developing part of the old school building would solve many problems. The old gym and adjacent rooms could also be used by and for the Council on Aging and town functions.

SECTION 11 TRANSPORTATION

The purpose of this section is to discuss existing transportation resources in Stockbridge, assess their current condition and functionality and discuss future conditions. This report makes use of existing data and studies; it does not present new traffic counts, condition or capacity analyses.

Because we are an automobile oriented society, most of our trips occur and most of our goods are delivered on roads. The primary function of a road system is the movement of people and goods. Agencies responsible for transportation, therefore, necessarily think of roadways in the context of maximizing the safe and efficient movement of people and goods. While this primary function is important, roadways often have significant impacts on nearby landowners. Further, the way in which roadways are used significantly affects the quality of life of persons in the community in which a road is located. Finally, there is a close relationship between land use and roadway use and congestion.

A useful way to understand the purposes of different roadways is in terms of their ownership and functional classification. Stockbridge has a total of 54.7 miles of roadway most of which are under town jurisdiction. The Federal Highway Administration has jurisdiction over the Massachusetts Turnpike, the State has jurisdiction over Routes 7 and portions of Route 102 and Berkshire County has jurisdiction over Route 183 and portions of Route 102.

County, state and federal agencies are necessarily concerned with regional traffic movement. This is reflected in the functional classification of Stockbridge roads.

Functional Classification is a Federally defined hierarchy of highways. Each transportation facility is defined in terms of two criteria--mobility and access. Interstate highways represent the highest classification of roads and streets and provide the highest level of mobility, at the highest speeds, for long uninterrupted distances. Alternatively, local roads provide a high level of access to abutting land, with limited mobility. The functional classification of the town's highways is summarized below:

Interstates or expressways are devoted entirely to traffic with little or no land service function. Access is controlled. I-90, the Massachusetts Turnpike, is an interstate.

Major arterials serve major movements of traffic to expressways, or within or through areas which are not served by expressways. Arterials connect principal traffic generators as well as important rural routes. Route 7 in Stockbridge is classified as a major arterial.

Minor arterials are generally shorter and have a less important role in connecting roads and places than major arterials. Route 102 from the

Lee/Stockbridge line to its intersection with Route 183 is classified as a minor arterial.

Collector streets serve internal traffic within a town or region and connect to the arterial system. They are not intended to serve long trips and are not usually continuous for any great length. In Stockbridge, Route 183 is classified as a major collector; there are no classified minor collectors.

Right-of-way widths vary by ownership and by the time at which the road was constructed. There is no uniform townwide right-of-way width.

The remaining roads in Stockbridge are classified as local streets. The primary function of local streets is to provide access to adjacent land.

The Berkshire County Regional Planning Commission is the agency primarily responsible for regional transportation planning in Berkshire County. The Massachusetts Highway Department is responsible for planning for state roads. These agencies are concerned with movement on the collector and arterial streets in Stockbridge, Routes 7, 102 and 183. The Regional Planning Commission has conducted regular traffic counts of most segments of these roadways. The results, are summarized in Table 19. Complete counts, especially in downtown Stockbridge, are available from the commission. Counts have also been taken in connection with recent environmental impact statements for development projects in adjoining towns. This data is available at the Town Hall.

The results of recent counts show significant increases on Route 7 in particular. The increases are summarized in Table 20.

As Table 20 indicates, annual traffic growth has increased in the vicinity of 9% per year on Route 7 from 1987 to 1994. This is considerably faster than the Berkshire County Regional Planning Commission estimated background traffic growth rate of 1.5%.

Although the count data for Routes 102 and 183 is not as comprehensive, it too indicates steady growth. Background growth on Route 102 between 1992 and 1993 was 10% or more. The increase on Route 183 south of the Lenox town line was in excess of 27%, or 3.86% per year.

In order to understand the impacts of traffic growth, it is necessary to consider both objective and subjective considerations.

Objectively, the Average Daily Traffic Count (ADT) can be compared to the theoretical capacity of the roadway. Broadly defined, a road's capacity is the measure of its ability to accommodate a stream of moving vehicles. Capacities can be measured for both roadways and intersections.

Table 19
Average Daily Traffic Counts Routes 7, 102 and 183.
1987-1994

	1987	1988	1989	1990	1991	1992	1993	1994	
Rte. 7	At Great Barrington T.L	8,775	9,300	13,389	12,792	9,000	11,000	13,000	14,000
Rte. 7	At Lee T.L.	4,450	4,800	5,826	6,457	5,400	5,500	6,300	6,400
Rte. 102	At Lee T.L.		6,300						
Rte. 102	East of Rte. 183					2,900	3,800		
Rte. 102	West of Rte. 183					2,700	3,000		
Rte. 183	North of Rte. 102					2,300	2,400		
Rte. 183	South of Lenox T.L.	2,470	2,463	2,622	2,747	2,973	3,133	3,144	
Rte. 183	South of Rte. 102					2,200	2,300		

Source: Berkshire County Regional Planning Commission

Table 20
Rate of Traffic Increase on Route 7

Stockbridge at the Great Barrington Town Line

Year	Existing ADT	Increase/Decrease	Percentage of Previous Year
1987	8,775	---	
1988	9,300	525	6.0
1989	13,389	4,089	44.0
1990	12,792	(597)	(4.3)
1991	9,000	(3,792)	(29.6)
1992	11,000	2,000	22.2
1993	13,000	2,000	18.1
1994	14,000	1,000	7.7
1995	N/A		
Total		5,225 Average Annual Increase	9.15%

Table 20 (Continued)

Stockbridge at the Lee Town Line

Year	Existing ADT	Increase/Decrease	Percentage of Previous Year
1987	4,450	---	
1988	4,800	350	7.86
1989	5,826	1,026	21.4
1990	6,457	631	10.8
1991	5,400	(1,057)	(16.3)
1992	5,500	100	1.8
1993	6,300	800	14.5
1994	6,400	100	1.6
1995	N/A		
Total		1,950 Average Annual Increase	5.95%

Source: Robert Tublitz, P.P.

The capacity of a roadway depends on factors such as the number of lanes, their width and condition, shoulder width, speed limit, and other factors. The capacity of an intersection depends on similar factors. In both cases the volume of traffic being served is often expressed as a level of service (LOS), with A being the highest quality of service, essentially free flow conditions, and F being the lowest level of service, or very poor conditions.

From a traffic engineering point of view, Level of Service D is sometimes considered the minimum acceptable LOS for collector and arterial roads in rural areas. As a practical matter, however, resident motorists typically perceive a significant increase in the time it takes to get to a destination and a decrease in the quality of their traveling experience, long before LOS D is reached, and this has become the case in Stockbridge. A better level of service, such as LOS B, is therefore more appropriate for non-collector or arterial roads.

Existing and future congestion on Route 7 is clearly the most significant problem in Stockbridge. The theoretical capacity of Route 7 has been estimated at 18,000 vehicles per day (VPT). With an ADT as high as 14,000, Route 7 south of I-90 is beginning to approach conditions of serious congestion. Other studies (Tublitz, 1995) have projected a 1999 ADT on Route 7 at the Great Barrington town line of 15,977, or more than 85 % of capacity. Such projections utilize a 3.5 % annual growth rate, approximately midway between Regional Planning Commission estimates and recent historic growth rates. Under these estimates, portions of Route 7 would reach capacity, or LOS F, by 2019.

The Route 7 congestion problem in downtown Stockbridge is already acute during the summer months, especially at the northbound and southbound intersections of Route 7 with Route 102. The town posts police in downtown to direct traffic during peak periods.

The dramatic increase in traffic on Route 7 has been caused primarily by land use activities in surrounding towns, and secondarily by expansion and increased visitation at the town's cultural institutions. As discussed above, Route 7 is a major arterial and is the only north-south road so classified in the county. Future trends may cause background traffic growth even greater than estimated here. There are a number of proposals for new retail activities in surrounding towns, as well as recent cultural facility expansions within Stockbridge itself, which are likely to impact Route 7. Furthermore, the state has proposed a new interchange on I-90 at intersection with Route 7 to relieve pressure on Route 20 to the east and provide a more direct route to Tanglewood and points north. In addition to various environmental and land use problems, this proposal would severely exacerbate traffic problems on Route 7 north of I-90, which are currently nowhere near as severe as those to the south.

In sum, Route 7 is likely to be severely impacted by future traffic growth regardless of any actions undertaken by the town. Volumes on Route 102 and 183 are below levels at which capacity problems are likely to occur in the next 20 years, although changes to drivers experiences (i.e., more congestion, longer drive times) are likely to result.

Traffic congestion at the Route 7 intersections with Route 102 has also resulted in safety problems during the summer months. The intersection of Routes 102 and 183 is also considered unsafe and is one of the 25 highest accident locations in the county. In both cases, the problem is primarily due to the design of the intersections and could be addressed through physical improvements.

Downtown Stockbridge, in addition to suffering from severe congestion during the summer months, also has a serious parking shortage during that time. The result is, in part, a less pedestrian friendly environment, and a frustrating experience for motorists. Pedestrian movement is hampered by the normal tendency of persons to cross the street where they want, rather than at marked crosswalks. The slow flow of traffic in downtown Stockbridge likely makes pedestrian safety greater than it would be if traffic moved more freely.

Summary

The plan should focus on making recommendations to minimize, to the extent practical, congestion on Route 7, especially south of I-90, and on Routes 102 and 183, and on proposing solutions to parking and safety problems. Solutions to Route 7 can include both physical improvements, land use recommendations and management techniques. The effectiveness and impacts of each should be carefully considered and the preferred solutions must be coordinated with other agencies.

SECTION 12

REGIONAL CONTEXT

Introduction

Stockbridge is nationally known as an outstanding cultural community. It is the cultural magnet of the southern Berkshires and is inextricably linked to area communities for various services. While area communities lean on Stockbridge for the tourist dollars, Stockbridge leans on nearby towns for emergency medical services, basic commercial/retail needs and personal services. Stockbridge could not survive on its own. Examples of shared resources include the Berkshire Hills Regional School District, the Tri-Town Health Department, the Lee Ambulance Service, the Fairview Hospital and Berkshire Medical Center, the Berkshire Mental Health Center, the Lee Visiting Nurse Association, the District Department of Veterans' Services and the Berkshire Regional Planning Commission to name a few. These resources are important to note because there is a local (and likely national) trend to combine service needs. It is more economical to do so and many communities have shifting populations with quickly changing needs. The regional or centralized approach allows a community to relinquish some of its services in exchange for, in most cases, a wider range of services offered by providers who extend services to a greater number of people. This concept has led to communities relying on each other a great deal.

Adjacent towns are also growing into one another. As lands near town or village centers become built out, the more rural lands become vulnerable to development. How a community directs growth in these areas directly affects adjacent communities. This is particularly true in Berkshire County where growth in adjacent communities has significantly affected roads in Stockbridge. Stockbridge, in turn, attracts tourists who sleep and shop in other communities.

Existing Conditions

Stockbridge shares borders with Lee, Lenox, Richmond, Great Barrington and West Stockbridge. Lee and West Stockbridge provide the east-west connection to the Massachusetts Turnpike via Route 102, and, state Route 7 extends north through Lenox to Pittsfield and south into Great Barrington, where large numbers of tourists travel from the Connecticut area.

Stockbridge is zoned low density rural residential along its entire border. A small manufacturing zone is part of an inactive industrial park along Route 102 as it meets the Town of Lee. At the Stockbridge border, where Route 102 enters Lee, the land is zoned for a rural business zone followed by a large industrial zone east into the Turnpike interchange. The rural lands which border Stockbridge appear to be quite compatible with low-density residential and agricultural zoning designations.

Lee has a 70-acre office and light industrial park along the Route 102 corridor to Stockbridge, which generates light truck traffic and employee traffic. The zone is

interspersed with large-lot residential development and open lands reserved for industrial development. Stockbridge residents travel to Lee for basic goods and services unavailable in Stockbridge. This traffic and the traffic from Tanglewood has very little impact on the Town of Lee according to Lee's Zoning Administrator.

Lee is undergoing a lot of commercial development. This development, which is attracting people from the region, is impacting Stockbridge. In order to get to Lee from points south, one must travel through Stockbridge. This adds to traffic in town and will exacerbate an already serious congestion problem in the peak summer months.

Great Barrington meets the Stockbridge line with residential 2- and 3-acre zoning which is compatible with the Stockbridge zoning of residential 4-acre. A short corridor of residential 1-acre zoning exists where Route 183 meets Great Barrington's residential 3-acre zoning. Along the main travel corridor of Route 7, there is a mix of very light commercial uses such as a tree nursery and small machine shop, and large lot single-family residential. Forested lands, wetlands, and fields with scenic views into the Beartown Mountain State Forest and Monument Mountain Reservation also exist. Great Barrington reports there is a steady demand for second homes and issues building permits for an average of 24 single-family homes per year.

Route 102 leading into the Town of West Stockbridge can be described as picturesque. Interspersed among the primarily open lands is a garden center, doctor's office and numerous large lot single-family residences. The zoning in Stockbridge is entirely 4-acre residential and abuts West Stockbridge's residential 3-acre zoning. West Stockbridge issues anywhere from 6-26 single-family building permits per year with only 2 issued in the first half of 1995. There is an ample inventory of available lots for building but many are priced out of the range of local residents. Several recent zoning amendments have increased road frontage and increased the rural residential minimum lot size to 3 acres. No significant projects are planned in West Stockbridge at this time.

The Town of Richmond line is zoned entirely Residential Agricultural. It abuts the Stockbridge Residential 4-acre district. Richmond is a very rural community with few commercial businesses. No main roads out of Stockbridge lead into Richmond; therefore, development in this community will likely have no significant impact on Stockbridge.

Lenox, on the other hand, has both Route 183 and Route 7 accessing Stockbridge. This is the likely area where impacts from traffic are going to occur in the future especially since Tanglewood is located in this area. The Route 7 corridor is currently uncongested in terms of land use. Along both sides of the road are compatible land use mixes of woods, open fields, wetlands, inns, a theater and single and multi-family residences. Stockbridge's 4-acre lot minimum abuts Lenox's 1-acre lot minimum. Even though this difference exists, it is not visually apparent. Lenox is considering updating its Master Plan in order to prepare for potential commercial pressure that is

inevitable should Route 7 between Pittsfield and Lenox be widened in the future. Lenox is currently experiencing a boom in second home development according to their full-time zoning administrator and building inspector.

The state's proposal for a new Stockbridge interchange on the Massachusetts Turnpike has elicited great concern on the part of Stockbridge residents. An interchange will have several negative impacts on the town. It will increase traffic passing through the area and encourage the development of what are now picturesque pastoral roadsides along Route 7. The town is vehemently opposed to this idea and is lobbying the state to drop the proposal. Thoughts regarding plans to improve the West Stockbridge interchange are similar.

Stockbridge, Lee, Great Barrington and Lenox are supporting the idea of hiring a circuit rider planner who would work full-time for these communities. Although this person would have to split time among the communities, the benefit would be the sharing of both information and resources. The Berkshire County Regional Planning Commission has submitted an application for a competitive grant from the state. Notification of the award is anticipated in October 1996.

SECTION 13

REGULATORY ENVIRONMENT

Existing Conditions

Land use in Stockbridge is mainly controlled by local boards consisting of appointed or elected residents. The Stockbridge Planning Board was one of the first planning boards to be established (1934) in Berkshire County. Zoning Bylaws were adopted that same year followed by Subdivision Regulations in 1954. Stockbridge was again in the planning forefront being one of the first communities to recognize the importance of careful subdivision of the land. In 1978 following the preparation of a Local Growth Policy Statement, the Planning Board, with the assistance of the Berkshire County Regional Planning Commission (BCRPC), put together the Stockbridge Land Use Plan.

The Berkshire Regional Planning Commission serves in an advisory rather than regulatory capacity. There is no county planning board review of local projects. It is comprised of elected representatives from each of the 32 county municipalities. The commission is staffed with five professionals. Established in 1966 under Chapter 40B of the Massachusetts General Laws, it is the official governmental comprehensive planning agency. Its responsibilities include the study of problems, needs and resources of the region and the proposal of recommendations for physical, social, governmental and economic improvements in Berkshire County. Resources available through BCRPC include a wide variety of statistics, information and technical reports relevant to the commission's planning related function at the local and regional level. These sources relate to the areas of land use, transportation, economics, environmental and historic preservation.

BCRPC also assists in the preparation of community planning grants. One such grant was won from the EPA in 1975 for the Housatonic Water Quality Management Plan. The plan makes recommendations specific to Stockbridge for water quality improvements at the Stockbridge Bowl and the Housatonic River having a practical benefit to the town. The plan was inspired by the 1972 Clean Water Act which set goals for improved water quality. Section 208 of this law provides funding for qualified projects which study the impact of industry, sewage treatment plants, land use, erosion, agriculture and stormwater runoff on water quality. The custom "208" Plan for Stockbridge studied the management of nuisance aquatic plants in the Stockbridge Bowl, sewerage and septage management, the status of the wastewater treatment plant and groundwater protection. Plan "208" is in its second and final phase. So far, the plan has resulted in stricter land use performance standards in flood plains, wetlands, stream and pond projects, and earth removal.

The Town of Stockbridge is currently enacting Scenic Mountain Land Act regulations which would restrict building above a specific elevation. This regulation is expected to help protect the aesthetic and environmental qualities of the town's mountainsides.

Performance standards for air and water pollution are mandated by the Massachusetts Department of Environmental Protection (DEP) and the Stockbridge Board of Health. The Tri-Town Health Department is a shared resource funded by Stockbridge, Lee and Lenox to carry out all of the state's sanitary codes. They are responsible for issuing construction, installer and hauler permits for sewage disposal under the Title 5 State Environmental Code.

The Massachusetts Environmental Policy Act (MEPA) is administered by the Executive Office of Environmental Affairs. This law is modeled after the National Environmental Policy Act. It is activated locally when a developer crosses specific thresholds for impacts for wetland acreage, traffic generation, overall size, number of units or sewage volume. The developer is responsible for filing an Environmental Notification Form which is circulated to all involved state agencies, abutting townships and interested parties. Depending on the significance of the impacts as determined by the state (not the community), the developer may have to prepare an Environmental Impact Report. The outcome of the review will ultimately lead to a certificate of approval or denial. Generally, there is little coordination between agencies and the impacted town, and most would agree that there needs to be better guidelines instituted.

All proposed amendments to the local zoning law must be reviewed and approved by the Massachusetts Attorney General's Office. Localities are not normally denied amendments unless they are inconsistent or less stringent than state guidelines. Stockbridge's most recent zoning changes relaxed the standards for multi-family conversions specifically in the case of affordable housing developments. The amendment was designed to encourage affordable housing options in the town but to date no units have been constructed under this law.

Zoning in Stockbridge is considered strict by conventional standards. Because standards tend to be restrictive for conversions and expansions, particularly around the densely populated southern Bowl area, this has led to the perception that the permit and variance processes are too complex, inflexible, and convoluted. This is a natural reaction considering that most of the variances needed are in areas that are considered already congested by today's zoning standards. Plus, these areas are considered to be environmentally sensitive and in need of even greater protection from sewage and runoff pollution.

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