



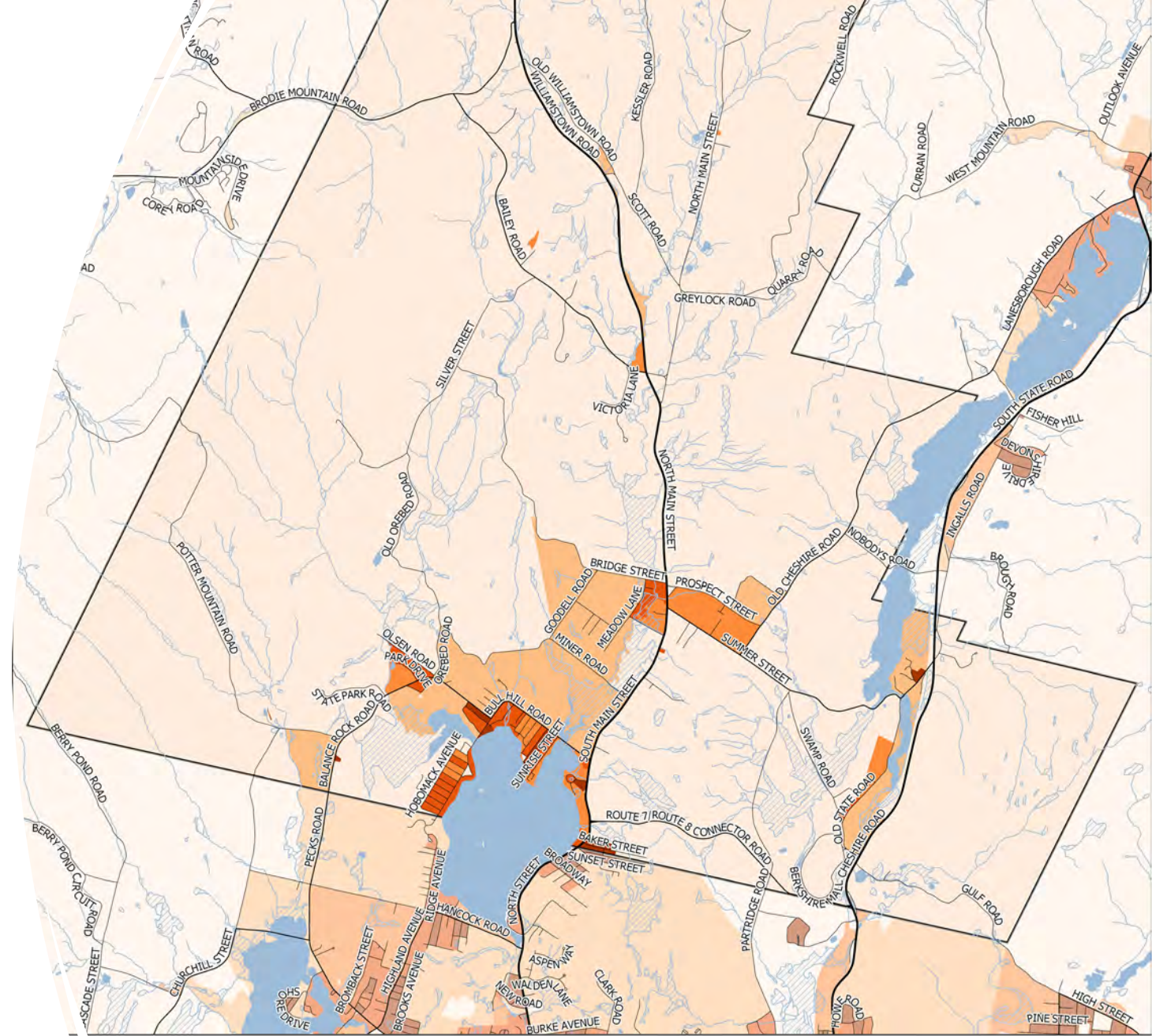
November 20, 2023

**Welcome
Lanesborough
Master Plan
Discussion**



What is a Master Plan?

Lanesborough Master Plan Public Forum



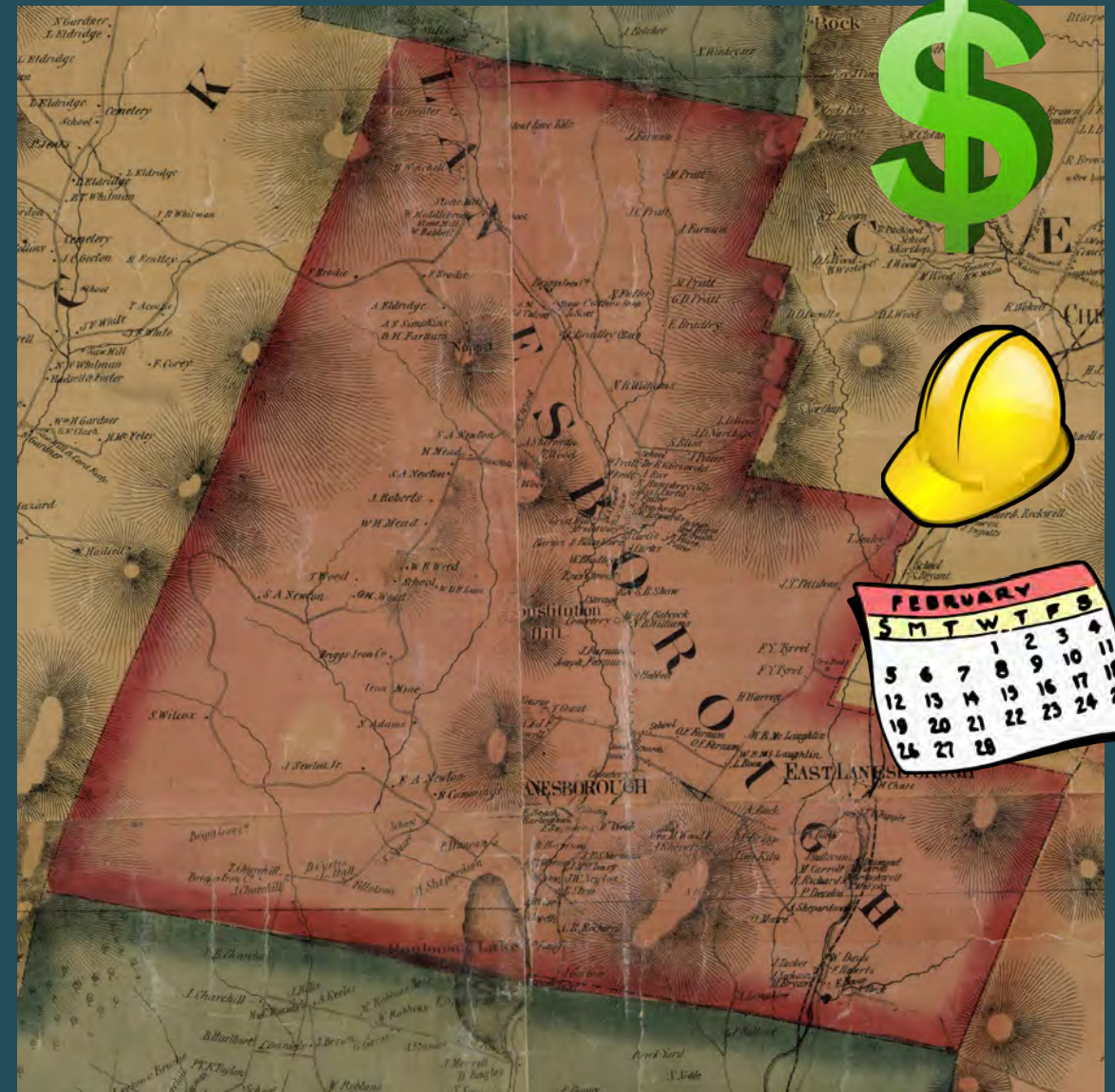
1-9 people/acre
10-19 people/acre
20-29 people/acre

0 0.5 1 2 Miles

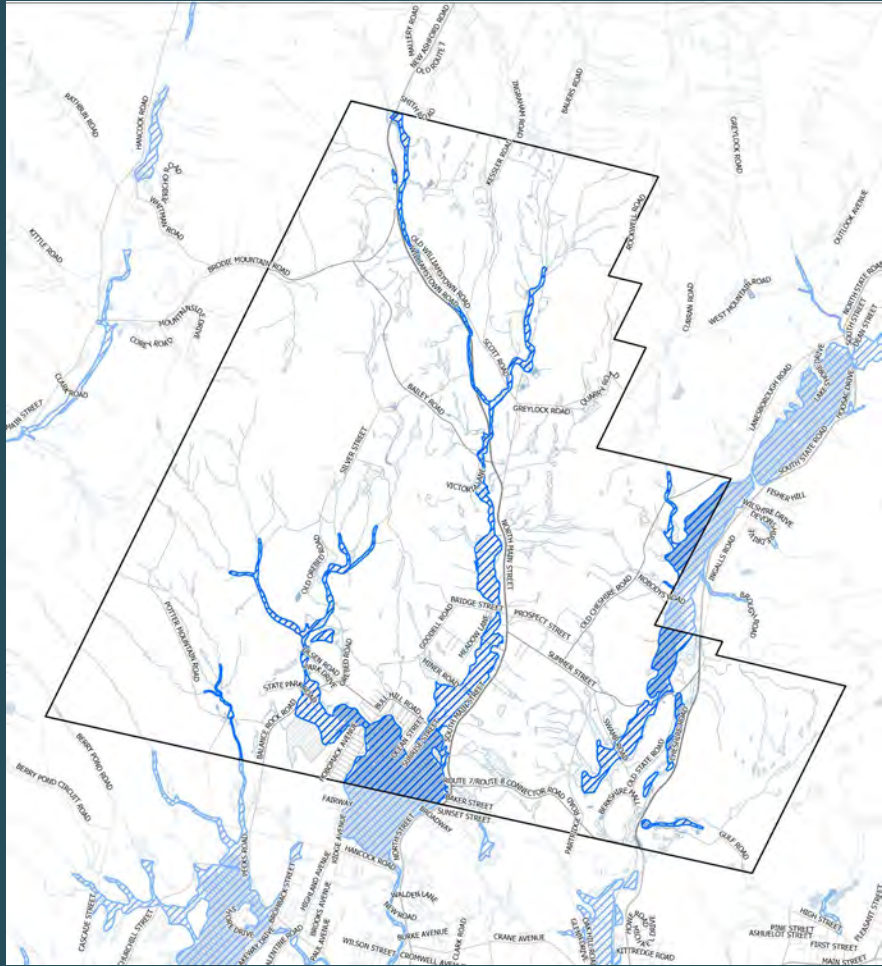
This map was created by the Berkshire Regional Planning Commission

A Master Plan is...

The document that sets Town priorities for where and when to direct resources.



A Master Plan is...



**A place where we
can come together
as a community to
plan our future.**

A Master Plan is...

A place where we put
our vision into a plan of
action.



Where
We Are



The
Lanesborough
Master Plan



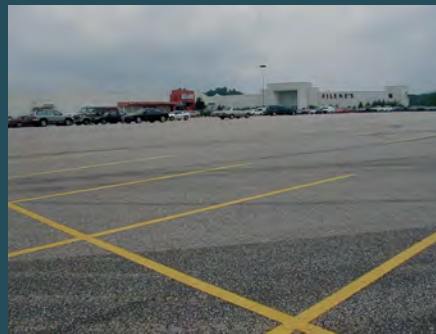
Where We
Want to Be

A Master Plan is...

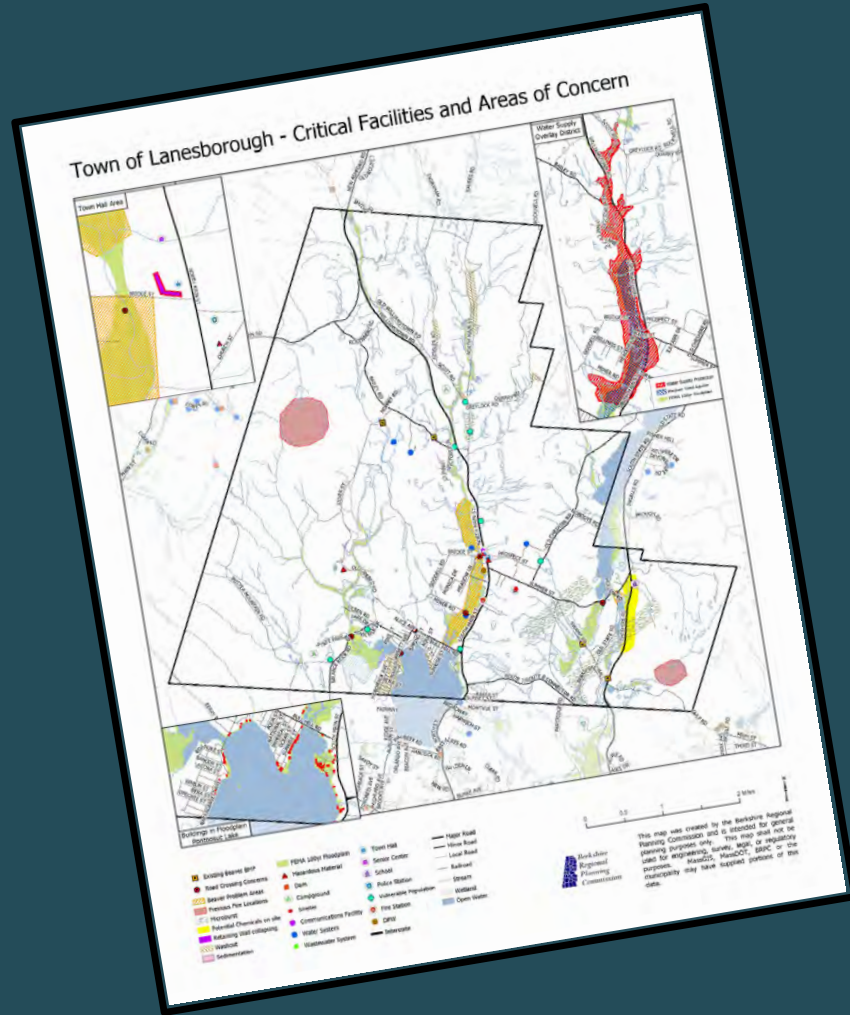
A plan for the physical development of the town

A policy guide for the town

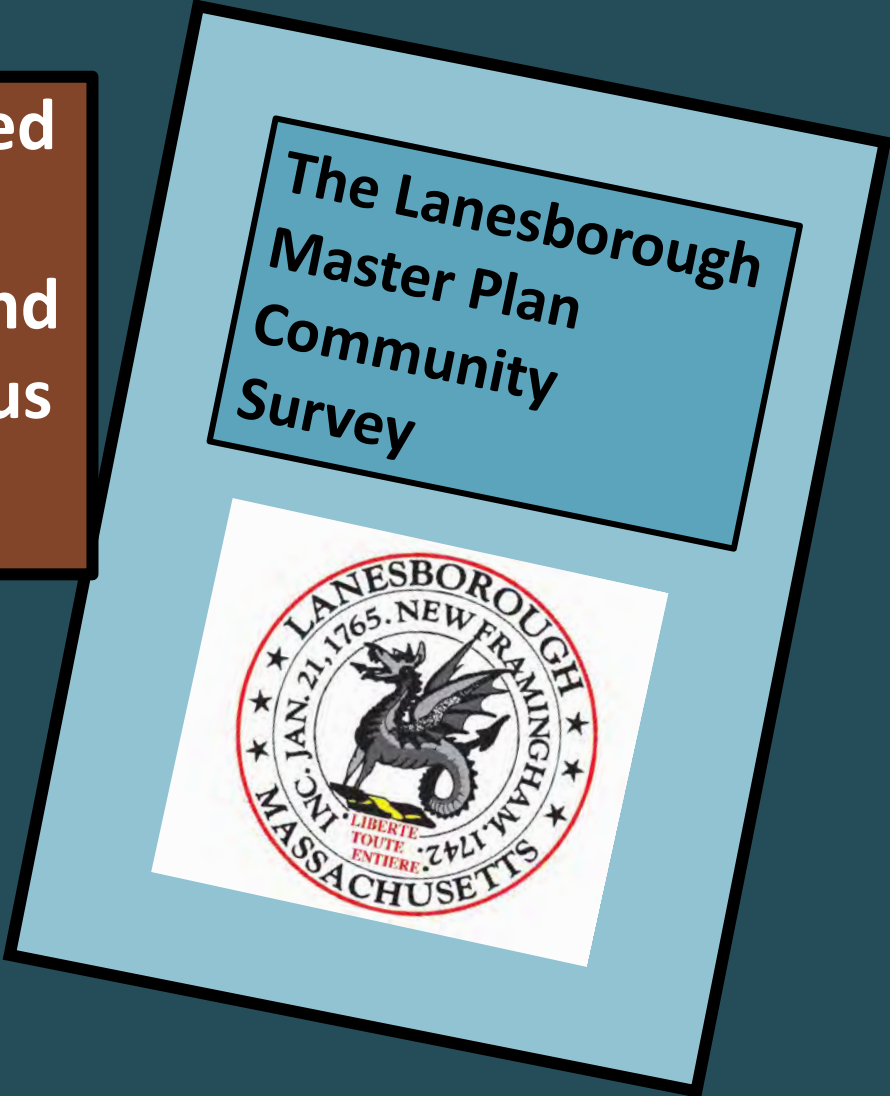
An analysis of community infrastructure and resources



A Master Plan is...



A document developed with community feedback and goals and building upon previous plans.



A Master Plan is...

A long-range plan

15-20 years

A living document that adapts and changes to town needs yet provides a framework for that change.



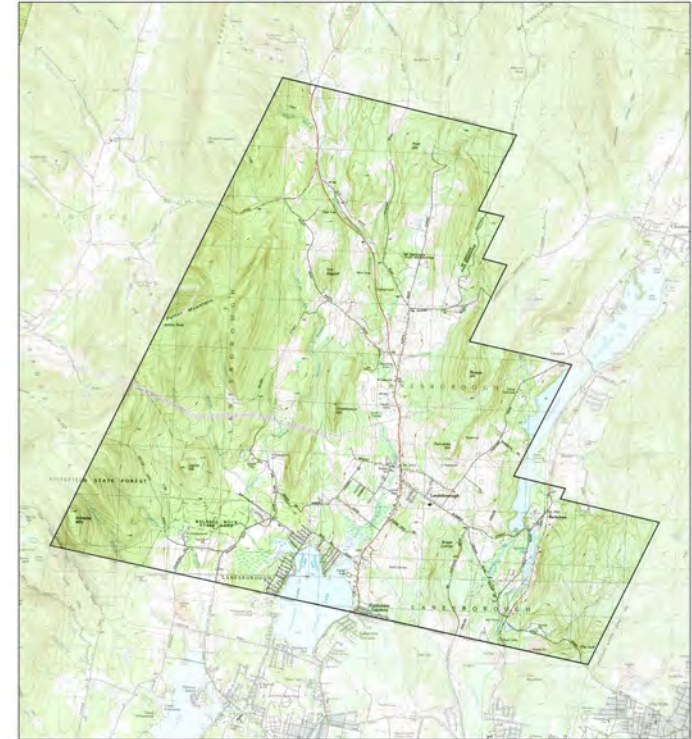
Data
Analysis



A Master Plan is Used By

Local Elected Officials
Municipal Departments
Local Boards and Commissions
Townspeople
Developers
Business Owners
Non-Profit Organizations

Town of Lanesborough - Topographic Map



0 0.5 1 2 Miles



This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, MRPC or the municipality may have supplied portions of the data.

State Recommendations for Master Plans

Statement of Goals and Policies

The Elements of the Plan

Land Use

Housing

Economic Development

Natural & Cultural Resources

Open Space & Recreation

Services & Facilities

Circulation

Implementation



Benefits of a Master Plan

- Proactive about the future
- Reduce Municipal Expenses
- Increase Municipal Revenue
- Protect Natural Resources
- Cost Effectively Provide Needed Services and Infrastructure
- Improve Quality of Life for Residents



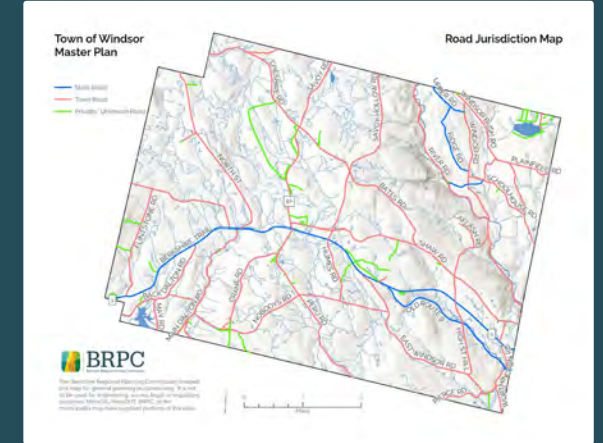
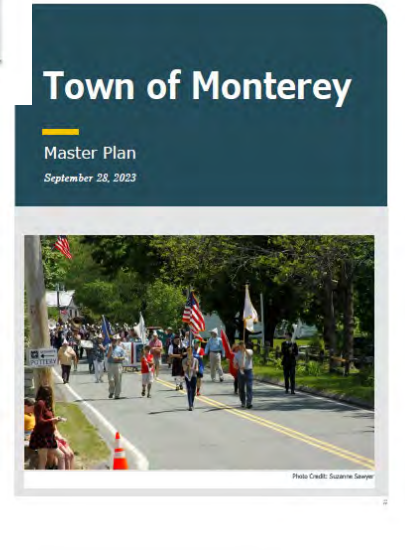
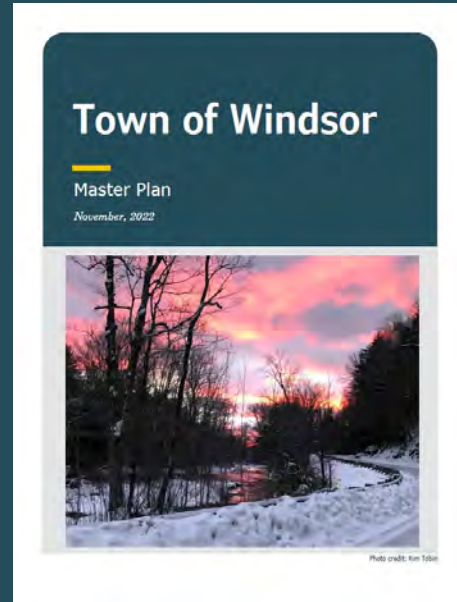
Proposed Elements for the Lanesborough Master Plan

- Population and Demographics
- Housing and Residential Patterns
- Public Health and Safety
- Natural Resources, Open Space and Recreation
- Land Use and Zoning
- Transportation and Mobility
- Energy, Sustainability and Climate
- Historic Resources and Cultural Programs
- Community Services and Facilities
- Economy and Business
- Municipal Finances



Recent and Current Master Plans in Berkshire County

Monterey
North Adams
Lenox
Windsor



Lanesborough Master Plan

Other Plans in Lanesborough

Lanesborough
Master
Plan – 195?

Lanesborough
OSRP Plan – ???

Lanesborough
Comprehensive Plan– ???

The Process of Creating a New Master Plan for Lanesborough

- Initial Meeting with Planning Board
- Compiling Data
- Reviewing Previous Plans
- Meetings with Stakeholders
- Draft Plan for Review
- Final Plan
- Implementation

Community input is sought throughout the master plan process (forums, community survey)



The Community Survey

The survey can be filled out online or handwritten.



If you haven't already, please complete a community survey.



We want to hear from you!

Lanesborough Master Plan Public Forum

Thank you for
joining us today!



BRPC
Berkshire Regional Planning Commission

Please complete the online survey or Paper Copies are available at Lanesborough Town Hall, Library, and Senior Center!

Lanesborough, MA

Master Plan Survey

Survey is open from August 1st until October 31st.

Use the following URL or QR Code to get to the survey!

<https://www.surveymonkey.com/r/LanesboroughMP>



Please complete the online survey or Paper Copies are available at Lanesborough Town Hall, Library, and Senior Center!

Lanesborough, MA

Master Plan Survey

Survey is open from August 1st until October 31st.

Use the following URL or QR Code to get to the survey!



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BRPC

Berkshire Regional Planning Commission

Welcome to the Lanesborough Master Plan Survey

Thank you for participating in the survey. Your feedback is important. The survey is open from August 1 and will close on October 31st.

All Lanesborough residents and business owners over 18 are encouraged to respond to the survey questions. Parents and grandparents are encouraged to respond for children/dependents.

The survey is anonymous unless you would like to leave your contact information (near the end of the survey.) Please complete all questions to the best of your ability.

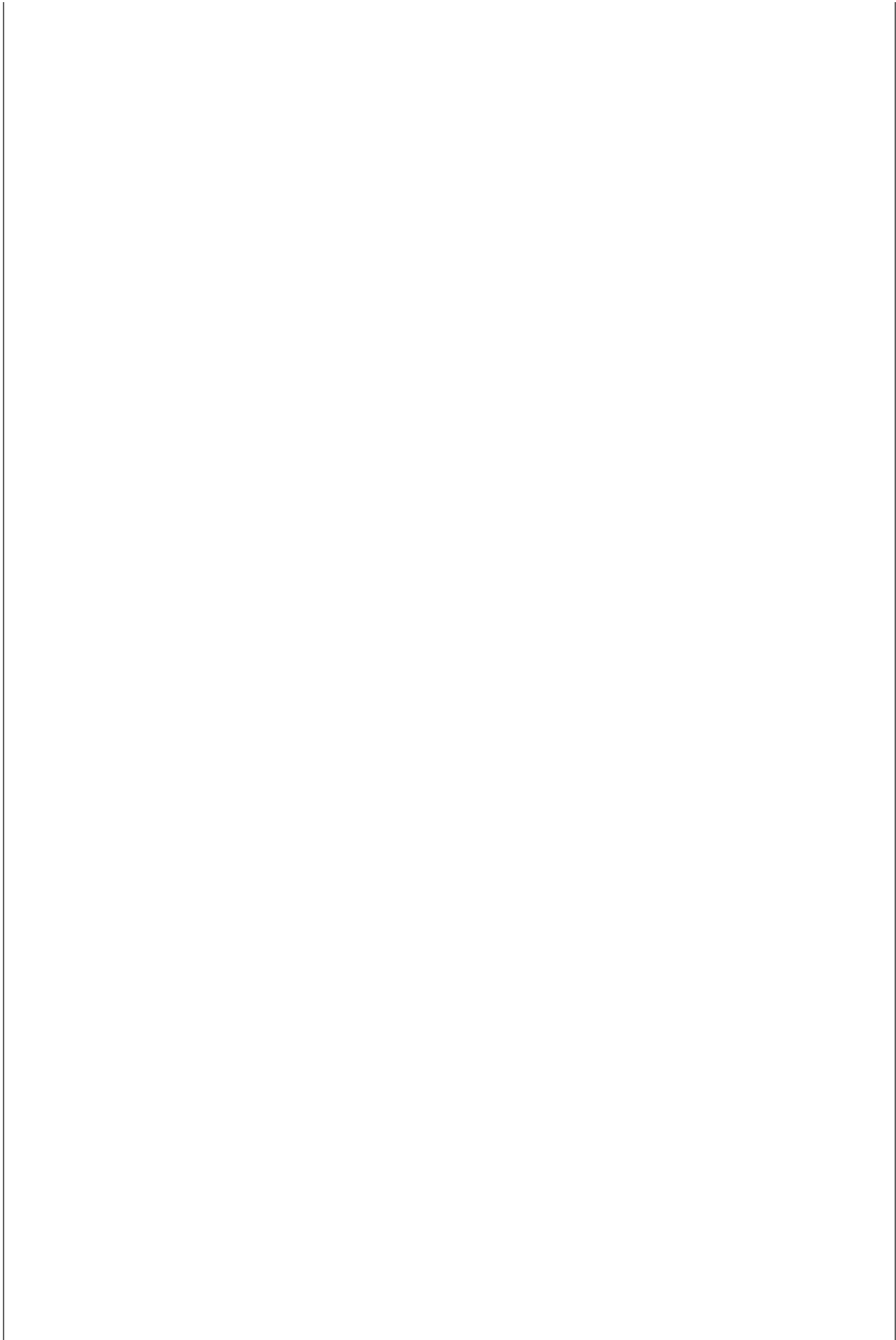
Thank you again,

Lanesborough Planning Board

* 1. What would you like to see for the town of Lanesborough for the next 20 years (Choose up to 5)?

- Slow and controlled growth
- A more distinct town center
- Encourage tourism
- Remain rural
- Preserve natural beauty
- Strong sense of community
- Senior housing
- More services for senior citizens
- Minimize tax increases
- Increase business development
- More outdoor recreational activities
- More indoor recreational activities
- More transportation services
- Early childhood services (day school, preschool, etc.)
- Drug, alcohol, mental health support programs
- Affordable housing

Other (please specify)



* 2. Click and drag the preference order for the reasons that you choose to live in Lanesborough (rank your choices)?

- Low crime rate/safe community
- Schools
- Proximity to employment
- I have lived here my whole life
- Small town atmosphere
- Peace and quiet
- People and community
- Nature, wildlife, scenic beauty
- Relatives and family live nearby
- Recreational activities
- Privacy
- Sense of history
- Climate

* 3. Which types of business would you like to see encouraged in Lanesborough? (Choose up to 3)

- Restaurant/Cafe/Bar
- Tourism and Recreation
- Agricultural
- Industrial/Commercial
- Trade services
- Retail
- Summer/youth camps
- Professional Services (such as architect, engineer, accountant, etc.)
- Home Based Business
- None

Other (please specify)

4. How often do you use the following facilities or recreation areas in Lanesborough?

	Very Frequently (More than 20x per year)	Frequently (10-20x per year)	Occasionally (1-10x per year)	Never or seldom	I am unfamiliar with the location.	N/A or no opinion
Balance Rock/Pittsfield State Forest	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bill Laston Fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Barton Ledge WMA	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Constitution Hill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ashuwillticook Rail Trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mount Greylock State Reservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Narragansett Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pontoosuc Lake	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lanesborough Town Beach- Sunrise Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bridge Street Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lanesborough Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Widow White Reserve	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Farms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cheshire Lake	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If other, tell us here.

* 5. What infrastructure project or improvement do you think should be a priority in Lanesborough (Choose 3)?

- Sewer Extensions up Route 7
- Sewer Extensions on Summer Street
- New combined EMS and Police Facility
- New Police Facility
- New EMS Facility
- Bike and Pedestrian Paths
- Solar Energy Generation
- Senior Housing
- Environmental Resilience Projects- stormwater management, drinking water protections, Pontoosuc lake management.
- Route 7 Enhancements- Lighting, sidewalks, signage, or wayfinding
- Route 8 Enhancements- Lighting, sidewalks, signage, or wayfinding.
- Dog Park
- Playground or Field Improvements
- Other (please specify)

* 6. Which of the following areas do you think should be high priorities for Lanesborough during the next 10 to 20 years? (Rank from High to Low Priority)

- Land Use
- Environmental Initiatives/Sustainability
- Housing
- Economic Development
- Natural, Cultural, and Historic Preservation
- Open Space and Recreation
- Services and Facilities
- Transportation and Mobility
- Educational Services

7. Tell us more about your most important topic- what concerns or issues should Lanesborough town government address?

8. Would you be in favor of expanding or enlarging commercially zoned areas in the town? If you said Yes, tell us more. (Refer to zoning map, above)

- No
- Yes (please specify)

9. The town's zoning bylaw controls the location, size, and shape of housing in the town. Most of the community only allows the development of single-family homes by right. Would you be in favor of revising the zoning bylaws to promote more housing opportunities/options?

- No
- Yes (please specify)

10. Would you support the town's adoption of the Community Preservation Act, or CPA, to facilitate projects in open space, historical preservation, and affordable housing? *(CPA allows communities to create a local fund that can only be used for open space protection, historic preservation, affordable housing ,and outdoor recreation. These funds are raised locally through the imposition of a surcharge of up to 3% of property tax bills. Municipalities must adopt CPA by ballot referendum. Communities enrolled in the program receive annual funding from the state that contributes to the local fund. For more information visit- <https://www.communitypreservation.org>*

- Yes
- No
- Other (please specify)

11. What improvements would you support at town parks?

	Senior exercise equipment	Additional playing fields	Additional hiking trails	Water access points (lake or river)	Additional bathrooms	Playground Equipment
Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

12. During a 2019 study of potential uses for the Berkshire Mall, the following re-use scenarios were suggested. Rank your preferences for the re-use of the property? (The town does not own the property, but local zoning does regulate the use of the site. The Master Plan can only make recommendations about town wishes to the current owner.)

	Top Choice	Second Choice	Third Choice	Fourth Choice	Fifth Choice	Last Choice
Sports Destination-indoor and outdoor courts/fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Entertainment or Resort Destination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Training/Technology Facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Care/Transitional Facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green/Agricultural Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If we didn't list your preferred use, tell us about it here. (please specify)

13. What type of Lanesborough resident are you?

- Year-round
- Seasonal (summer or winter)
- Weekend resident

Other

14. What is your household income?

- Under \$50,000
- Between \$50,000 and \$100,000
- Between \$100,000 and \$250,000
- Over \$250,000
- I prefer not to answer.

15. Do you own or rent a home in Lanesborough?

- Own
- Rent

16. Including yourself, indicate the numbers and ages of people in your household.

	0-10 years of age	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81 and above
Myself	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fourth person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fifth person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sixth person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. How do you get your local information?

- Google Group
- Town Website
- Iberkshires or Berkshire Eagle
- Town Social Media Group- Facebook, Instagram, other.
- Word of mouth.
- Automatic Emails from town entities.
- Other (please specify)

18. Please use this space to provide any additional comments or suggestions.

* 19. Are you a Lanesborough Business or Farm owner?

- Yes, I own a business in Lanesborough.
- Yes, I own a farm in Lanesborough
- No, I am not a business owner in Lanesborough.

20. If you'd like to be notified about future events or are interested in volunteering with town groups, please provide your contact information for the town's e-newsletter distribution list.

Name

Address

Phone number

Email

21. How do you classify your business type (categories are taken from the Lanesborough Business Directory)?

- Agriculture
- Automotive
- Dining
- Health and Human Services
- Home Repair and General Construction
- Lodging
- Professional Services
- Recreation
- Retail
- Other (please specify)

22. Lanesborough Farms/Business owners, please tell us why you operate your business in the town? (choose all that apply)

- Small-town character.
- Local Shops/restaurants.
- Low tax rate.
- Low crime rate.
- Proximity to home.
- School system.
- Transportation system.
- Town services.
- Customer base.
- Proximity to family.
- Climate or soil conditions.
- Other (please specify)

23. Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

- More developed town center.
- Additional affordable housing for employees.
- Lower tax rate.
- Unclear regulations/bylaws.
- Increasing customer base.
- Other (please specify)

24. Tell us something we missed regarding doing business in Lanesborough?

Lanesborough Asks for Input on Master Plan

12:44PM / Thursday, October 24, 2024

LANESBOROUGH, Mass. — Residents are being asked to weigh in on the development of the town's first master plan.

Berkshire Regional Planning Commission, through Senior Community Planner Seth Jenkins, is working to meet with town officials, boards/committees, and citizens to inform the plan.

The document will provide the town with a clear direction for development, growth, and investment in the coming 10-20-year timeframe. The Planning Board will oversee the document's creation and help to implement the plan's objectives.

Master plans are typically divided into the following sections: goals and policies, land use, housing, economic development, natural and cultural resources, open space and recreation, services and facilities, circulation, implementation.

Massachusetts General Law, Title VII, Chapter 41, Section 81D assigns the responsibility of creating a master plan to the Planning Board to provide "a basis for decision-making regarding the long-term physical development of the municipality."

To inform their decisions, the Planning Board needs input from the residents and stakeholders — the deadline is Nov. 1.

"We are asking residents and businesses to tell us about their needs and desires for the town's future," said Jenkins. "The master plan is being paid for with a \$50,000 grant from the state Executive Office of Environmental Affairs and \$10,000 matches from both the town and Berkshire Regional Planning Commission."

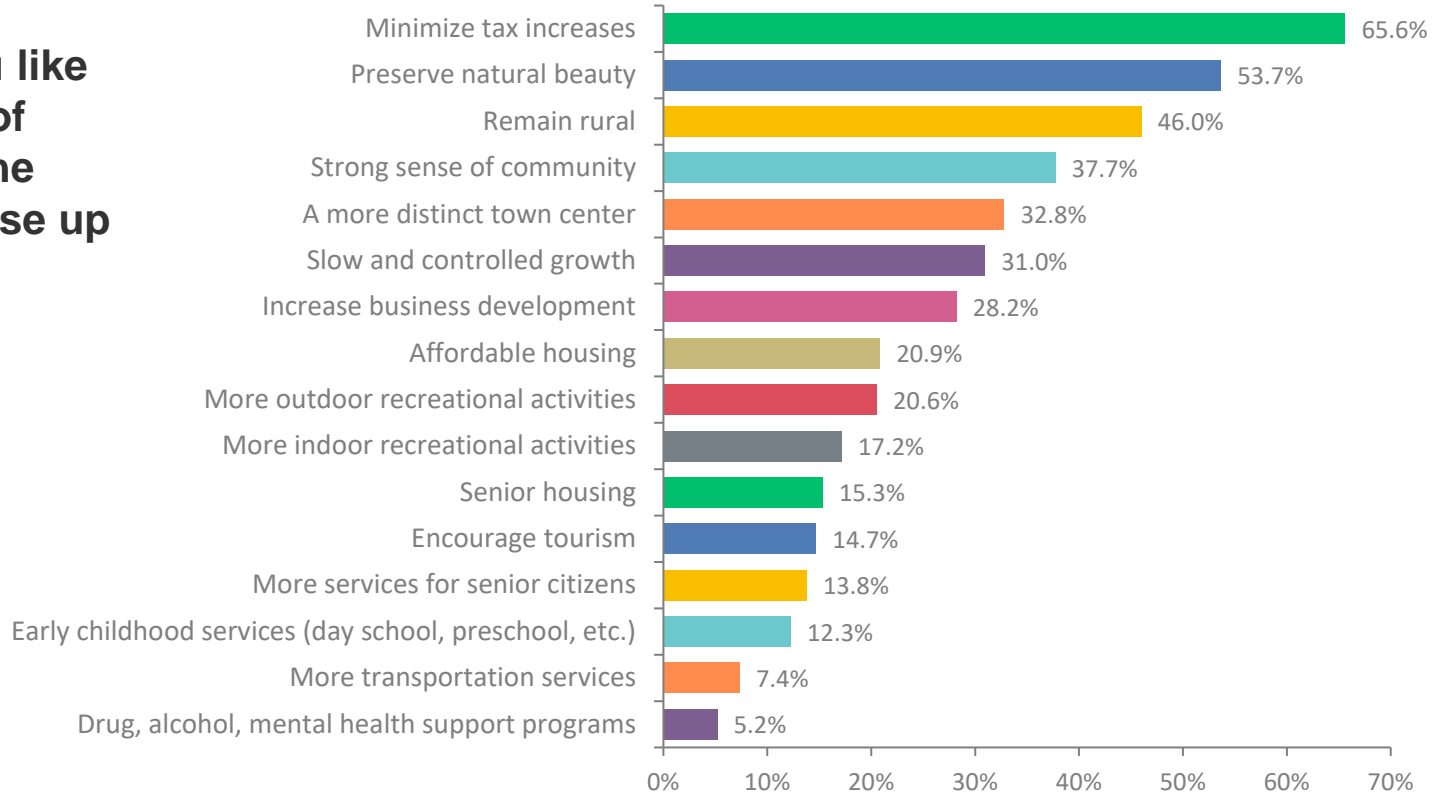
The plan is expected to be finished by May 31, 2025. The link for the survey is www.surveymonkey.com/r/LanesboroughMP.

Lanesborough Master Plan Survey

Monday, November 11, 2024

Answered: 326 Skipped: 0

Q1: What would you like to see for the town of Lanesborough for the next 20 years (Choose up to 5)?



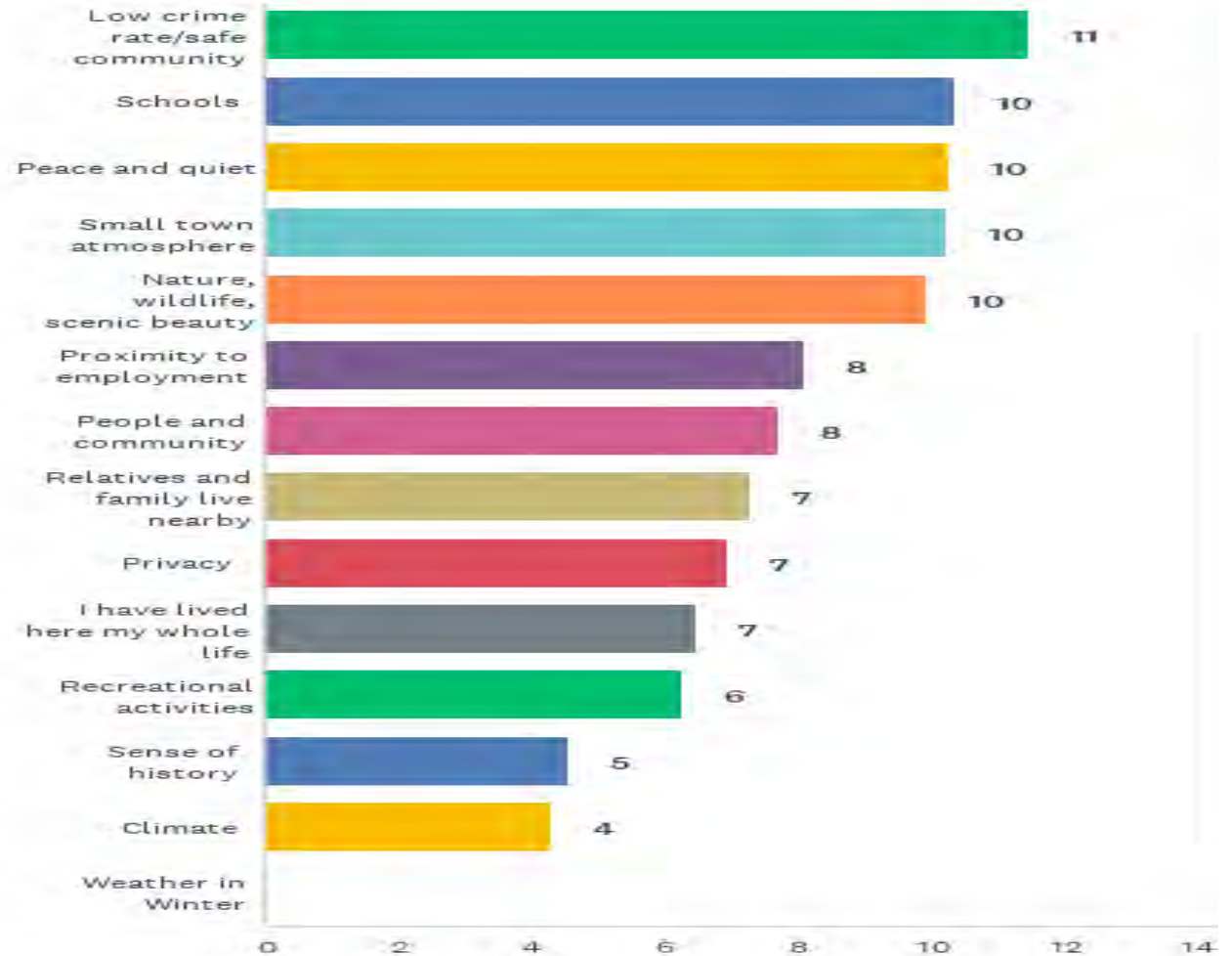
Answered: 326 Skipped: 0

Q1: What would you like to see for the town of Lanesborough for the next 20 years (Choose up to 5)?

ANSWER CHOICES	RESPONSES	
Minimize tax increases	65.64%	214
Preserve natural beauty	53.68%	175
Remain rural	46.01%	150
Strong sense of community	37.73%	123
A more distinct town center	32.82%	107
Slow and controlled growth	30.98%	101
Increase business development	28.22%	92
Affordable housing	20.86%	68
More outdoor recreational activities	20.55%	67
More indoor recreational activities	17.18%	56
Senior housing	15.34%	50
Encourage tourism	14.72%	48
More services for senior citizens	13.80%	45
Early childhood services (day school, preschool, etc.)	12.27%	40
More transportation services	7.36%	24
Drug, alcohol, mental health support programs	5.21%	17
TOTAL		1377

Answered: 326 Skipped: 0

Q2: Click and drag the preference order for the reasons that you choose to live in Lanesborough (rank your choices)?



Answered: 326 Skipped: 0

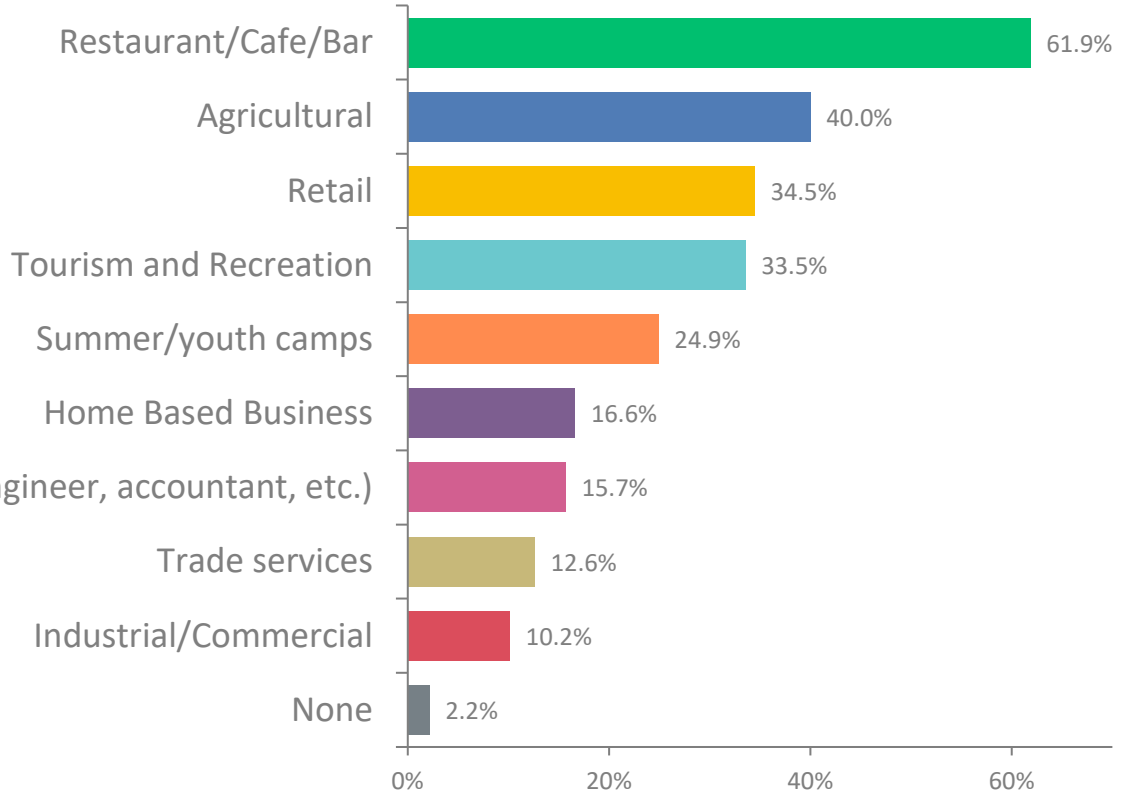
Q2: Click and drag the preference order for the reasons that you choose to live in Lanesborough (rank your choices)?

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Low crime rate/safe community	24.23% 79	20.25% 66	17.48% 57	10.74% 35	7.06% 23	7.06% 23	4.29% 14	3.68% 12	1.23% 4	0.61% 2	1.23% 4	1.53% 5	0.61% 2	0.00% 0
Schools	25.77% 84	17.79% 58	10.74% 35	3.99% 13	6.75% 22	7.36% 24	3.37% 11	4.29% 14	3.99% 13	3.99% 13	4.29% 14	3.37% 11	4.29% 14	0.00% 0
Peace and quiet	6.75% 22	10.43% 34	14.11% 46	17.48% 57	13.80% 45	16.56% 54	10.43% 34	5.21% 17	3.37% 11	1.53% 5	0.00% 0	0.31% 1	0.00% 0	0.00% 0
Small town atmosphere	6.13% 20	11.35% 37	13.19% 43	20.55% 67	17.18% 56	9.82% 32	8.28% 27	6.75% 22	2.76% 9	1.23% 4	1.84% 6	0.92% 3	0.00% 0	0.00% 0
Nature, wildlife, scenic beauty	10.43% 34	10.43% 34	10.12% 33	12.27% 40	13.80% 45	10.12% 33	9.82% 32	13.50% 44	7.06% 23	1.84% 6	0.31% 1	0.31% 1	0.00% 0	0.00% 0
Proximity to employment	3.99% 13	8.28% 27	13.19% 43	6.75% 22	8.28% 27	7.98% 26	9.82% 32	6.75% 22	4.91% 16	6.75% 22	7.36% 24	11.04% 36	4.91% 16	0.00% 0
People and community	1.23% 4	1.23% 4	3.68% 12	4.29% 14	7.06% 23	14.42% 47	20.25% 66	21.47% 70	13.80% 45	5.83% 19	3.68% 12	2.15% 7	0.92% 3	0.00% 0
Relatives and family live nearby	5.83% 19	8.28% 27	4.91% 16	3.68% 12	4.29% 14	4.60% 15	7.06% 23	9.20% 30	17.48% 57	10.74% 35	8.28% 27	12.88% 42	2.76% 9	0.00% 0
Privacy	2.76% 9	2.76% 9	2.76% 9	6.75% 22	7.67% 25	8.28% 27	7.36% 24	7.36% 24	14.42% 47	13.19% 43	20.86% 68	4.29% 14	1.53% 5	0.00% 0
I have lived here my whole life	11.66% 38	4.60% 15	5.52% 18	6.75% 22	5.21% 17	3.07% 10	4.29% 14	4.60% 15	3.07% 10	1.53% 5	4.60% 15	5.21% 17	39.88% 130	0.00% 0
Recreational activities	0.61% 2	2.76% 9	2.15% 7	3.37% 11	5.52% 18	5.83% 19	7.06% 23	8.28% 27	13.80% 45	25.77% 84	14.11% 46	6.75% 22	3.99% 13	0.00% 0
Sense of history	0.00% 0	0.92% 3	0.31% 1	1.23% 4	1.84% 6	2.76% 9	4.60% 15	3.99% 13	6.75% 22	16.26% 53	22.09% 72	32.21% 105	7.06% 23	0.00% 0
Climate	0.61% 2	0.92% 3	1.84% 6	2.15% 7	1.53% 5	2.15% 7	3.37% 11	4.91% 16	7.36% 24	10.74% 35	11.35% 37	19.02% 62	34.05% 111	0.00% 0
Weather in Winter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0

Answered: 325 Skipped: 1

Q3: Which types of business would you like to see encouraged in Lanesborough? (Choose up to 3)

Professional Services (such as architect, engineer, accountant, etc.)



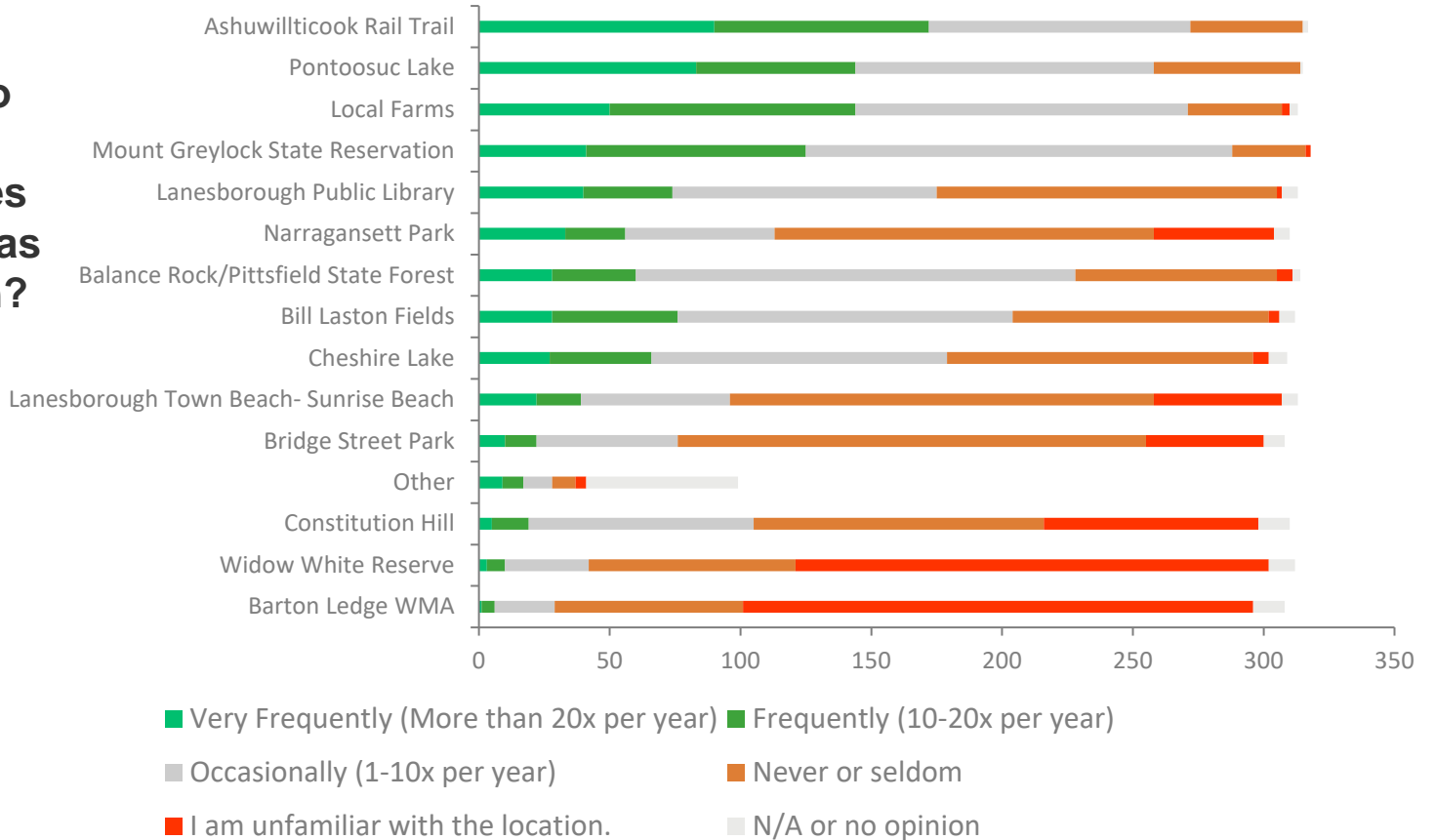
Q3: Which types of business would you like to see encouraged in Lanesborough? (Choose up to 3)

Answered: 325 Skipped: 1

ANSWER CHOICES	RESPONSES	
Restaurant/Cafe/Bar	61.85%	201
Agricultural	40.00%	130
Retail	34.46%	112
Tourism and Recreation	33.54%	109
Summer/youth camps	24.92%	81
Home Based Business	16.62%	54
Professional Services (such as architect, engineer, accountant, etc.)	15.69%	51
Trade services	12.62%	41
Industrial/Commercial	10.15%	33
None	2.15%	7
TOTAL		819

Answered: 322 Skipped: 4

Q4: How often do you use the following facilities or recreation areas in Lanesborough?



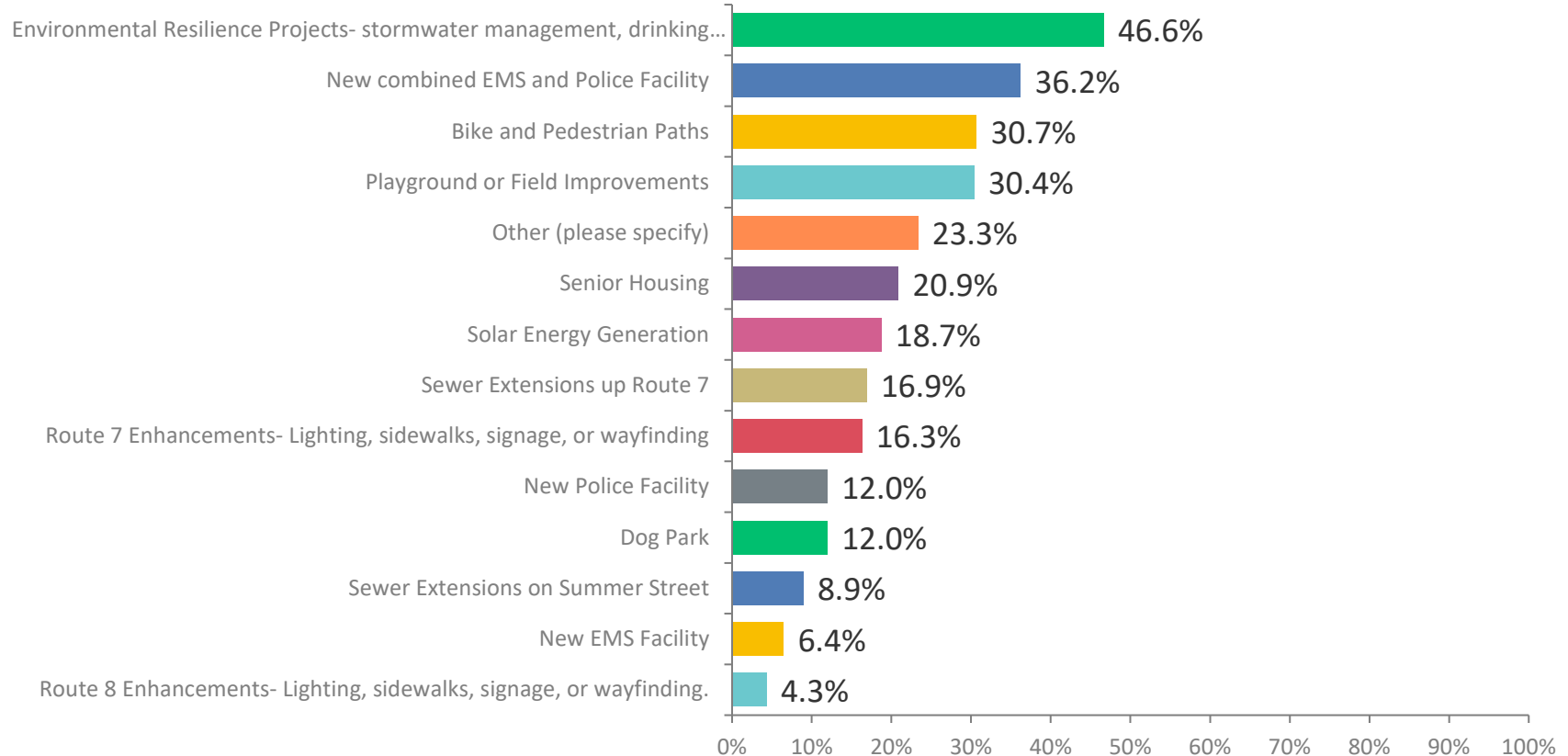
Answered: 322 Skipped: 4

Q4: How often do you use the following facilities or recreation areas in Lanesborough?

	VERY FREQUENTLY (MORE THAN 20X PER YEAR)	FREQUENTLY (10-20X PER YEAR)	OCCASIONALLY (1-10X PER YEAR)	NEVER OR SELDOM	I AM UNFAMILIAR WITH THE LOCATION.	N/A OR NO OPINION	TOTAL	WEIGHTED AVERAGE
Ashuwillticook Rail Trail	28.39% 90	25.87% 82	31.55% 100	13.56% 43	0.00% 0	0.63% 2	317	2.30
Pontoosuc Lake	26.35% 83	19.37% 61	36.19% 114	17.78% 56	0.00% 0	0.32% 1	315	2.46
Local Farms	15.97% 50	30.03% 94	40.58% 127	11.50% 36	0.96% 3	0.96% 3	313	2.51
Mount Greylock State Reservation	12.89% 41	26.42% 84	51.26% 163	8.81% 28	0.63% 2	0.00% 0	318	2.58
Lanesborough Public Library	12.78% 40	10.86% 34	32.27% 101	41.53% 130	0.64% 2	1.92% 6	313	3.07
Narragansett Park	10.65% 33	7.42% 23	18.39% 57	46.77% 145	14.84% 46	1.94% 6	310	3.49
Balance Rock/Pittsfield State Forest	8.92% 28	10.19% 32	53.50% 168	24.52% 77	1.91% 6	0.96% 3	314	3.00
Bill Laston Fields	8.97% 28	15.38% 48	41.03% 128	31.41% 98	1.28% 4	1.92% 6	312	3.01
Cheshire Lake	8.74% 27	12.62% 39	36.57% 113	37.86% 117	1.94% 6	2.27% 7	309	3.12
Lanesborough Town Beach-Sunrise Beach	7.03% 22	5.43% 17	18.21% 57	51.76% 162	15.65% 49	1.92% 6	313	3.65
Bridge Street Park	3.25% 10	3.90% 12	17.53% 54	58.12% 179	14.61% 45	2.60% 8	308	3.79
Other	9.09% 9	8.08% 8	11.11% 11	9.09% 9	4.04% 4	58.59% 58	99	2.78
Constitution Hill	1.61% 5	4.52% 14	27.74% 86	35.81% 111	26.45% 82	3.87% 12	310	3.84
Widow White Reserve	0.96% 3	2.24% 7	10.26% 32	25.32% 79	58.01% 181	3.21% 10	312	4.42
Barton Ledge WMA	0.32% 1	1.62% 5	7.47% 23	23.38% 72	63.31% 195	3.90% 12	308	4.54

Q5: What infrastructure project or improvement do you think should be a priority in Lanesborough (Choose 3)?

Answered: 326 Skipped: 0

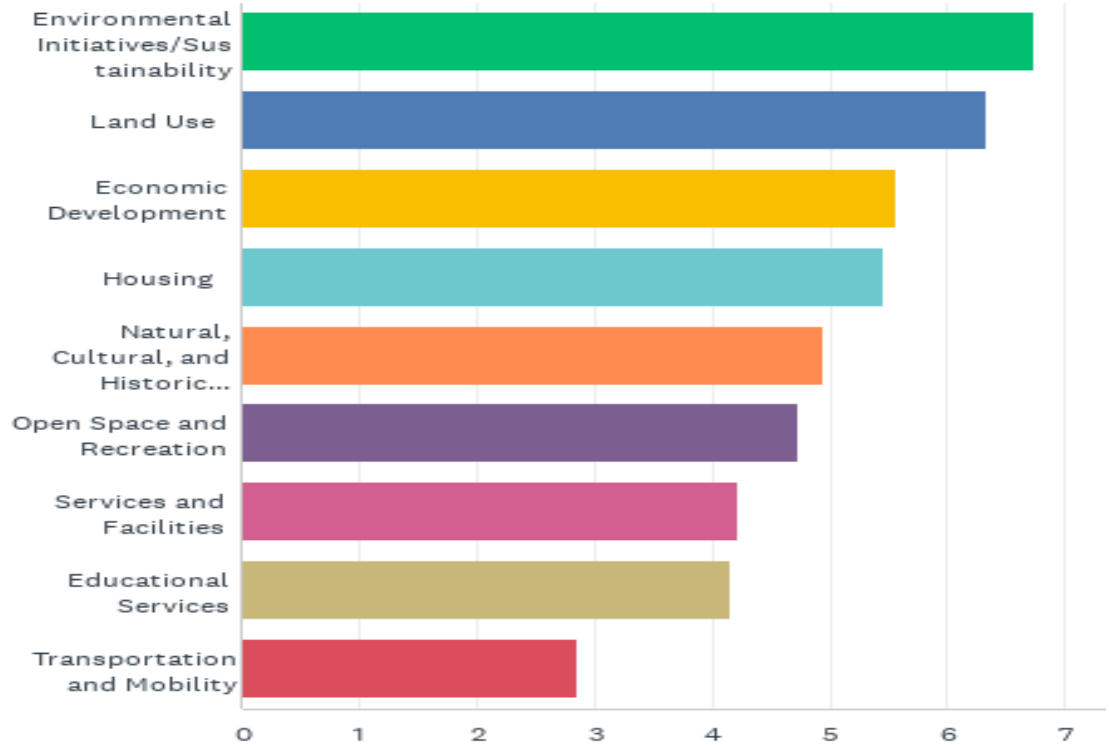


Q5: What infrastructure project or improvement do you think should be a priority in Lanesborough (Choose 3)?

ANSWER CHOICES	RESPONSES	
Environmental Resilience Projects- stormwater management, drinking water protections, Pontoosuc lake management.	46.63%	152
New combined EMS and Police Facility	36.20%	118
Bike and Pedestrian Paths	30.67%	100
Playground or Field Improvements	30.37%	99
Other (please specify)	23.31%	76
Senior Housing	20.86%	68
Solar Energy Generation	18.71%	61
Sewer Extensions up Route 7	16.87%	55
Route 7 Enhancements- Lighting, sidewalks, signage, or wayfinding	16.26%	53
New Police Facility	11.96%	39
Dog Park	11.96%	39
Sewer Extensions on Summer Street	8.90%	29
New EMS Facility	6.44%	21
Route 8 Enhancements- Lighting, sidewalks, signage, or wayfinding.	4.29%	14
TOTAL		924

Answered: 326 Skipped: 0

Q6: Which of the following areas do you think should be high priorities for Lanesborough during the next 10 to 20 years? (Rank from High to Low Priority)



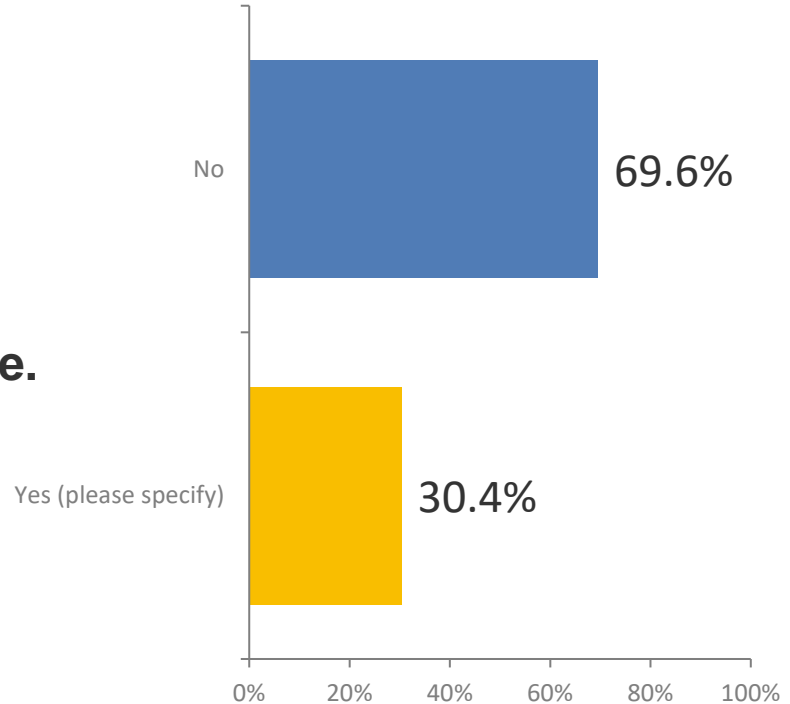
Q6: Which of the following areas do you think should be high priorities for Lanesborough during the next 10 to 20 years? (Rank from High to Low Priority)

Answered: 326 Skipped: 0

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Environmental Initiatives/Sustainability	21.17% 69	21.78% 71	16.87% 55	16.56% 54	10.43% 34	4.91% 16	4.29% 14	2.45% 8	1.53% 5	326	6.73
Land Use	20.55% 67	19.02% 62	14.11% 46	12.58% 41	10.74% 35	8.59% 28	7.98% 26	3.07% 10	3.37% 11	326	6.33
Economic Development	15.34% 50	9.20% 30	11.04% 36	15.34% 50	15.95% 52	11.35% 37	11.04% 36	5.83% 19	4.91% 16	326	5.56
Housing	12.58% 41	10.12% 33	16.87% 55	13.50% 44	13.80% 45	9.51% 31	7.36% 24	6.75% 22	9.51% 31	326	5.45
Natural, Cultural, and Historic Preservation	5.83% 19	9.20% 30	11.35% 37	10.43% 34	18.10% 59	19.94% 65	11.35% 37	8.59% 28	5.21% 17	326	4.95
Open Space and Recreation	4.60% 15	9.51% 31	10.74% 35	12.58% 41	10.74% 35	18.71% 61	16.56% 54	11.35% 37	5.21% 17	326	4.74
Services and Facilities	4.91% 16	9.51% 31	8.28% 27	6.75% 22	6.75% 22	12.27% 40	24.54% 80	19.63% 64	7.36% 24	326	4.22
Educational Services	12.88% 42	8.59% 28	5.83% 19	7.98% 26	7.06% 23	9.51% 31	7.36% 24	6.44% 21	34.36% 112	326	4.16
Transportation and Mobility	2.15% 7	3.07% 10	4.91% 16	4.29% 14	6.44% 21	5.21% 17	9.51% 31	35.89% 117	28.53% 93	326	2.86

Answered: 299 Skipped: 27

Q8: Would you be in favor of expanding or enlarging commercially zoned areas in the town? If you said Yes, tell us more. (Refer to zoning map, above)



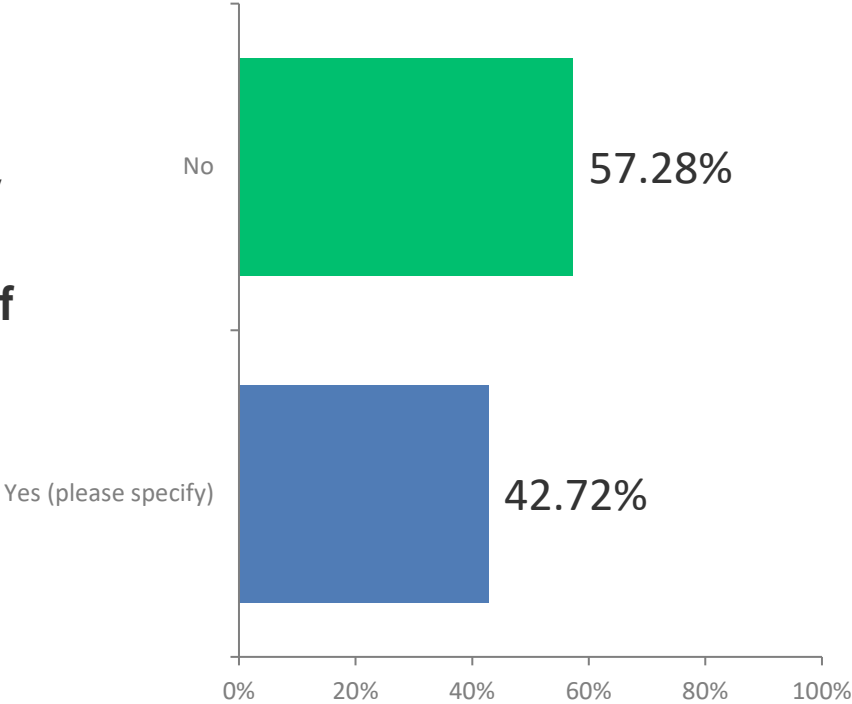
Answered: 299 Skipped: 27

Q8: Would you be in favor of expanding or enlarging commercially zoned areas in the town? If you said Yes, tell us more. (Refer to zoning map, above)

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	69.57%	208
Yes (please specify)	30.43%	91
TOTAL		299

Answered: 309 Skipped: 17

Q9: The town's zoning bylaw controls the location, size, and shape of housing in the town. Most of the community only allows the development of single-family homes by right. Would you be in favor of revising the zoning bylaws to promote more housing opportunities/options?



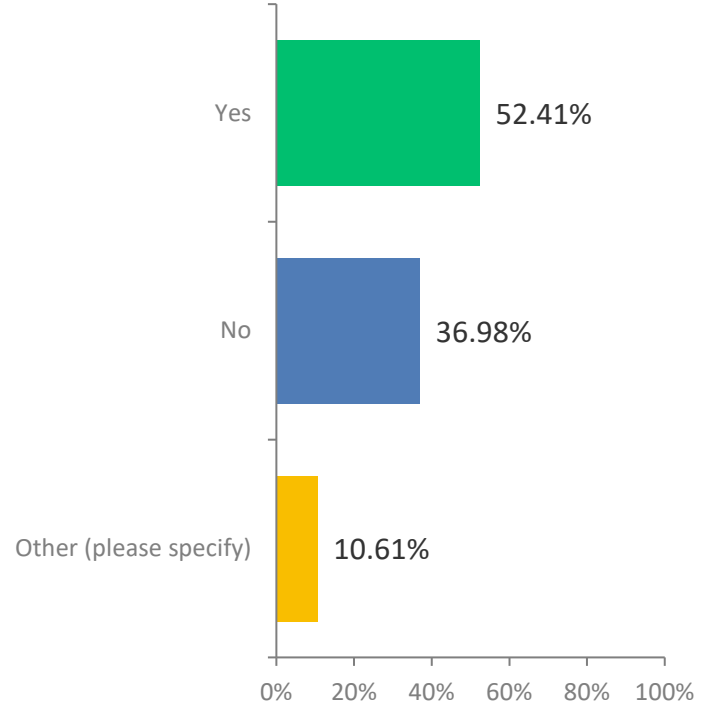
Answered: 309 Skipped: 17

Q9: The town's zoning bylaw controls the location, size, and shape of housing in the town. Most of the community only allows the development of single-family homes by right. Would you be in favor of revising the zoning bylaws to promote more housing opportunities/options?

ANSWER CHOICES	RESPONSES	
No	57.28%	177
Yes (please specify)	42.72%	132
TOTAL		309

Answered: 311 Skipped: 15

Q10: Would you support the town's adoption of the Community Preservation Act, or CPA, to facilitate projects in open space, historical preservation, and affordable housing? (CPA allows communities to create a local fund that can only be used for open space protection, historic preservation, affordable housing ,and outdoor recreation. These funds are raised locally through the imposition of a surcharge of up to 3% of property tax bills. Municipalities must adopt CPA by ballot referendum. Communities enrolled in the program receive annual funding from the state that contributes to the local fund. For more information visit- <https://www.communitypreservation.org>



Answered: 311 Skipped: 15

Q10: Would you support the town's adoption of the Community Preservation Act, or CPA, to facilitate projects in open space, historical preservation, and affordable housing? (CPA allows communities to create a local fund that can only be used for open space protection, historic preservation, affordable housing ,and outdoor recreation. These funds are raised locally through the imposition of a surcharge of up to 3% of property tax bills. Municipalities must adopt CPA by ballot referendum. Communities enrolled in the program receive annual funding from the state that contributes to the local fund. For more information visit- <https://www.communitypreservation.org>

ANSWER CHOICES	RESPONSES	
Yes	52.41%	163
No	36.98%	115
Other (please specify)	10.61%	33
TOTAL		311

Answered: 307 Skipped: 19

Q11: What improvements would you support at town parks?



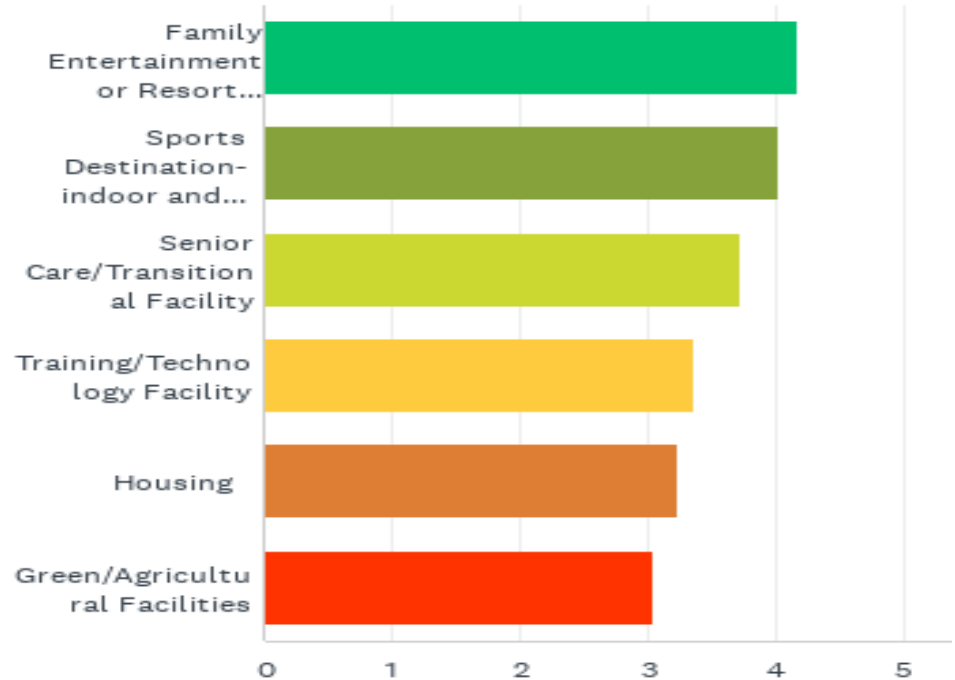
Q11: What improvements would you support at town parks?

Answered: 307 Skipped: 19

	YES	NO	TOTAL RESPONDENTS
Additional bathrooms	87.60% 212	12.40% 30	242
Additional hiking trails	90.52% 210	9.48% 22	232
Water access points (lake or river)	86.97% 207	13.03% 31	238
Playground Equipment	90.32% 196	9.68% 21	217
Senior exercise equipment	74.09% 143	25.91% 50	193
Additional playing fields	69.36% 120	30.64% 53	173

Answered: 291 Skipped: 35

Q12: During a 2019 study of potential uses for the Berkshire Mall, the following re-use scenarios were suggested. Rank your preferences for the re-use of the property? (The town does not own the property, but local zoning does regulate the use of the site. The Master Plan can only make recommendations about town wishes to the current owner.)



Answered: 291 Skipped: 35

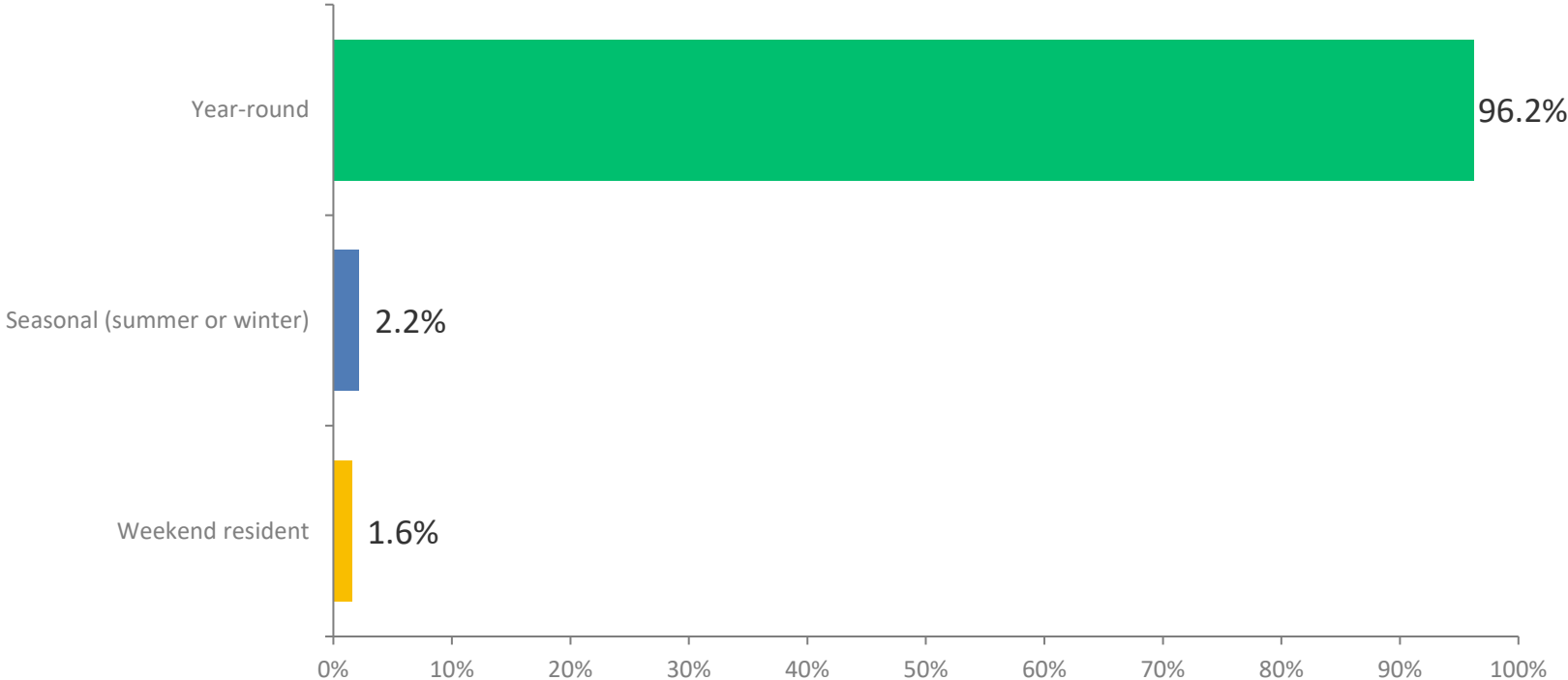
Q12: During a 2019 study of potential uses for the Berkshire Mall, the following re-use scenarios were suggested. Rank your preferences for the re-use of the property? (The town does not own the property, but local zoning does regulate the use of the site. The Master Plan can only make recommendations about town wishes to the current owner.)

	TOP CHOICE (1)	SECOND CHOICE (2)	THIRD CHOICE (3)	FOURTH CHOICE (4)	FIFTH CHOICE (5)	LAST CHOICE (6)	TOTAL	WEIGHTED AVERAGE
Family Entertainment or Resort Destination	26.55% 73	25.45% 70	16.36% 45	13.09% 36	8.00% 22	10.55% 29	275	4.18
Sports Destination-indoor and outdoor courts/fields	25.28% 68	22.68% 61	17.47% 47	11.15% 30	11.90% 32	11.52% 31	269	4.04
Senior Care/Transitional Facility	22.14% 62	17.14% 48	13.21% 37	20.00% 56	13.93% 39	13.57% 38	280	3.73
Training/Technology Facility	11.61% 31	12.36% 33	22.10% 59	20.60% 55	20.97% 56	12.36% 33	267	3.36
Housing	18.12% 52	13.59% 39	14.29% 41	10.80% 31	16.03% 46	27.18% 78	287	3.25
Green/Agricultural Facilities	12.95% 36	8.99% 25	14.39% 40	20.86% 58	19.78% 55	23.02% 64	278	3.05

BASIC STATISTICS						
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION	
Sports Destination- indoor and outdoor courts/fields	1.00	6.00	3.00	2.96	1.69	
Family Entertainment or Resort Destination	1.00	6.00	2.00	2.82	1.64	
Training/Technology Facility	1.00	6.00	4.00	3.64	1.53	
Senior Care/Transitional Facility	1.00	6.00	3.00	3.27	1.72	
Green/Agricultural Facilities	1.00	6.00	4.00	3.95	1.67	
Housing	1.00	6.00	4.00	3.75	1.87	

Q13: What type of Lanesborough resident are you?

Answered: 318 Skipped: 8



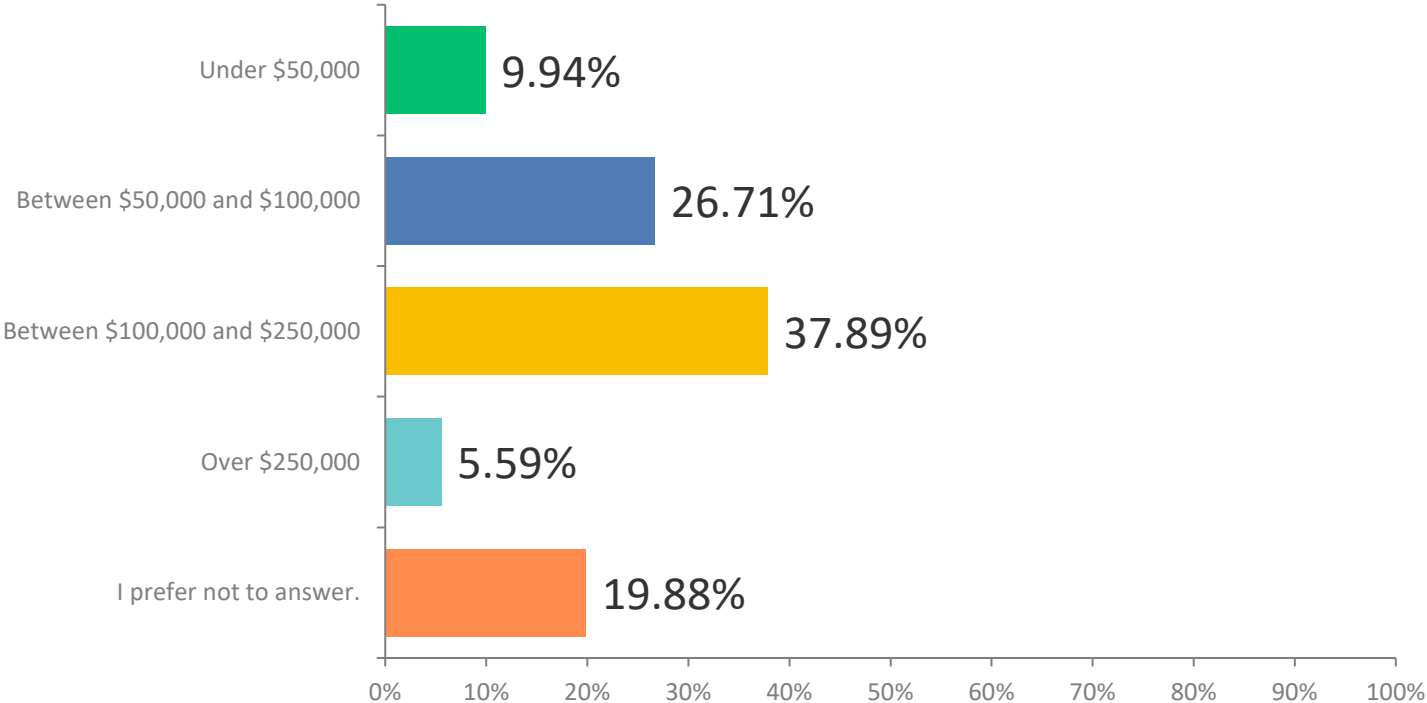
Q13: What type of Lanesborough resident are you?

Answered: 318 Skipped: 8

ANSWER CHOICES	RESPONSES	
Year-round	96.23%	306
Seasonal (summer or winter)	2.20%	7
Weekend resident	1.57%	5
TOTAL		318

Q14: What is your household income?

Answered: 322 Skipped: 4



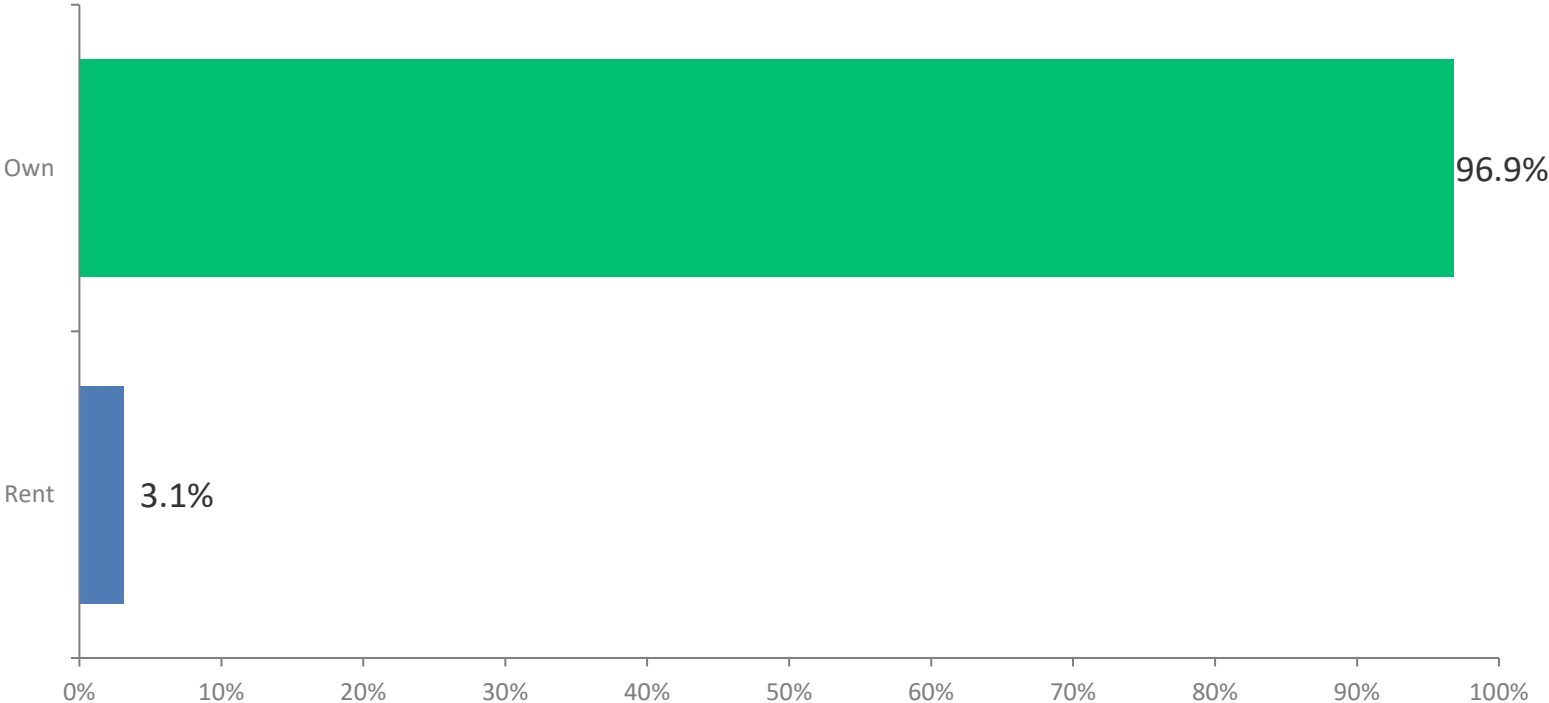
Q14: What is your household income?

Answered: 322 Skipped: 4

ANSWER CHOICES	RESPONSES	
Under \$50,000	9.94%	32
Between \$50,000 and \$100,000	26.71%	86
Between \$100,000 and \$250,000	37.89%	122
Over \$250,000	5.59%	18
I prefer not to answer.	19.88%	64
TOTAL		322

Q15: Do you own or rent a home in Lanesborough?

Answered: 318 Skipped: 8



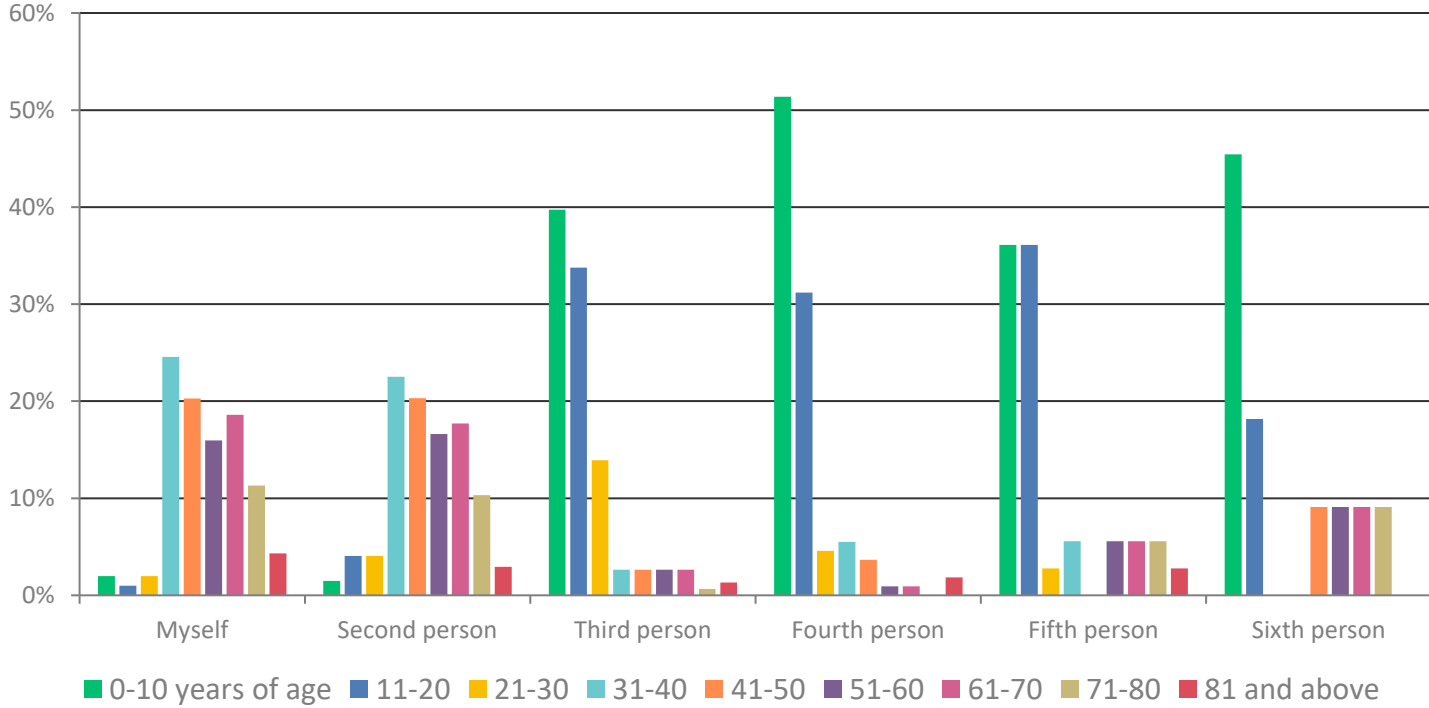
Q15: Do you own or rent a home in Lanesborough?

Answered: 318 Skipped: 8

ANSWER CHOICES	RESPONSES	
Own	96.86%	308
Rent	3.14%	10
TOTAL		318

Q16: Including yourself, indicate the numbers and ages of people in your household.

Answered: 301 Skipped: 25



Q16: Including yourself, indicate the numbers and ages of people in your household.

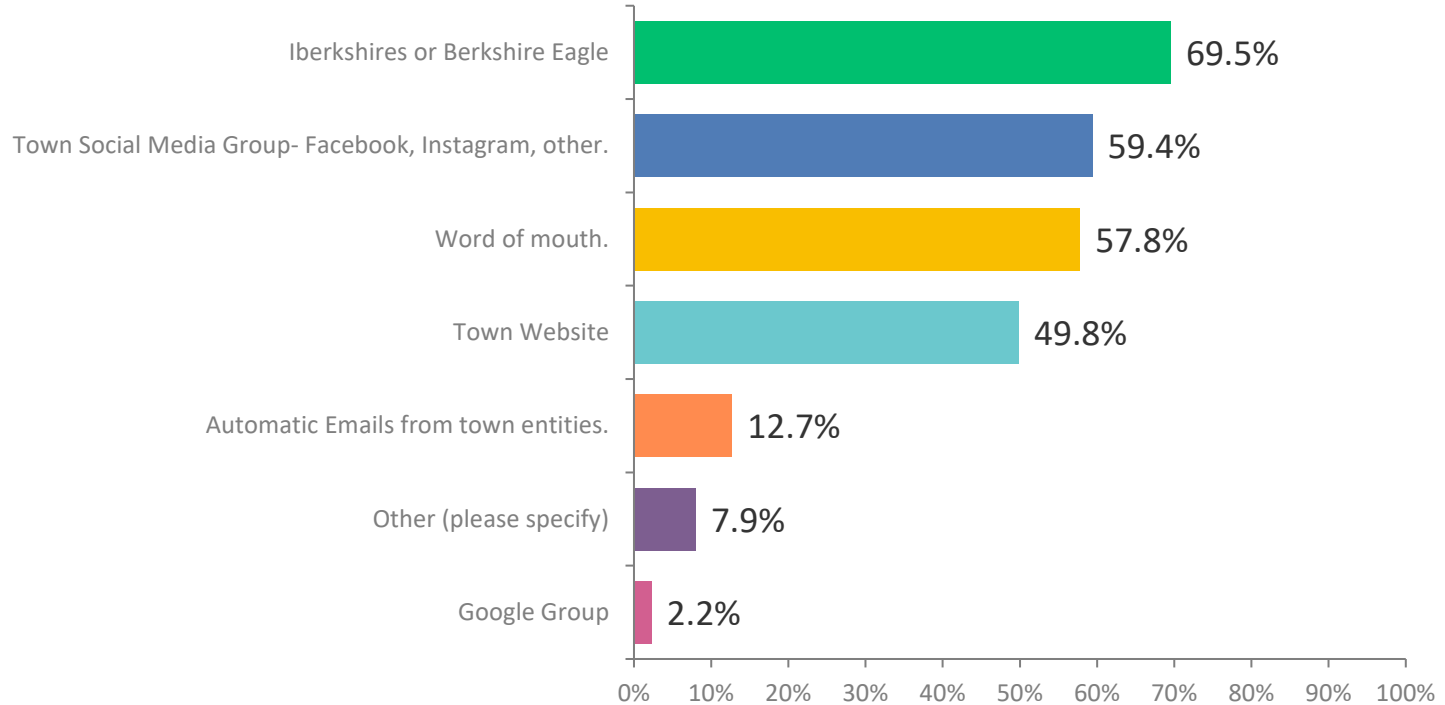
Answered: 301 Skipped: 25

	0-10 YEARS OF AGE	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81 AND ABOVE	TOTAL
Myself	1.99% 6	1.00% 3	1.99% 6	24.58% 74	20.27% 61	15.95% 48	18.60% 56	11.30% 34	4.32% 13	301
Second person	1.48% 4	4.06% 11	4.06% 11	22.51% 61	20.30% 55	16.61% 45	17.71% 48	10.33% 28	2.95% 8	271
Third person	39.74% 60	33.77% 51	13.91% 21	2.65% 4	2.65% 4	2.65% 4	2.65% 4	0.66% 1	1.32% 2	151
Fourth person	51.38% 56	31.19% 34	4.59% 5	5.50% 6	3.67% 4	0.92% 1	0.92% 1	0.00% 0	1.83% 2	109
Fifth person	36.11% 13	36.11% 13	2.78% 1	5.56% 2	0.00% 0	5.56% 2	5.56% 2	5.56% 2	2.78% 1	36
Sixth person	45.45% 5	18.18% 2	0.00% 0	0.00% 0	9.09% 1	9.09% 1	9.09% 1	9.09% 1	0.00% 0	11

Total Represented by Survey: 904

Q17: How do you get your local information?

Answered: 315 Skipped: 11



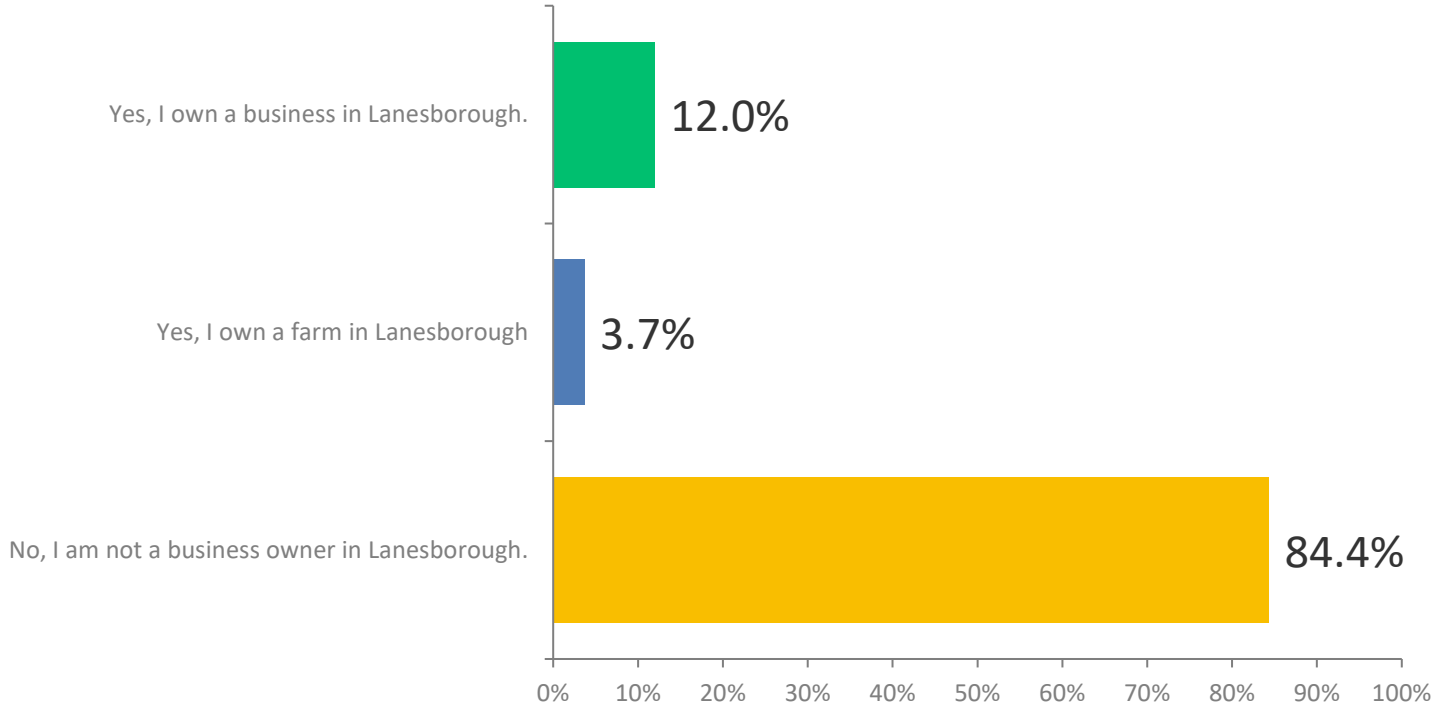
Answered: 315 Skipped: 11

Q17: How do you get your local information?

ANSWER CHOICES	RESPONSES	
Iberkshires or Berkshire Eagle	69.52%	219
Town Social Media Group- Facebook, Instagram, other.	59.37%	187
Word of mouth.	57.78%	182
Town Website	49.84%	157
Automatic Emails from town entities.	12.70%	40
Other (please specify)	7.94%	25
Google Group	2.22%	7
TOTAL		817

Q19: Are you a Lanesborough Business or Farm owner?

Answered: 326 Skipped: 0



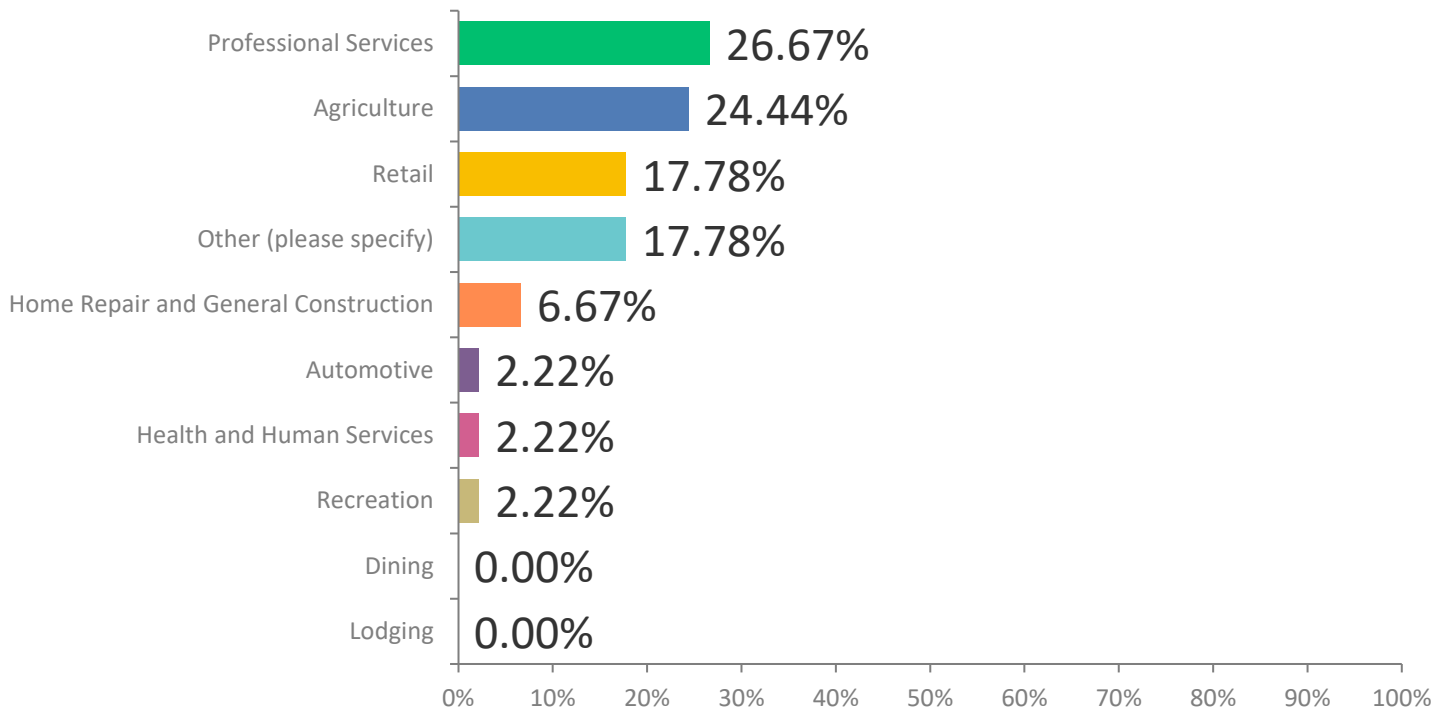
Answered: 326 Skipped: 0

Q19: Are you a Lanesborough Business or Farm owner?

ANSWER CHOICES	RESPONSES	
Yes, I own a business in Lanesborough.	11.96%	39
Yes, I own a farm in Lanesborough	3.68%	12
No, I am not a business owner in Lanesborough.	84.36%	275
TOTAL		326

Q21: How do you classify your business type (categories are taken from the Lanesborough Business Directory)?

Answered: 45 Skipped: 281



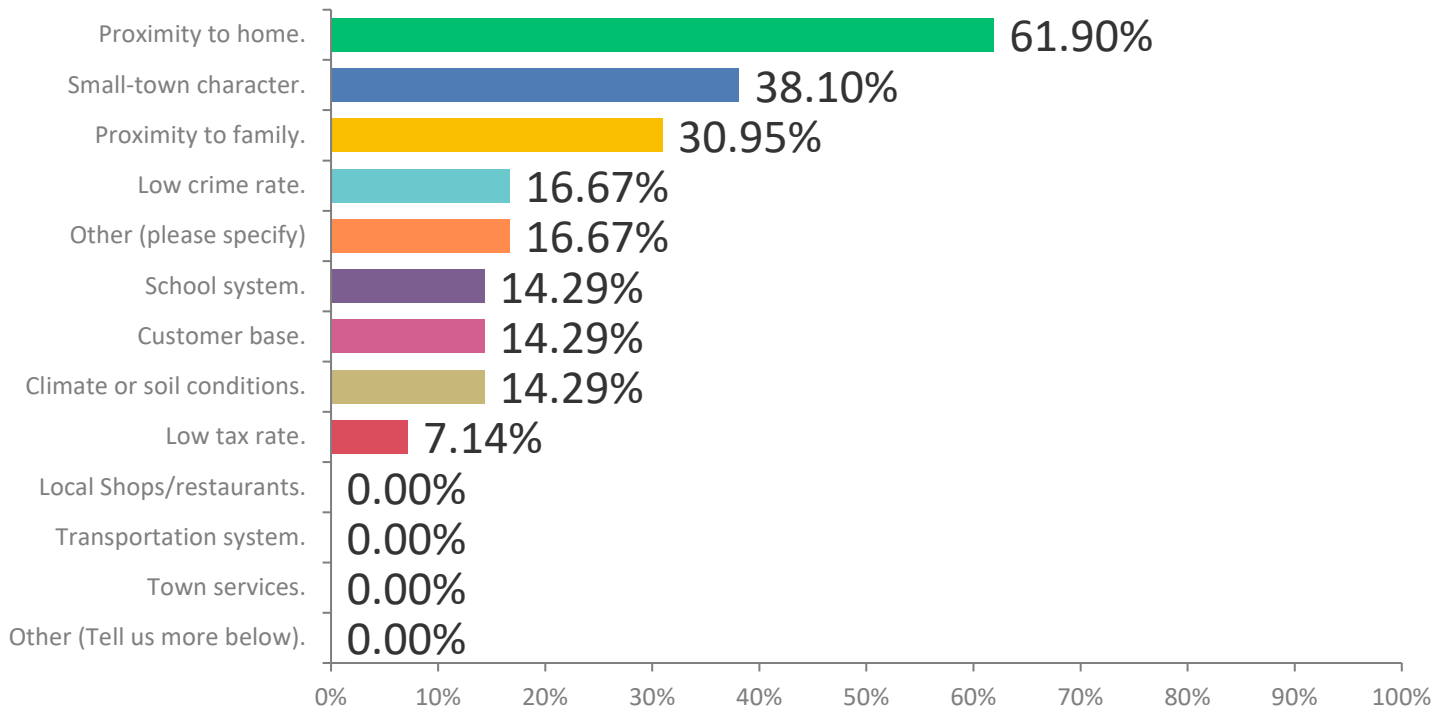
Q21: How do you classify your business type (categories are taken from the Lanesborough Business Directory)?

Answered: 45 Skipped: 281

ANSWER CHOICES	RESPONSES	
Professional Services	26.67%	12
Agriculture	24.44%	11
Retail	17.78%	8
Other (please specify)	17.78%	8
Home Repair and General Construction	6.67%	3
Automotive	2.22%	1
Health and Human Services	2.22%	1
Recreation	2.22%	1
Dining	0.00%	0
Lodging	0.00%	0
TOTAL		45

Q22: Lanesborough Farms/Business owners, please tell us why you operate your business in the town? (choose all that apply)

Answered: 42 Skipped: 284



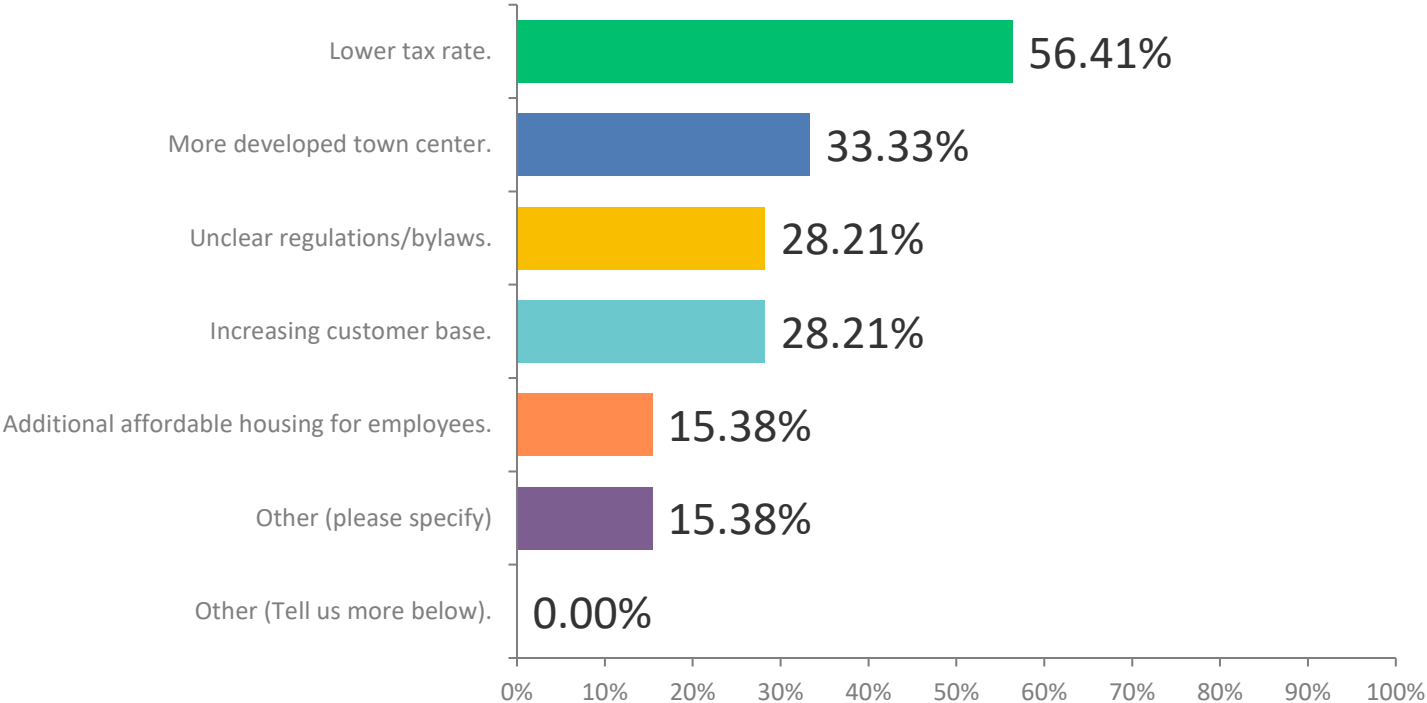
Q22: Lanesborough Farms/Business owners, please tell us why you operate your business in the town? (choose all that apply)

Answered: 42 Skipped: 284

ANSWER CHOICES	RESPONSES	
Proximity to home.	61.90%	26
Small-town character.	38.10%	16
Proximity to family.	30.95%	13
Low crime rate.	16.67%	7
Other (please specify)	16.67%	7
School system.	14.29%	6
Customer base.	14.29%	6
Climate or soil conditions.	14.29%	6
Low tax rate.	7.14%	3
Local Shops/restaurants.	0.00%	0
Transportation system.	0.00%	0
Town services.	0.00%	0
Other (Tell us more below).	0.00%	0
TOTAL		90

Q23: Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

Answered: 39 Skipped: 287



Q23: Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

Answered: 39 Skipped: 287

ANSWER CHOICES	RESPONSES	
Lower tax rate.	56.41%	22
More developed town center.	33.33%	13
Unclear regulations/bylaws.	28.21%	11
Increasing customer base.	28.21%	11
Additional affordable housing for employees.	15.38%	6
Other (please specify)	15.38%	6
Other (Tell us more below).	0.00%	0
TOTAL		69

Lanesborough Master Plan Survey- Individual Response Data

Question 1

What would you like to see for the town of Lanesborough for the next 20 years (Choose up to 5)?

- 1 A big enough place for more than 200 people to come out and vote
- 2 A community center for recreation, community events, and childcare/elder care
- 3 A moratorium on new construction on and around the lake
- 4 A much more owner friendly approach to towns people who wish to build homes or expand their existing home.
- 5 A new computation method for real estate tax. My real estate tax has been going up and up at a ridiculous speed to the point where it is the highest expenditure for me having been a permanent and year-round resident for over 20 years. I do not think it is right for the town of Lanesborough that does not even provide a public sewer system nor garbage collection to punish its residents by charging a real estate tax based on the grossly inflated real estate value of recent years. Instead, the town should give tax credit for the number of years a person has been living on the property! Otherwise, some people, especially retirees are financially getting pushed out of their own house! NOT RIGHT!
- 6 A real community center
- 7 Better more qualified people in charge of things in town
- 8 Bingo, Cards, Dances, Paint night. The Laston Park pavilion roof must be lowered, no protection from rain or sun.
- 9 Community center
- 10 Consider require repair or demo of private buildings in substantial disrepair. Environmental initiatives including personal property upkeep. Town administration oversight of private business operations in Residential areas.
- 11 Decrease taxes.
- 12 Definitely figure out what's up with taxes, assessments are all over the place and make no sense
- 13 Develop the lake. Allow docs at businesses.
- 14 Encourage dense development in a downtown where we already have full services and limit development in our rural and undeveloped areas.
- 15 Expand Sewer
- 16 Fair taxation. Large plots are taxed far under market value. Actual eyes on market comparisons need to be done to any property with acreage.
- 17 friendly, welcoming town government/working committees
- 18 garbage transfer station
- 19 Get rid of the pot store which was plopped in what should be our " distinct town center "
- 20 Increase environmental awareness to save our aquifer, our Drinking Water source. You have a septic system and cars parked on the area, this can potentially be polluting the water.

- 21 Increase town size, tax benefits to move here (like Lenox has) and stop all obvious racism in keeping everyone out of this town. Your questions are grossly biased to get the answer you're attempting to achieve.
- 22 Keeping with businesses that are locally owned, and minimizing large corporations such as Dollar General from popping up in the town of Lanesboro.
- 23 Lanesborough could be a highly desirable residence for people who work remotely but seek the peace and natural beauty of the Berkshires and for family farmers who practice sustainable agriculture
- 24 More ethnic, racial, and linguistic diversity
- 25 More participation in appointed or elected boards/committees.
- 26 Narragansett park needs a makeover mainly for all the kids that are around. It's embarrassing.
- 27 Obtain broadband
- 28 Pave basketball courts Narragansett Park
- 29 Paved road on north Main Street!
- 30 Paved roads, postal delivery
- 31 Places for teenagers to safely hang out and engage with proper supervision
- 32 Police and Ambulance Complex
- 33 Recreational places for young adults
- 34 Senior Center, Community House
- 35 Sidewalks on Bull Hill rd and Nargansett. So beautiful to walk but incredibly dangerous.
- 36 Strong Schools
- 37 Things for kids and teens to do
- 38 Town sewer
- 39 Very important to stay rural
- 40 Water meters installed in every home
- 41 Youth center
- 42 Zoning Changes to Lake South shore (community sewer, lot size/frontage) Limited by soil conditions, Identify work force for senior citizens, Senior Tax Rate (over 70) Limit growth to school capacity, eliminate school choice option, stop paying for education for non-town students

Question 3

Which types of business would you like to see encouraged in Lanesborough? (Choose up to 3)

- 1 ALL business should be encouraged to build here.
- 2 All of the above.
- 3 Bring back the mall
- 4 Bring back the Mall !
- 5 Change zoning to protect against "ADU" impact (off road parking for each bedroom rented)
- 6 farms
- 7 Golf course & hotel
- 8 Groceries
- 9 Grocery

- 10 Grocery store
- 11 Hydroponic farming - vegetables
I'd like to see initiative that encourage remote workers - young and older - to relocate to
- 12 Lanesborough and improve its housing stock
- 13 Landscaping
- 14 Lanesborough grocery #1
Market- meat, fresh veggies. Farm Stands. Thrifts for tourists-Tees, hats, sweatshirts-
- 15 Lanesborough.
- 16 Narragansett park be revamped
- 17 no condos
- 18 Recreation for kids
- 19 Retail only in mall area since it is already developed
- 20 Revitalize Golf courses
- 21 Something at the mall!!
- 22 Something to create jobs so people want to live here like an Amazon facility at the mall
Would love to see a nice cafe open in town. Small business instead of stuff like Dollar General or
- 23 liquor stores

Question 4

How often do you use the following facilities or recreation areas in Lanesborough?

- 1 Berkshire General Store
- 2 Berkshire Mall
- 3 Berkshire Pond
- 4 Berkshire Pond
- 5 Chalet WMA
- 6 Chalet WMA
Have not yet relocated to Lanesborough (will in 2025) - plan to enjoy all these places in the
- 7 future
- 8 Hiking trails
- 9 I like to walk with my dog but lots if streets people drive too fast it is scary
- 10 I patronize local businesses like Jake's, Biggins, Second Drop
- 11 Jiminy Peak summit is in Lanesborough. I have Ski pass.
- 12 Narragansett park hasnt been touched in over 20 years and should be updated
- 13 Neighborhood walks
- 14 Potter Mt trails biking & horseback riding No. Main st area
The "public beach" is a joke. We have rights to half the lake and it's barely accessible. Pittsfield
- 15 has far better access. Yet another example of how Lanesboro completely sucks.
- 16 The library is wonderful
- 17 Town Hall Community Room
- 18 Unfortunately haven't had much time to check out most of these places
- 19 Used to go but can't go out much anymore

- 20 walk around Pontoosuc
- 21 Walk Narragansett Ave
- 22 Walking on the trail leading off of North Main Street
- 23 Wampatuck Park on Narragansett.
- 24 We moved to town recently and haven't heard of most places listed but will look them up!

Question 5

What infrastructure project or improvement do you think should be a priority in Lanesborough (Choose 3)?

- 1 *** solar only where not visible to neighbors
A little TLC to Berkshire Village - Bridge, roadways, clean up the pond for kayaking and fishing,
- 2 sewers
- 3 Access to Natural Gas as Heat Source (Summer St area)
- 4 Add pickleball courts
- 5 Affordable housing
- 6 And we don't have a dog
- 7 Bars/pubs/breweries. Bike parks, hiking paths, stuff that promotes outdoors.
- 8 Beach at lake, docks.
- 9 Black Top in general, Mowing improvements & tree trimming
Bridge replaced on Old State Road at Berkshire Pond- with enough width to allow people to fish
- 10 without being afraid of getting hit by a car.
- 11 Bridge St Bridge Repaired
- 12 Broadband
- 13 Clean up rt. 8.
- 14 Community center
- 15 Community center, fiber internet
- 16 converting Cheshire lake into recreational lake instead of a swamp
- 17 CROP CIRCLES
- 18 Dead, hazardous tree removal. New tree planting along main town routes.
Definitely need to build that police building, just moved here when all that was going on and was surprised how nasty things got. Would have been cheaper than anything ever built in the city.
People don't know how good they have it out here in the Berkshires. Taxes are high but still need
- 19 to support infrastructure or we'll all be in trouble.
- 20 Development of a central or downtown area
- 21 Dirt Road Enhancements for tax payers before all other projects
- 22 Doing something with the mall.
Fiscal audit, can't prioritize any project until we know how all the money is getting spent. Too much turn over and not enough oversight, why the taxes are so high. It's out of control. Fiscal
- 23 audit #1
- 24 Fix staffing
- 25 FIXING OF THE SECONDARY ROADS

- 26 garbage transfer station
Girls softball field is pathetic in comparison to the boys baseball field...very gender discriminatory
- 27 along with the lack of resources for the girls to access equipment.
- 28 I
- 29 Improvements to the town roads
- 30 increased walkability, sidewalks on busy side roads
- 31 Jersey barrier retainer wall along Narragansett properties at intersection of Balance Rock Road.
- 32 Keep the night sky dark
- 33 Lighting and sidewalks on bull hill and other neighborhoods
- 34 Lower our taxes instead !!!
- 35 More housing community
- 36 mt biking trails expansion
Narragansett Park is a disgrace. I've been using it for 30 years and it's been updated once in that
- 37 time.
Narragansett Park is an embarrassment. It looks like it hasn't had even a moderate upgrade since I played there as a kid, and I'm 65 years old!!!! Kids need to have options for outdoor activities, without having to go to another neighborhood to play on the swings. It's been neglected long
- 38 enough, it's not a big-ticket item, get it up to the top of the list.
- 39 Natural gas expansion
- 40 New/single combined Public Safety and Town Municipal Office Complex
- 41 None
- 42 None at the time
- 43 Oversight of committees
- 44 Please Fix the Narragansett park playground. There is a very unsafe opening on it.
Police and ambulance building is way past due. Thought the plan was good, not sure why it got so nasty and people got so angry. Now its gonna cost us more money. That's too bad. Berkshire eagle says got voted down twice, only went to vote one time. Hard to get people to listen with so
- 45 much bad information around.
- 46 prefer Town to stay out of land owners rights
- 47 Recycle center could use modernizing
- 48 Road maintenance
Route 7 crosswalks are dangerous. Cars do not stop and drive too fast. Increased enforcement of speed limit on Route 7. Ruts on Route 7 should be repaired. Bad patches on road create a LOT of noise for residents on Route 7 when trucks go by, especially with Trailers. Town should
- 49 contact DOT to fix. Paving Route 7 is not for a whole year. Drinking water is a top priority.
- 50 Sewer- Entire Town
- 51 Sewer extension around pontoosuc
- 52 Sewer extensions on Old State Road and Swamp Road
- 53 Sewer extensions up Balance Rock Road
- 54 Sewer for more of the town, not just Rt. 7 or Summer St.
- 55 sewer lines in Berkshire Village.
- 56 sewer system around Pontoosuc Lake
- 57 side street paving and sidewalks
Side walks on summer st for children, sewer Partridge rd, more resturants more pride in our
- 58 town less bickering
- 59 sidewalk around lake

- 60 Sidewalk on Narragansett
- 61 Sidewalks on Bull Hill
- 62 Sidewalks on Bull Hill and nargansett
- 63 Sidewalks up Bailey rd
- 64 Speed bumps in front of LES on top of summer st.
- 65 Splash park
- 66 Street paving on north main st
The first priority should be going back to cover the basics. The water department should be placed under the management of the town of Lanesboro. We need to ensure our current
- 67 drinking water is safe as well as developing and maintaining a secondary safe option.
These all sound good but definitely ones that preserve the lake and rural areas like sewer and
- 68 environmental projects. Keep it natural
- 69 Top one is police and ambulance building too bad it didn't pass
- 70 Upgradation of North Main Street.
- 71 Water main replacement on Old Cheshire Rd
- 72 Water meters
- 73 why not replace Town Hall as part of new EMS/Police facility?
Yes to environmental resilience options, but please research the options' efficiency and
- 74 practicality.
You missed the obvious need for sewer enhancements by the lake but this is again, an incredibly biased survey. NO MONEY should be invested into a new Police or EMS facility. WASTE OF
- 75 RESOURCES.
- 76 Youth center

Question 7

Tell us more about your most important topic- what concerns or issues should Lanesborough town government address?

- 1 build a new police station that is adequate for this town.
- 2
- 3 1)More activities for kids/families and adults within the town. 2)Berkshire pond cleaned up as it draws a lot of fisherman but is so weedy. 3)A more welcoming atmosphere for younger participation in town government. The current climate isn't very welcoming and is centered around the same select few people who want to control all decisions within the town without entertaining fresh new ideas.
- 4 102 Prospect Street
- 5 120 Bailey Rd PO Box 245
- 6 580 South Main Street
- 7 A real town centre
- 8 Accountability for dept heads and there staff. Who monitors they are actually doing there jobs.

- 9 Activities for kids and adults. Four wheeling on trails for older kids.
- 10 Affordable housing for long term residents. No more vacation rentals.
- 11 Affordable housing. Single father with annual income \$80,000 and have to live with family due to housing prices. Could afford a tiny home on my property but not allowed. This is the only type of housing our younger generations can afford and should not be prohibited during a housing crisis. Seem more worried about increasing allowable size of ADU's for rich people to build another home on their property.
- 12 After fiscal audit we need police and ambulance building. The already provide the services to all of us and we need to return the favor with the building they need. No brainer. Don't want too much development to ruin the natural landscapes and farms we have here.
- 13 All of these seem important really, definitely need to keep things natural and preserve the Berkshire's beauty. Housing is a challenge everywhere, a lot of people want to move here from the city but needs to be balance so locals can stay around too, I get that. Seems like a lot of air b n b everywhere that should be looked into and regulated somehow.
- 14 Already mentioned the neglected Narragansett Park. We need more businesses that employ more than a handful of people, with wages in the \$22-\$30 per hour range.
- 15 As the population ages we need more public transportation. A real draw to live in Lanesboro for me was its semi-rural nature yet closeness to Pittsfield and cultural centers. That would be made even better with more public transportation.
- 16 Baker hill rd district and the water department should not be there own entity.
- 17 Better internet connection broadband. Utilization of the mall
- 18 Biggest concern is the high taxes and getting very little in return for them. For example no trash removal. I spend over \$400 per year for trash removal. Outrages water bills and no sewer.
- 19 Clean up Cheshire lake, the part in lanesboro,
- 20 Clean water. Residences on Route 7 should be valued and businesses should respect residents with control of harsh lighting, blinking lights, blinking neon open signs.
- 21 Climate change and the loss of forests and wildlife habitat is one of my big fears and I would like Lanesborough to remain a town where conservation of nature and natural resources is a priority.
- 22 Climate driven issues like clean energy, severe storms, food security are not going away
- 23 Climate resilience, building community, supporting local farms and businesses
- 24 combine water district with DPW thus lowering cost to users by eliminating duplicative services and having better oversight for this most important utility; oversight of committees who aren't posting meeting minutes, aren't having meetings and who are losing members and not replacing them.
- 25 Committee oversight, issues with attendance, and not documenting issues. Example zone board with mall sale. Conflicts of interest should be noted and addressed properly.
- 26 Constant increase in taxes, the blatantly ignored girls softball field compared to the boys baseball field (feels very title 9), and the lack of policing compared to what it was years ago.
- 27 Continued quality water.
- 28 Control of runoff into Pontoosuc Lake.
- 29 Create and foster affordable housing for the poor and working class.
- 30 Development of Berkshire Mall.
- 31 Development should maintain our town unique natural beauty. Link Laston Park to BNRC Constitution Hill via pedestrian only bridge over Town Brook.

- 32 Do not want to see an over developed strip similar to Pittsfield/Lenox road. Would like to place more value on historic sites and natural resources.
- 33 DPW hires out for nearly all services. Why do we even have that department when they literally don't do anything? The water district is 100% redundant unneeded. Disband them. Baker Hill Road District is unneeded. Disband them. Track all capital purchases and let the public know exactly what years/mileage and mechanical issues with each vehicle that comes up to be replaced. We do not receive ALL the pertinent information. Stop gatekeeping. The ONLY focus of this town should be is expansion. Get business in here and build, build, build.
- 34 Drinking water
- 35 Ease of access for businesses (parking, signage, sidewalks and walkways, etc.).
- 36 Educate the people in charge so they can do better for this town.
- 37 Educated children make good, intelligent citizens.
- 38 Encourage pollinator gardens, natural meadows, less areas to mow in Laston Park
- 39 Encourage tourism, allow businesses to innovate and be creative in order to make the town a point of destination.
- 40 Everything we do should be sustainable and minimize impact to the environment. Our goal should be to have a downtown similar to Lee in 100 years. To attain that we need to put the plan in place today. This can be done with Form Based zoning. While we develop a downtown we need to limit development in our rural and undeveloped areas so that costs for our farmers are kept low so that they can remain competitive and are not forced to sell to developers.
- 41 facilities because Lanesborough needs that Police and ambulance building, way past due. Shame to treat first responders so bad.
- 42 Fair taxation. Forholtz farm and other properties > 10 acres seem undervalued as do many local bigger homes. When they sell on open market that sale price should be new assessed value. After major remodels they also should be revalued. Seems like smaller homes are supporting larger more expensive properties.
- 43 Fix the spending... The town spends as if the mall tax base is still included. Tax and housing prices are too high of a valuation
- 44 Focus on developing the Mall into a mixed use community facility, for a variety of demographics for housing, retail, events and recreation
- 45 Greater police presence in traffic engagement. A town center seems missing although the plaza with the Local Market and the relocation of Elle Spa and building remodel both very positive and a nice reflection on the town.
- 46 Having budget voting be available from home and not at a town meeting. Or even have a set few days where people can come into the town hall and do their voting the same way we do voting for town officials and US pres. Working families can not always make these meetings. Not everyone works the standard 9-5.
- 47 High taxes
- 48 High taxes,
- 49 housing and land use on Narragansett Ave area. zoning issues. Small cottages are being torn down for huge multiple bed room houses and turned into B&B's changing the characteristics of the area. Setpic issues for the Lake? Narragansett is a dead end area. Increased traffic? I'm all for upgrades but....
- 50 housing for seniors so we can afford to keep living here. need that new police station with ambulance to keep the price down

51 Housing is number one, it's too expensive especially for families. We need more families in Lanesborough. And a building for EMS and Police, that should be priority too.

52 Housing is the big one, we need more small businesses that can be run from home that's the kind of town I want to live in. No more construction companies, not condos or crap like that. Keep it rural, support the farms and home businesses.

53 Housing, we need space for families and affordable for seniors so they can stay in town.

54 I believe that the town has changed over the years and is not the friendly small town it was. There are cliques of people who own the town and are not welcoming

55 I cannot put into words how I feel about the actions of the selectmen and their self serving agenda as opposed to the wants and needs of the tax paying residents.

56 I fully stand on having a youth center for the youth of our neighborhood. Our rec fields should be a priority as well. Anything to keep kids outside and healthy should be a priority of the town.

57 I live and run a business at 465 north main Street. My property adjoins Lasten field a d constitution hill. If you build a bridge to gain public access to constitution hill how will you control the public from accessing my property?

58 I see property taxes continuing to increase unless there is economic development of businesses and multi unit apartment complexes which should include senior housing.

59 I would love to see the mall turned into something useful. Indoor recreational facility, restaurants, etc. I hate to see it crumble when it has so much potential.

60 I would really like to see Naragansette Park fixed up again. The basketball court is a disaster

61 I'd like to see more longterm planning, with thought on climate change and sustainability, protections of the waterways, forest areas and cleaning up areas that seem to have been contaminated by businesses (junkyard in a wetland on Swamp road). Sewer lines around the lake make sense. We have a great school, would like to see more park improvements and programs and services to bring families into town. Housing shortage is a big one too- everywhere but I think Lanesborough could make changes to address so many short term rentals being bought by corporations. This takes homes away from full time community members/ voting residents and creates more stress on neighbors, first responders who have to deal with keeping the peace. Learned of the need for long term space for PD and EMS too, thought it was a good proposal and that building will just keep getting more expensive. Hindsight I should have gone to vote but town meeting on a school night is hard and heard it was a shit show that night too.

62 Increasing tax revenue that does not rely on year round home owners.

63 Infrastructure such as roads, sidewalks, water and sewer are important to create an attractive and functional place to live and work.

64 Initiating A free Recycling pick up program like in Pittsfield

65 keep Lanesborough rural, no condensed housing

66 Keeping our taxes in check

67 Keeping taxes down

68 Keeping town Livable. Using mall area by putting a police station and emergency services in there as offered so money doesn't have to be wasted and taxes do not have to be raised.

69 Key projects should be looking at protecting and improving natural areas. Climate change is should be a big focus, if little towns don't put steps in place in 10 years Lanesborough could be a parking lot instead of the awesome farms and lakes we have now. I don't have a lot of time to explore but having lots of trails and parks around I know i'm healthier and it should stay that way.

- 70 Lack of clear access to the Pontussuc Lake for people who don't live on its shore; Inability to retain younger talented people, lack of recreational facilities, lack of a proper town center, uneven services provisions for different parts of the town.
- 71 Lanesborough is a beautiful place and has some wonderful resources and services. I would like to see its attributes celebrated and see a little more diversity and inclusion in decision making. Very long term, how will my children live in Lanesborough? Four things I love abt Lanesborough— The farm scene is so vibrant, it is easy to grow your own food and support farmers growing food for you; The outdoor recreation is awesome; It truly is a small town in a good way. There is a nice community of young families who are glad to be here. The school and library are wonderful.
- 72 Lanesborough needs balanced housing development that includes low, affordable mixed housing.
- 73 local transport for those who do not drive - expanded bus service
- 74 Lowering property taxes
- 75 Maintain the country spirit.....
- 76 maintaining infrastructure
- 77 Maintenance and planning for existing facilities/buildings/roads/services etc rather than deferring/ignoring until there's a crisis or failure which costs more to resolve
- 78 Making the town more inclusive, diverse, and welcoming to people from different racial and ethnic backgrounds. I would love to see more immigrants settling in a place like Lanesborough. The town right now is very white and homogeneous and not always very welcoming for non-white folks, in my experience.
- 79 Manage town finances better to avoid need to increase taxes, eliminate Baker Hill Road District.
- 80 More business will help reduce taxes and increase income to the town
- 81 More speed traps. People drive way too fast on Bull Hill Rd, Balance Rock Rd and Narragansett Ave. Roads are too narrow for the amount of cars and HOVs.
- 82 Most important is housing seniors can't afford to live here and families can't afford to move here either. Also need a police station with ambulance maybe fire, Lanesborough needs to support first responders
- 83 My first and second choices, environmental initiatives/ sustainability and natural, cultural and historic preservation are closely tied. We have a unique and irreplaceable natural landscape in the Berkshires and Lanesborough specifically that if not thoughtfully protected from over development, deforestation and pollutants will be destroyed. Infrastructure like sewer extensions around Pontoosuc Lake, wetland and open forest protections, preservation of farmland, serious considerations of development must be made priorities in order to maintain Lanesborough's ecosystems and future.
- 84 N/A
- 85 Na
- 86 Narragansett park has had the same basketball court for over two decades without out any TLC. There are weeds growing up throughout the whole court and the basketball hoops are falling apart. The playground is also falling apart and unsafe in a few sections of it. The corner coming from the causeway is a major accident/ tragedy waiting to happen because there is no sidewalk which blows my mind.
- 87 Need to get the mall area re-vitalized. It would help reduce the tax burden on the town and would provide much needed jobs to Berkshire county. Some of the plans to have the area

- used as a partial location for senior housing, apartments, and hospitality would allow for some unique solutions that would help out the county.
- 88 No comment
- 89 no condensed housing
- 90 Old mall
- 91 Once gone no recovery - be careful of developers
- 92 Over-Development of land and disappearing public space concerns me
- 93 Please develop the former Berkshire Mall into senior housing/community rec center.
- 94 Please find a new town inspector. He is horrible!!!
- 95 Please make this more kid friendly for people who have limits to vehicles bridge street is legit just two swings for a neighborhood full of children and Narragansett hasn't been touched in 20 years the kids are the future of this town
- 96 Practical and efficient ways to maintain or improve quality of life.
- 97 Preservation of natural spaces and open land. Keep Lanesborough quiet and peaceful.
- 98 Prioritize preserving the nature in our town, what makes it such a good place to grow up and raise kids. Definitely need housing people can afford and seems like town needs to clean up some departments in order to serve the residents better and more consistently. Like, what are the job descriptions and are those being followed? Seems like that should be a place to start. If people aren't doing their jobs not much can be fixed or changed. Also we need a new building for PD and EMS so stupid how that went down. Embarrassing how this town treats first responders such a joke to the rest of the Berkshires.
- 99 Project to build more house construction
- 100 Property tax reductions as Lanesborough is near the top in Berkshire County in taxes and near the bottom services and attractiveness to potential new residents
- 101 Protect our oldest trees, farms & homes and waterways.
- 102 Reduce taxes. Our taxes are INSANE for the minimal services we have. How our tax money is used needs to be re-evaluated. Instead of constantly raises taxes when money is needed, see where funds can be re-allocated. I don't see where any of the money is going.
- 103 Road conditions access road to cell tower and town water tank flooding my house and shop for years
- 104 Road Enhancements so tax payers have safe access to homes
- 105 road safety, improved enforcement of speed limits It is not easy/safe to walk on the roads (Bailey, for example) Keep investing in schools
- 106 Senior housing would be great to have a continuous care for seniors.
- 107 Senior housing. We have none.
- 108 Sewer extensions, bring in more business, help with mall development, reduce taxes
- 109 Sewers throughout the entire town, the water department becoming municipal not private, baker hill road district being dissolved so something beneficial and positive can happen on the mall property, forward thinking that preserves the beauty and natural resources that make this a wonderful place to live
- 110 Should provide more services to residents like garbage pick up.
- 111 Sidewalks on bull hill rd and narragansett ave. Updating narragansett park Airbnb type housing should be restricted.
- 112 Sidewalks on summer st Partridge rd sewer more things todo less bickering
- 113 Speed bumps on meadow lane and Putnam road or a reduced speed limit.

- 114 Speeders! That's my main concern! People need to slow down on bull hill road and especially balance rock Road. We have a 7 year old daughter who loves to run around! We need to do something or there will be accidents
- 115 Stiffen our solar bylaws to preserve our wonderful views. Solar is good -- but nobody wants to live next to it.
- 116 STOP getting taken-advantage-of monetarily by Williamstown schools. Do not spend money on sewers and public water most of the town cannot and will not use (most have septic and superior private wells, as they should). Please keep land preserved. Please remove light pollution instead of adding more. Please be as conservative as possible with taxes and budgets.
- 117 Stop giving vehicles to all depts to drive to and from work.This was never allowed years ago. Costs town unecessary money.Everyone can drive their own vehicles and buy their own gas Save money please!
- 118 Stop increasing taxes!
- 119 Stop spending money. We're not Williamstown
- 120 Supporting the needs of our most vulnerable including mental health needs (not police)
- 121 Tasteful housing, not things like condos in town. Moving from city to Lanesborough we'd hate to see the town turn into a city and lose the natural beauty and small town feel.
- 122 Tax rate
- 123 Tax rate too high, difficult for seniors on fixed income to remain in town.
- 124 Tax rates! Way too high
- 125 Tax revenue since the mall closed pur taxes are too high
- 126 Taxes and economic development
- 127 Taxes are out of control
- 128 Taxes are really high! New building inspector and assessor.
- 129 Taxes are very high
- 130 Taxes keep increasing to an unaffordable measure with many town residents struggling to make ends meet. When is enough, enough?
- 131 Taxes too high
- 132 Taxes too high
- 133 Taxes too high!!! Too much focus on police/EMS building - too many surveys/plans \$\$\$
- 134 The amount of reckless and speeding drivers using Summer, Swamp, Partridge Rd like they are route 7/8. Speed bumps should be placed in front of LES to slow traffic. There have been a number of new families with children that walk to LES or the bus stop for MGRHS and traffic drives too fast. There is no police presence during those times so something else should be done to enforce local traffic laws.
- 135 The Berkshire Mall Tax revenue Tourism
- 136 The inability to continue to live here soon with the high taxes. We live on the route eight side of Lanesborough on a dead end street. Our taxes are over \$7000 and have less than an acre of property and this side of Lanesborough tends to honestly be completely forgotten. We pay that high of taxes with no sewer, no water and we pay for our own trash pick up. It's honestly beginning to be too hard. My tax taxes are more than my mortgage a month
- 137 The mall
- 138 The town is small but we still need buildings like the police and ambulance. It is disapointing to see the first responders get treated so bad and had to work in that bad building so long. I hope this changes things we need it

- 139 There are lots of priorities, but I put my number one as sustainability. Especially around the lake where so many houses are getting built, septic tanks and pesticides going into the water. I think Lanesborough is listed as a Pollinator Friendly Community, but the milkweed patches are cut down every year during monarch breeding, pesticides are being used near the lake and I have not seen any pollinator initiatives since I have lived here. Housing is also a big concern, we have a great school and families can't afford to move here. Maybe business taxes need to be done differently? I'm not an expert on this but seems like changes could be made to make Lanesborough more friendly to families.
- 140 There is so much focus on economic development, that feels short sighted. Is that the kind of community we want Lanesborough to be- all developed? Focus should be on preserving natural resources we are so lucky to have- lakes, forested areas, farms. Make Lanesborough a destination for the natural beauty we already have by preserving it not focusing on building condos, retail and chain restaurants. It won't lower taxes in the end and will ruin what makes the town such a special place.
- 141 These areas are all good priorities, but more/ better support for small and local businesses is my big one. I have not felt supported in my business in this town, there is so much potential with the flat tax rate to welcome more new businesses in but if town employees and the community aren't supportive it won't work.
- 142 They do not promote business. Many stores on North Main are set off the road. The restrictions on signage and flags is ridiculous. Some businesses cannot be seen because the traffic moves so quickly. And on the note of traffic. Construction on Rte. 7 for 3 consecutive years is a store killer for sure. No one wants to navigate the construction. This is seriously affecting my business.
- 143 They need an ambulance and police building. The way they treated that group was so bad after all the work to show the shared building. I couldn't get there to vote. I don't know what land use means I put that last
- 144 Town sewer
- 145 Transportation has been a big issue for all towns in Berkshire County, because of being rural. It would be nice for our seniors, people who are working, and those with disabilities to have reliable transportation on a daily basis.
- 146 try to get the EMS/police station planned and built provide better options for solar, utilities, more fair water payment system- I am a single homeowner and pay the same water bill as a family of 5 using much more water
- 147 up-to-date EMS/Fire/Police headquarters, Renewable energy development, quality education, and supportive community services for seniors and children.
- 148 Usage of the elementary school as a sort of community center or ymca should not be allowed with out staffing or without having to pay to use the facilities it causes nothing but issues for the workers in that building having to constantly work around and clean up after disrespecting people who show up and do whatever they feel like in that space after never paying a usage fee and then making a mess such as eating and drinking in the gymnasium regardless of numerous signs that say DO NOT do so
- 149 Vacant Berkshire Mall should be developed into productive space.
- 150 Viable Police Building, Cleaning up the pond in Berkshire Village - MANY people Kayak and fish there but once the weeds take over kayaking is impossible
- 151 Water meters. I resent paying for others water usage. We should be billed according to our own usage.
- 152 We aren't Williamstown. We never were or never will be. Stop letting local people who run in office and own businesses make decisions. My god!?! Figure out ways to create tax

- revenues other than.... Raising taxes? Wtf? Don't follow Pittsfield..... they are failing. Just like the mall. It's all a giant catastrophe. You let a certain crowd in and all of a sudden gun violence in middle school becomes an issue. Promote businesses, other than weed, olde forge, and trucking. People visit our area for outdoors, scenic stuff, promote and use as a tax tool..
- 153 We have a great and beautiful town - let's maintain its beauty. Let's organize town clean-up days. Let's have a town fund to help repair and beautify homes of those who need a hand. Let's take steps to preserve our bodies of water. Let's support local farms. Let's improve transportation options for our elderly.
- 154 We have always been a bedroom community. We need to decide if we want to preserve that. I do. As far as economic development, the Mall exists, we need to do whatever to assure it becomes an asset to the town and not the liability it is quickly becoming.
- 155 We moved here a few years ago but have learned and seen there is a need for upgrades to town buildings, Town Hall, the Library could use updating- is Town Hall ADA compliant? There is need for a Police and Ambulance building too, we support that as well as looking at longterm environmental preservation to keep the rural feel. Moving from Boston area that was a big draw for us.
- 156 We must remain local and unique. Discourage the encroachment of chain stores and restaurants.
- 157 We need more affordable housing options, especially for our elders and long time residents. They are being priced out of town due to taxes and inflation.
- 158 We need to move away from fossil fuels and look to renewable energy sources.
- 159 With its peace, privacy, abundance of natural beauty, local agriculture, and current attractions - along with proximity to similar offerings in Berkshire County and Valley, Lanesborough is an idyllic, lovely, small town in which to live. I would like to see those qualities protected and, slowly, leveraged to grow its population. I think it could be a very desirable and relatively affordable residence for people who work remotely, perhaps out of Boston or NYC - which allow for easy (enough) access to 1-2 days a week at office. Other communities have provided incentives, grants to achieve a similar goal with this demographic. It would draw residents with professional level salaries to invest in housing stock/pay taxes without as much negative impact on traffic, congestion, etc, etc. that could disrupt the small, quiet town atmosphere and drain municipal, natural resources. I think the former Berkshire Mall area would be a great place to develop a mixed use, high density residential/light commercial area.
- 160 With our taxes the way they are, which is fairly toward the median of Berkshire County, I would still like to see the access to a public sewer, public trash removal, and public water. As we are in the middle of taxes I would like to see some growth of our taxes doing more localized services so these things aren't so out of pocket as they add up monthly and quarterly per year to the average family's bottom lines as inflation in energy costs are killing most households on top of the additional out of pocket services we need to pay for ourselves.
- 161 with taxes so high, water bills increasing - maybe town should look into garbage service. having to pay for garbage removal every month is straying. Internet service is lanesboro is terrible
- 162 Without taking environmental initiatives and sustainability into account we won't have a Lanesborough to call home in 20 years. Historically decisions have been short sighted and made by business owners who run the Select Board and other Boards to benefit themselves and at the cost of our natural spaces. Town land should not be getting clear cut, water ways

should not be getting contaminated by businesses like Szczepaniak, Sayers and Goerlach. Without clean water, air and soil there will be no future of life in Lanesborough.

Question 8

Would you be in favor of expanding or enlarging commercially zoned areas in the town? If you said Yes, tell us more. (Refer to zoning map, above)

- 1 All land on each side of Rte 7 and Rte 8 should be zoned for commercial use throughout all of Lanesboro.
- 2 All of Rt 7 and Rt 8 should be commercial.
- 3 All of them
- 4 allow additional occupational use in R-A
- 5 Allow more business along route 7 / 8, revitalize the mall area
- 6 Allowing more businesses to build and open will help relieve the tax burden on the residents.
- 7 Along route 7; post office facility around Lanesborough local area
- 8 Along rt 8 and 7
- 9 Any kind that helps to town to grow.
- 10 Anything to help bring in business
- 11 Anywhere
- 12 Around post office & fire st
- 13 As I said previously, I would like to see a more consolidated town center, so keeping the business zoning tightly on the major routes would help this.
- 14 B
- 15 Become a much more business friendly environment overall as far as town government goes
- 16 Berkshires Mall needs to be restored and populated
- 17 Bring business to the main corridors
- 18 Bring in more businesses
- 19 Bring more small businesses into the LB area, B area, MR area.
- 20 Business development
- 21 Businesses need growth
- 22 Businesses would be great additions
- 23 combine LB & B zones. allow B zone along Mall Rd
- 24 Condominiums at the mall property
- 25 couldnt tell by map
- 26 Don't have a map- but why should we not have access to shopping.
- 27 Don't know enough
- 28 Don't make it so difficult for business to move into town
- 29 Encouraging businesses will expand our tax base.
- 30 Got to do something with Mall
- 31 Groceries
- 32 I don't know
- 33 I don't see any harm in increasing the commercially zoned area in town

34 I support the expansion of business in town.
35 I think enlarging more of the route 8 commercial zone could have some potential benefits.
36 I think there could be more allowance for business on the west side of town.
37 I would be in favor of expanding opportunities to promote new business in town beyond the rt 7
corridor.
38 I would just love to see something useful come of the Mall
39 I would love to see a more cohesive downtown with retail, grocery, etc. Not enthusiastic about
industrial/manufacturing growth.
40 If it helps lower taxes
41 If the business is of an existing Lanesborough resident and will help them thrive.
42 in business and limited business zoned areas
43 It would be nice to get more businesses in town to help pay their fair show of taxes and not rely
so much on homeowners.
44 It would be nice to see more businesses flourish along both routes 7 & 8.
45 Keep commercial areas on route 7 and 8.
46 I
47 limited business zoning might be enlarged
48 Limited to Route 7 & 8
49 Local shops and tourist stops.
50 Major Retail
51 Make a grocery store and more indoor recreational space. Turn the mall into a rec center with an
indoor waterpark. It will increase tourism/revenue, but still keep the center rural
52 Mall area-Rt. 8 corridor Possible Rt 7 corridor
53 mixed use
54 more space for businesses
55 MR I
56 Need more info
57 No area specifically, just more accommodating and business friendly.
58 No comment
59 No comment received
60 No keep it rural, no condos no accessory dwelling units
61 Not sure
62 only if still maintained open nature
63 Only on routes 7 & 8
64 Restaurants
65 Retail and professional services should be allowed in residential areas.
66 Rezone mall. And maybe connector road.
67 Route 7 by new ashford.
68 Rt7 and Rt 8
69 Rte 7, 8 corridors should allow more industrial
70 Slightly further north on Williamstown road maybe a mile
71 The mall doesn't need to be expanded but needs help!
72 There is a lot of open property along the Rt7 corridor, especially north of town center
73 There should be no limited business areas on route 7
74 To attract more businesses

- 75 To bring in more businesses
- 76 to bring more businesses to the area
- 77 To enhance growth
- 78 Uncertain
- 79 walkable business centers can be beneficial to growth of those businesses
- 80 We have so much area of town to bring more life into it.
- 81 We need as many businesses as possible to lower the taxes
- 82 We need more industries in town as long as it was properly zoned. Problem is that if it results in increased tax revenue it will not be used to decrease real estate taxes.
- 83 We need some businesses in the area
- 84 Would like to see more of the town allowed to be commercially zoned for smaller businesses that do not have a foot or vehicle traffic footprint within residential areas.
- 85 X
- 86 Yes more space for business
- 87 Yes with controls for gradual growth
- 88 Yes, but within reason
- 89 Yes, however business tax rates would need to be low if we want to give new businesses a chance to thrive.

Question 9

The town's zoning bylaw controls the location, size, and shape of housing in the town. Most of the community only allows the development of single-family homes by right. Would you be in favor of revising the zoning bylaws to promote more housing opportunities/options?

- 1 .
- 2 Accessory dwelling units
- 3 ADU
- 4 ADUs and double houses would benefit the community
- 5 Affordable Condos
- 6 Affordable housing in the form of condo units
- 7 Airbnb
- 8 all zones should permit housing or ADUs
- 9 Allow bigger ADU's or more than one house in a lot. People don't split lot to not pay more taxes. So housing development has to happen some other way. This idea works!
- 10 Allow duplex housing
- 11 Allow families to put more houses on family homestead
- 12 Allow for in-law apartments / tiny houses
- 13 Allow more dense development around village centers of pontoosuc lake and north along route 7 (village area between stormview road and bridge road)
- 14 Allow more duplex and perhaps housinh
- 15 Allow more than a single family on one property and allow multi-families.
- 16 Allow multiple homes per property
- 17 As Long as you meet the boundary setbacks then you should be able to build any size

18 Auxiliary dwellings and affordable multi-tenant housing would be a benefit to the town and the region.

19 b

20 Berkshire Mall - see notes elsewhere. Also improving blighted homes

21 But not as proposed by the zoning board this past June - "tiny houses" or pods for seniors or extended family yes but 2000 sq ft homes added to a property already existing is way too much and circumvents our tax base

22 but not more bnb, too costly already

23 But, like some other towns in the Berkshires, we need to have laws in place to limit weekly rentals like Air B-N-B or VRBO

24 Careful expansion of middle and lower priced housing is fair and could help stop too many 2nd home mansions

25 Condominiums where appropriate

26 Condos

27 Condos or other housing would be great

28 Depending on locations

29 Depends.... Large homes are a great promoter. Money runs the towns. Not the old folks.

30 Duplexes are fine

31 Encourage ADA s

32 Everywhere

33 for mixed low and affordable housing not high end condos

34 Housing is becoming increasingly expensive, allowing for multi family homes would benefit the next generation trying to survive.

35 Housing other than single family should be allowed.

36 I am concerned about the trend of short-term rentals, and hope that new zoning would not be aimed at or be used to increase this. I also have concerns about increasing the density of housing.

37 I don't know much about zoning but if it can make more family and affordable housing i'd like to see it

38 I feel that if I want to build a 2nd house that a family member in need can use/rent, I should have that right. It's my piece of property.

39 I think it is important to allow for multi-unit housing in order to help address housing shortages, creating affordable housing for seniors and families but it is also equally important to look at the full picture- that more housing means our small town will have higher expenses for school and emergency services and more developed land means less natural landscape, farmland and habitat. Short term rentals and the lack of any kind of capacity rule are an issue. There needs to be thoughtful regulation put in place to prevent every home around Pontoosuc lake from being purchased by corporations run as full-time short term rentals- businesses that are being operated in residential areas. There are areas around Narragansett Ave that are being over developed causing damage to the lake, decreasing habitats and changing the landscape through loss of forested areas. There has to be a balance and right now I do not feel Lanesborough has any semblance of balance related to development or housing.

40 I think that Senior housing options would be beneficial as well as an apt. complex.

41 I would be in favor of planned, strategic multi family housing to be constructed in town.

42 I would be in favor of revizing zoning bylaws so more than single family homes can be built. There could be benefits to the town and its people from affordable housing.

43 I wouldn't be opposed to allowing up to 3-family homes, but would be opposed to large
apartment buildings

44 if it lowers taxes yes but no more condos and mansions

45 If it would result in the mall being developed into housing for people

46 if taxes are paid allow owners to do what they want with their land. if not, tax abatement
should be the norm

47 If we can supply more housing maybe it would help with the inflating costs of buying or renting.

48 I'm not totally opposed to alternative housing options, but only if they are managed fairly and
owned by someone who contributes to the community. Would not support landlords who live
far away, in different states, etc. who are simply investing to grow their personal wealth.

49 In favor of multi unit / affordable housing

50 In law unit separate from home

51 increase multiunit housing along Rt 7 & 8, and support Berkshire Mall Development to include
housing by eliminating Baker Hill Rd District

52 Increase new housing development to lesson tax burden on fixed income families

53 limited multi-family homes or apartments

54 Limited to owner occupied dwellings on lots larger then an acre in size

55 Limiting the town to single family homes is a waste of space and also wildly expensive. Allowing
multi-family homes would preserve land and expand housing options.

56 make it easier to build adus

57 More affordable housing

58 More house community for all age people to live safely

59 More housing is good

60 more low cost housing

61 More multi family options would allow for a more densely populated section of town,
generating economic and social opportunities while preserving the open space we all cherish.

62 More options for lower income

63 More options like multi-family and apartments

64 Multi family homes and/or accessory dwelling units on parcels that are large enough

65 Multi family homes, apartment complex and condo's / townhouses tend to be more affordable
for individuals. More housing means less tax for each property owner. Well that is if the town
does not continue to increase their rates.

66 Multi unit apartment complexes will solve a lot of the housing problems. With strict regulation
of management of units.

67 Multifamily homes should be allowed. There should be no parking minimums.

68 multifamily housing

69 Multifamily my

70 Multi-unit options could bring in younger families and professionals.

71 Need affordable housing

72 Needing 2 acres of land to build on is limiting

73 No comment

74 No comment received

75 no more options...restrictions, yes

76 Not sure. Would need to learn more.

77 Not yes or no — all depends on the proposed revisions to the zoning

78 Nothing to add right now

79 Our community needs more affordable housing.
80 Possibly- Would depend upon how much land was involved
81 Restrictions on new housing restricts the number of citizens in the town. Changes would make it
easier to build/move here, generating additional tax revenue that would lessen the burden on
everyone. New businesses would provide the same benefit.
82 Revising the zoning bylaws
83 Senior and affordable housing
84 Senior and public housing ahead of private large complexes
85 Senior housing
86 Senior housing
87 Senior Housing
88 Senior housing
89 Senior housing and community center
90 Senior housing is needed.
91 Seniors and other individuals are in need of lower income housing
92 Single family homes are increasingly unaffordable.
93 Small multi family housing in appropriate areas.
94 Small multi units
95 smaller apartment buildings with 5-10 units for senior housing
96 Smaller lot size requiring less frontage
97 Smaller lots where there is sewer should be allowed to promote more housing
98 Some affordable housing units.
99 some more multi-family housing wouldn't be a bad thing, need affordable options for seniors
and provide some extra spots for people to enter the town
100 specify what?
101 still need limits on size and number of additional units. however size should be large enough to
accomodate a full family
102 There should be more diverse types of housing available, including condos, coops, tiny homes,
apartments, ADUs
103 This town should have elderly housing, multiple family housing, AFFORDABLE housing, ADU that
are reasonable, changes in the frontage so homeowners can decide what they do with their
land, not volunteers for a Board in a racist town.
104 Tiny homes
105 Tiny homes/manufactured homes please
106 tiny homes?
107 Tiny houses and small condos would be fine. I'm not in favor of large housing complexes etc
108 To expand affordable housing, allow detached accessory dwelling zoning bylaw to specify max
1600 sq ft and absolutely no short term rentals of entire parcel (main & accessory unit)
109 Town owned land across town hall
110 Under 5 story buildings can provide affordable housing without significantly impacting the
image of Lanesborough.
111 varied
112 We have small accessory dwelling options now.
113 We need affordable senior housing.
114 We need more multi family homes and options for smaller housing units to help our residents in
this unprecedented housing crisis.

- 115 We need to do more to encourage all kinds of flexible and affordable housing options
- 116 We need to help our lower income families share expenses
- 117 With caution and foresight- consider educational costs, services, water, septic, etc.
- 118 With limits - affordable housing is important, but quality affordable housing that fits with the town's rural aesthetic and minimizes stigma
- 119 with rules for Air B and B.
- 120 would be open to more multi family development
- 121 Would like to specifically see more senior housing. Do not want to allow development of large general apartment complexes that remove natural beauty and open space.
- 122 Would love more affordable housing and senior housing
- 123 X
- 124 yes
- 125 Yes
- 126 Yes
- 127 Yes more single family homes
- 128 Yes to help families get housing, not to build more condos and air b n bs
- 129 Yes to more housing opportunities that are designed more to offer people affordable housing and less as a high profit opportunity for investors.
- 130 Yes, but within reason
- 131 Yes, so long as it looks nice and keeps neighborhood setting and natural landscapes intact.
- 132 Yes, but not air bnb

Question 10

Would you support the town's adoption of the Community Preservation Act, or CPA, to facilitate projects in open space, historical preservation, and affordable housing? (CPA allows communities to create a local fund that can only be used for open space protection, historic preservation, affordable housing, and outdoor recreation. These funds are raised locally through the imposition of a surcharge of up to 3% of property tax bills. Municipalities must adopt CPA by ballot referendum. Communities enrolled in the program receive annual funding from the state that contributes to the local fund. For more information visit- <https://www.communitypreservation.org>

- 1 Absolutely fucking NO. We pay through the nose for taxes and then I hear that the UNNEEDED, useless pavilion at Laston Park will have to be RENTED? Not one more dime should be invested in parks for "seniors" that are only meant to benefit Linda Pruyne and her band of thieves. NO. NO. NO!
- 2 Depends on effect on taxes
- 3 Do not increase taxes
- 4 Everything other than affordable housing sounds great. Take that out of the plan and those initiatives sound great and I would fully support them.
- 5 I love this idea in theory but property taxes here are already insane and I don't see how this is feasible.
- 6 I supported the tax hike to renovate the high school. Taxes are too high as they are
- 7 I think this 'system' will promote 'green' at the expenses of the home/land owner. More taxes...don't trust 'spenders!

- 8 I would but our taxes are too high already.
- 9 I would if taxes weren't so high already
- 10 I'm all for this adoption, but the cost of property taxes are becoming unmanageable for a lot of folks.
- 11 I'm open to this, but not sure how much this funding is necessary in Lanesborough.
- 12 Maybe, need to read/learn more
- 13 Maybe; but other taxes need to be lowered
- 14 More residents equals tax cuts for others
- 15 No increase on taxes
- 16 Not if affordable housing means large apartment buildings
- 17 not if it raises taxes sounds like a good idea if state will pay
- 18 not if it raises taxes too high already
- 19 Not sure
- 20 Not sure
- 21 Only for preservation and outdoor recreation.
- 22 Only if other parts of tax bill are reduced
- 23 Sounds interesting
- 24 unsure
- 25 Unsure
- 26 Unsure. I would have to learn more.
- 27 We all pay enough for our taxes. I do not want another charge added to mine.
- 28 We have very little for historical preservation to preserve
- 29 We need to have a way when neighbors are not maintaining their properties and trees are going into wires and ruining a neighbors roof to be able to have recourse.
- 30 What is it
- 31 Wouldn't want the tax increase if it's going to low income housing

- 32 Yes but without destroying the beauty of the town.
- 33 Yes...but not for low income housing projects

Question 11

What improvements would you support at town parks?

- 1 All these sounds good
- 2 Basic maintenance of kids parks would be nice. The playground at Narragansett park needs some fixing. There has been a missing window at the highest point of the playground for over 4 years.
- 3 Basketball court Narragansett Ave Park
- 4 Better access to town beach - it is not very welcoming if you don't live in the immediate area, and many are even aware that the town has a beach!
- 5 Bill Laston needs restrooms. The rest are fine.
- 6 Clean up of the Berkshire Pond and "Back Pond" as Pontoosac and Cheshire Lake are maintained for better recreational use
- 7 Dog areas for responsible owners
- 8 Dog Park
- 9 Don't use town parks too much, more bathrooms always seems like a good idea
- 10 Fix north main st and ingraham rd so residents can access outdoor recreation opportunities in this area without destroying their car or wastefully driving to rt 7 in new ashford to access area. No residences should not mean no maintenance for decades.
- 11 general use pavillion with tables
- 12 I am 86 so many of these would not be available to me, but children need safe areas to play, congregate, and socialize.
- 13 I want more things for the kids and places I can take my grandkids
- 14 more parking at Lanesborough beach area.
- 15 Narragansett Park needs to be renovated, it is outdated and unsafe.
- 16 Nothing more is needed
- 17 Please re-do the basketball court at Narragansett Park! So many kids could take advantage of it.
- 18 Pollinator gardens
- 19 Replacement of picnic tables and benches at local parks. Upkeep on playground equipment at all local parks. Bathroom at Laston Field. Fundraising for these items would be an issue solution to ensure it does not have an impact on yearly taxes.
- 20 stuff for kids is good cant go to the parks anymore
- 21 The field behind the town hall should be for all because it is walkable for students.
- 22 to old to do anything - still have to mow lawn.....
- 23 UPGRADE THE PLAYGROUNDS!!! Make the town attractive to families. We have minimal parks, beaches, etc. Not every kid wants to play organized sports. Give them some good quality options.
- 24 We need lake access
- 25 Why only senior exercize, why not community access?

Question 12

During a 2019 study of potential uses for the Berkshire Mall, the following re-use scenarios were suggested. Rank your preferences for the re-use of the property? (The town does not own the property, but local zoning does regulate the use of the site. The Master Plan can only make recommendations about town wishes to the current owner.)

- 1 All the options have too many possible outcomes.
- 2 Any of the above- private funding at this location.
- 3 Building anything taller will block out the sun
- 4 Columberium
- 5 Combination entertainment ,retail,restaurants
- 6 Commercial kitchen, slaughter/meat processing, freezer/refrigeration storage, or other infrastructure that supports local food and craft production. storage, or other ins
- 7 Doctor offices, restaraunts, theater
- 8 get rid of the junk that property is an eyesore. find some other owner to take care of it
- 9 Housing seems like a first choice but then thinking about it- any kind of housing of that size would mean more expenses for our little town: more space needed at the school, more police, fire and emergency services. In the end having housing at the mall property won't lower our taxes but ay end up raising them with the additional need for town-paid services and facilities.
- 10 Housing? Really are you stupid? How's the housing markets working for Pittsfield? Shot spotter going off every night.
- 11 I certainly don't want it used for Cannabis production but other green choices are good.
- 12 I don't believe Senior Care/Transitional Facility was on the 2019 study. I believe it was Senior housing. That would be my #1 choice rather than just housing.
- 13 I guess I am missing some information. When did the mall become property of the town of Lanesboro? In reality, can the town even afford to think about a project this size? IF the town of Lanesboro was able to obtain the mall for back taxes, then what? How is the town going to cover the expenses of demo, repairs to current roads etc? Lets just pretend for a minute, if the town of Lanesboro won 10 million dollars tomorrow, owning the mall would still not be affordable to this town.
- 14 I would love to see a mixed-use development with housing, retail, and community resources/recreation facilities
- 15 If the mall is turned into housing Lanesborough will need a bigger school- higher taxes- will need more fire trucks, police, ambulance- higher taxes. That building is a mess. We need housing but not the whole place.
- 16 indoor market with food stores, cafes, local food vendors
- 17 It could be an excellent facility for older folks, transitioning, especially if there were activities for them. Food, core, movies, shopping, etc.
- 18 It's ridiculous to even ask this. It's a privately owned property. It's always been rumored that the town wants this property to fail and be taken over and this question makes that seem to be true. What should be the first thing to happen to this property is the immediate end to payments to baker hill.

- 19 It's not ours. We need to stop wasting time and resources on something that's not ours!
- 20 Let the owner do what he wants with his property that he owns and pays his taxes on!
- 21 Make it a retail mall as it used to be
- 22 Minimal barrier to entry facilities for small business.
- 23 Mixed use housing community, retail, entertainment and upscale condominium-Top Choice
- 24 Mixed use community.
- 25 Mixed use residential and light commercial (cafe, retail, etc.) Combo of townhouses and condos geared toward young families, remote workers, and empty nesters
- 26 Mixed use retail or office space and housing
- 27 Not a town issue
- 28 On line retail business like Amazon distribution center
- 29 perfect location for large solar arrays
- 30 PLEASE NO CANNIBIS!!!! THE SMELL WOULD TRAVEL!!
- 31 Please, NOT another cannabis facility
- 32 Police and ems facility no need to build fresh perfectly fine area to build off of
- 33 Privately owned, town doesn't have the money to have a plan for this.
- 34 retail
- 35 retail space, conference center, hotel
- 36 Retail stores
- 37 Retail, restaurants, family entertainment, kids attractions, etc
- 38 Satellite facility for BCC
- 39 Seems like some bad history on the property, would be nice to see it made useful and safe by whoever owns it
- 40 The mall is privately owned. Let them do whatever they want.
- 41 The town does not own the mall so really has no place surveying and deciding what it should be used for, however the current owner did offer up space at the mall for a police station which was barely acknowledged nor considered. I believe objections were that it was because it would be on the "other" side of town. SERIOUSLY? Aren't we all one town? One goal? One objective?
- 42 The town hasn't and won't put up any money to support a particular use, so it's entirely up to whoever owns the property to decide what happens there. This is "campfire talk". Let it go
- 43 This is none of your business and WHY are you conducting a study on a private property that is not under the Town's use? This is absolutely out of line. Knock it off Siegars, you'll never own it you fuck.
- 44 This is NOT property of the town and it's none of your business. The property assessment should be lowered to reflect what the property's actual value and the payments to the BHRD should end!
- 45 This mall property should be utilized. Not for marijuana growth. Housing, retail, services. Farmer's market on Saturday is popular and great!
- 46 Tired of hearing about the mall
- 47 Water park, spa and sauna location with different saunas and dining facilities year round, including wave pool, a flume. Family fun for all ages.

- 48 We don't know much about the mall situation but it seems like a lot going on there with messy history. Would be great to have something for families, or affordable housing in that area and maybe more space for target to expand.
- 49 Whatever is feasible but at that location only.
- 50 You don't have a right to ask what is to be preferable to be done to the Mall unless you own it. Does the town own the Mall property now?

Question13

What type of Lanesborough resident are you?

- 1 And major land owner
- 2 Business owner
- 3 Business owner
- 4 Employee
- 5 I live in Cheshire
- 6 Mix of seasonal and weekend.
- 7 Seasonal with some weekends
- 8 summer
- 9 Will be relocating to Lanesborough in 2025 as full time residents and empty nesters

Question 17

How do you get your local information?

- 1 Apple Ipad
- 2 Attend meetings
- 3 Berkshire Eagle, NPR, PBS
- 4 Direct from business owners and fellow residents. Also through attending the clown shows called Select Board meetings.
- 5 Facebook
- 6 From my family and neighbors
- 7 Go to the source
- 8 Hairdressers
- 9 HOA
- 10 I don't.
- 11 I had no idea about this survey until someone asked if I had completed it. news FROM the town directly is not handled well at all. I had to do a google search to even find the survey - it's not very evident on the Town website.
- 12 I signed up for the town's e-mail so that I could be better informed.
- 13 LES notifications to parents (thanks Nolan!)

- 14 Library
- 15 local access town meetings.
- 16 Local access TV
- 17 Local pamphlets
- 18 newspaper and news
- 19 Other newspaper
- 20 Roadside Message Board at LVFD and LES and Laston Park
- 21 Social media is the detriment of our society. I think the Town should separate itself from any social media groups officially.
- 22 Through the schools
- 23 Tv
- 24 Watch Meetings on Cable.
- 25 Watching the Selectboard meetings, being involved with town committees and activities.

Question 18

Please use this space to provide any additional comments or suggestions.

- 1 1. the water department should NOT be it's own entity. They should be governed by the town.
2. Flexibility with the zoning board should be on the table at all times. 3. You should only be allowed to be a member of 1 board at a time within the town administration. (zoning, planning, conservation ect...) If this town would like to be put on the map and not be compared to Pittsfield, which is an impossible city to deal with, they need to be more open to ideas, suggestions as well as be more flexible. Power is an evil device. If misused for the wrong reasons it can kill a town. We are here to grow. Let's grow together and stop with it's my way or no way. The expense that is put on individuals to pull permits is ridiculous. Many times the boards have made up their mind before the individual even presents in front of them. BE MORE OPEN AND FLEXIBLE. Building is expensive!
- 2 Boards and Committee's all need to be made up of more people that favor and support pro-business environment and get rid of the many nay-sayers that are currently serving their own self-interest
- 3 clean up the junk in town. come in rt 7 you see junk and more junk being built by junk people wanting condos and to spread their junk. come in on rt 8 you see junk by people lived here their whole life and think they own the town. ruining it with your junk. welcome to Lanesboro we have all the junk. houses are junkyards acting like a business putting their junk in the lake and wetlands. gonna poison the water the lake full of poison algea from septic junk and people putting junk and trash there. get rid of the junk people too. police cleaned up with the new guy but now that junk guy is on select board. school is good no junk there. clean up fire dept of them rude boys and junk. clean up the junk of people not doing the job not being fair and having junk ideas. well be a dump instead of a town no one wants to come here
- 4 Cut a more appropriate deal wrt school costs - we are small and the current deal sucks
- 5 expanding the types of housing we allow in town to make room for apartment complex, duplex, other affordable housing will benefit the town and surrounding areas
- 6 Fix the bridge on bridge st
- 7 Get this EMS and PD built now! EMS is priority

- 8 Having budget voting be available from home and not at a town meeting. Or even have a set few days where people can come into the town hall and do their voting the same way we do voting for town officials and US pres. Working families can not always make these meetings. Not everyone works the standard 9-5.
- 9 I am in favor of increased mental health services and less police.
- 10 I do not support a new police station or a public safety complex
- 11 I dont have any
- 12 I don't want too much development, have to keep the town natural with forests and farms. But some kinds of business would be good like more farms or restaurants that kind of thing. I know people that wanted to come to town with businesses, buy land to start businesses here and people in town made it too hard. Building inspector gave confusing steps, select board said if you don't hire their company they'll make things hard with permits and such, committees did road blocks and made it too complicated.
- 13 I have signed up for the town newsletter 4 times over the past couple of years but have yet to receive one so I gave up. I would access/read news from and about the town on Facebook if it were owned and operated by the town and not an individual site. You always hear about how people flock to "the Berkshires" and how beautiful the "Berkshires" are, yet I find it a shame that we have a portion of town named "Berkshire" but nothing promotes that and nothing is done to enhance the area to bring people. A park on the rte 8 side would be nice, the bike path goes through Berkshire, the ponds could be cleaned up for swimming and kayaking...SO many park by the pond and paint the views of the mountains yet this type of activity or opportunity is never promoted
- 14 I know that stagnation is not good for anyone, but I love the rural feel of this area. I was drawn to the rural feeling of this town. I realize that not everyone can own a home, but I did choose this area because of its rural feel.
- 15 I see potential but I'm afraid other towns in the Berkshires are passing it by.
- 16 I understand growth has to happen but we have to be sensitive to why we choose to live here in the first place. I appreciate this survey to determine what we residents want. Our community is aging and we need to be aware of how that will change our future needs and town operations. In answer to question 19, I am retired but used to own a business in town and am aware of the benefits and the challenges. I think that question should have included another box.
- 17 I would like the town to gather emails from homeowners and circulate update information, monthly newsletter for example. I think its great that we are now using emails for tax payments.
- 18 I'm guessing there will be lots of opinions saying taxes are too high but coming from NYC things are pretty good here. I'd hate to see the small town developed so much with short sightedness that will ruin the natural elements and quiet community.
- 19 I've been wondering how widespread the use of herbicides is in local lakes, and how effective they are. I've heard their use can result in algae blooms.
- 20 I'm DISGUSTED this was sent out. It's 100% biased and geared to only get the answers you want.
- 21 Indoor waterpark resort at Berkshire Mall. Bring in all the indoor recreational activities, movies, laser tag, escape rooms, etc. Build a hotel in the middle that will support all these places staying open. Let ALL local restaurants open small to-go versions inside to increase their business and keep the ambiance of the town the same. Shuttle busses to Jiminy Peak in the winter!!!! Then you can do all these other things without raising taxes or destroying the small community feel!!!
- 22 Internet and cable is very important and it doesn't appear to work well in our community. Plus storms are getting worse and there are way too many giant trees around. The trees are growing into wire and disrupting services.

- 23 Internet Impact Need to address town's largest budget line item (schools) Future impact- Class Sizes, buildings, transportation, school choice, Internet classes, home education, special needs cost, union contracts, benefits, Ages 3-21, food after school programs Business/school interests State college being attached to schools, associates degrees paid for by federal government. Need to address town services- police, DPW, Fire/Ambulance, water/sewage, other seniors, youth, volunteer base. State Regulations/Laws-Impact How to better utilize town employees Tasks-hours worked (5 day week) Scanned paper copy from Beth Carroll
- 24 It is VERY disturbing to me that unless I use the computer for MA information I have NO idea what is going on in the state, who the people are that are running for office, so I cannot make educated decisions when voting.
- 25 Lanesborough needs to think of long term consequences of any policies. It's important to make wise investments and not be "penny wise and pound foolish. "
- 26 Library 11
- 27 Library 2
- 28 Library 7
- 29 Library 7 copy. Signage should be controlled in town. See attached. Town Planners should look at other communities where zoning is strict. Corporations will adapt the appearance to better fit the communities.
- 30 Library 9
- 31 Local butcher shop should be encouraged.
- 32 More community building. Days where we gather to clean up cemeteries, streets, empty spaces. Days like the recent Lanesboro Day! Brainstorming ways for neighbors to meet neighbors. An annual town barbecue. Our own version of the Josh Billings races - he's one of ours! Movies in the park. Closed streets for street fairs, festivals, walking and biking. A celebration of town artists: painters, musicians, etc. Meet and greets with local folks - like show and tell but for the whole family. Focus on a resident and post a video interview with them on the town website. "Get to know Jane Doe" type of video. Eventually all of us could be featured that way! There are millions of ways we could all get to know each other better. We could be one big family - the town is small enough to make that happen!
- 33 My husband and I purchased a home in Greylock Estates earlier this year and will move to Lanesborough next year. We are so excited for this relocation. I'd be happy to help with town planning efforts if needed. Thanks for offering this opportunity for residence to provide input.
- 34 N/A
- 35 N/a
- 36 Narragansett park needs attention.
- 37 No comment
- 38 NO POLICE/EMS STATION. There is absolutely no reason to spend an absurd amount of money on a giant facility that is completely unnecessary for the size of the police department we have. If something does end up being built, there better be no increase in taxes to pay for it. There are definitely funds being spent somewhere unnecessarily. I see no reason they can't stay where they are currently located. It is a great central location for them. I would also like to see Village Truck Sales clean up their properties. Their trucks and etc are such an eye sore to route 8, summer street, and now they are starting to park things in the old Arizona Pizza lot. They should not be allowed to keep all these old rusting vehicle scattered across Berkshire Village. It looks terrible and there is no way there isn't hazardous stuff leaking from them into the environment.
- 39 Not too many people come out to vote, there isn't place in town a lot of people can fit. Seems like a problem.

40 Paper Copy- A
41 Paper Copy C
42 Please find a new town inspector, and please make Town Hall open more for working parents. 1 day a week for a late night IS NOT ENOUGH!
43 Stop spending money. Lower taxes.
44 Strong Towns is a great organization that could help Lanesborough make a master plan that will help us reach our goals.
45 Take a look at how far the town has come since certain people have made decisions. Great place because of the schooling. Other than that what do we really offer? One or two pubs, and a massive concern about the elders. How to raise taxes more and more and more.....
46 Taxes are making it unaffordable for families to keep living here. Need more transparency from town hall.
47 Taxes are way too high
48 Taxes too high! stop spending money on consultants and surveys - build a building, court some businesses, fill the mall (no cannabis please) - just start somewhere!
49 Thank you
50 Thank you everyone involved in this process, it is long overdue and I look forward to hearing the survey results and priorities for our town
51 Thank you for asking residents for feedback. I always want to get involved but it seems like the town isn't really welcoming to new people. Its nice to be asked for feedback this way, to not feel scared about getting yelled at for making different suggestions.
52 Thank you for the survey.
53 Thank you I hope it works out.
54 Thank you to everyone working on gathering this information on this really important project. Lanesborough is a special place, and there is so much a we can do to keep this town beautiful. We just need a longterm plan that can be referred to so everyone is on the same page and misinformation doesn't get in the way. Keep Lanesborough rural, focus on the positives we have here instead: clean water, good schools, emergency services with familiar faces, nature all around instead of being obsessed with the tax rate. We've got it pretty good here.
55 Thank you, I hope this feedback helps the town people see how important keeping things natural is for everyone's future
56 Thank you.
57 Thank you. I hope it helps fix things to have this plan
58 The Baker Hill Road District is no longer needed and should be dissolved.
59 The main problem with Lanesborough is the people in charge for so long either don't know what they are supposed to be doing, can't figure out how to learn anything or are actively working to help themselves and their friends at the expense of the town. Town departments run up budgets bit by bit and no one questions it because they are friend or family with Select Board member. Committees have a free for all doing whatever they want and Select Board keeps saying they don't want to 'step on toes' and tell committees what to do when it is THEIR JOB to give guidance to committees and be consistant. Theres no policies or regulations in this town. We can't improve without those. Important projects get screwed over because we never had a Select Board who could tell their head from their ass. We need a Police Station for 30 years and when former Chief gets on Select Board what does he do- he doesn't even support it and Select Board throws the committee under the buss. Now its gonna be even more expensive and people will scream about it because they can't figure out how to listen and there is no leadership showing them how to. Shame. Not sure this Planning Board is qualified to be taking on this big of a project

especially when two members just got their friend added on instead of someone with actual experience. It is good to add new people but also adding people who have actual skills and knowledge is what committees should be, not a friends club where they will go make decisions behind closed doors to benefit themselves. Shame again. Select Board has no thought it's like they don't even know their own opinion or remember what they stand for. Town Administrator doesn't have any real power just gets yelled at by Select Board, employees, staff, town members and isn't even allowed to even make a decision to fix or change anything and the Select Board don't know what they are doing. Select Board mostly don't know what their jobs are, and won't take the effort to learn then blame everyone else when things fall apart. Select Board needs to stop referencing a facebook page in town meetings as a good way for people to get town information and needs to stop sending people to Facebook. It is not appropriate and is not available to everyone so it is a violation of accessibility and open meeting laws. Please stop. Learn to be professional and if you can't figure it out then resign.

- 60 The town is horrible on prioritizing needs of the Community and misspends our tax dollars.
- 61 This process is both exciting and important- and long overdue. Lanesborough for a long time has been operating in a leadership void, where Board and Committee Chairs and residents have had to fend for themselves to get things done, or have taken it on themselves to act in self interest without any structures in place to stop them. We now have great leadership with Gina Dario and many committees are being filled with new people who are willing to ask questions and do the work to take care of our town as a whole rather than just themselves. Thank you to everyone working to gather data for the Master Plan, I look forward to hearing the survey results and seeing what positive steps Lanesborough as a community will take in the coming years.
- 62 This seems like a pretty good thing for the town to do, I hope it helps make some consistant rules and policy that everyone is held to no matter who you know or how long you lived in town. Thanks for doing this and asking for opinions on it.
- 63 To for a better working relationship with American Tower who pays the taxes for the cell tower on old Cheshire road. The access road flooding has changed our landscape has flooded our home countless times as well as my shop. I have added rain gutters and have rebuilt under ground drainage three times. I've lost weeks of income due to flood clean up. When I asked the appropriate town employee for help he shrugged his shoulders and said I don't know their phone number. Yet I pay my taxes on time every quarter
- 64 Town Website needs to be re-vamped. Very dated. Nobody answers at the town hall anymore. Highway Dept. impossible to reach. This needs to be addressed
- 65 Traffic laws need to be enforced. The amount of reckless driving and speeding through side streets is out of control.
- 66 Trash services such as a transfer station would be a nice addition for the amount of taxes we pay. Also maybe consolidated some classrooms and tighten the school budget seeing it's the largest part of our annual budget.
- 67 Was told to watch the Select Board meeting this week where Planning Board added their friend as a new member, complaining that the other person interested was already on another committee with Planning board member and that would be 'unfair.' Chair of Planning and former Chair are both on Conservation Commission right now together too- but they don't have a problem with themselves breaking the rule they decided everyone else needs to follow? I mean come on, you can't even follow the rules you are crying to everyone else about. I hope this Planning Board will be better than I expect with this important project but I'm not hoping too much. Also don't think it's okay Conservation Com Chair baits and poaches bears everyone knows about it and doesn't do anything. Doesn't seem too big on conservation with that going on.

- 68 We are new residents and an intergenerational household (retired elderly, mid-life professionals, and elementary age). Lanesborough is a wonderful community and we are so grateful to be a part of it. Thank you.
- 69 We cannot afford any more increases of tax burden
- 70 We love Lanesborough, thank you for your service!
- 71 we suggest that the new fire/EMT station be put in Mall site if town ends up owning the building. Certainly the loan in millions could be used to rebuild or reconstruct such a big project. Paper Copy B.
- 72 Wish the Lanesborough Line still existed.
- 73 Would like to see Narragansett park maintained and updated
- 74 You should end property tax breaks on bigger lots for farming and the recreational one. This makes people hoard land and not develop.

Question 21

How do you classify your business type?

- 1 Distribution
- 2 Distribution
- 3 Education/Childcare
- 4 Landlord
- 5 Lawn Fertilization
- 6 No thank you retaliation is a real thing.
- 7 Self employed, consultation field
- 8 Trades

Question 22

Lanesborough Farms and Business owners, tell us why you operate your business in town?

- 1 Able to purchase APR
- 2 Bought the business years ago. Great location on the lake.
- 3 historical farmland
- 4 I hope to move out of this terrible town soon.
- 5 I work from home
- 6 Its where I live but work mainly outside town
- 7 Re-building a generational family farm

Question 23

Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

- 1 Being welcomed in as new people who moved to town, especially working from home it's been hard to get to know local people and has been hard to get in touch with town officials a lot of the time too.
- 2 Difficulty reaching Town employees when assistance is needed (Building Inspector), challenging to get permits, documents, answers from Town Hall with differing schedules and work hours of all employees.
- 3 Facilitating collaboration between Lanesborough businesses
- 4 on-line business, so above does not apply
- 5 Town Hall isn't opened a lot of the time, and it's hard to get ahold of anyone with questions. Being self employed is a lot of work and having extra difficulties not being able to get clear information about town rules and regulations makes things extra difficult
- 6 unclear bylaws is the big one, and town employees like Building Inspector who go after certain people and let others (his friends) do what they want

Question 24

Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

- 1 great post office
- 2 Help with signs for farms
- 3 I have often heard people say that Lanesborough 'supports small businesses' but have not experienced that myself. I think it is more accurate to say that Lanesborough supports the businesses run by those who have historically served on Boards and Committees, a shift has begun to happen and it is because new business owners are no longer willing to be excluded. We need to support all businesses- particularly farms and food businesses as priority.
- 4 Inconsistent laws, regulations, confusing being told different things by different people in town- can businesses have signs or not? Some people are grandfathered in but not new businesses, some businesses don't pay the taxes they should and others get screwed over. Assessments make no sense at all. Need an audit of all those departments and processes.
- 5 Lanesborough claims to support small businesses, but I have never felt supported by the town in my business ventures
- 6 Lanesborough is a great little town, we love it here. There's definitely work that can be done to make sure things are more clear across the board and to create more of a 'town center' to build community more. Thank you.
- 7 Need more industry in lanesboro. We are just a bedroom community with no soul. Need downtown. Think a planned down purpose built. Also fair taxation as small home owners over taxed and large land owners are under assessed.
- 8 Paper Copy- Library 4
- 9 Paper Copy- Library 6
- 10 We love living here but do feel like 'outsiders' sometimes when people ask how long we have lived here. I get it, history is important but new people want to come in and be part of the community and it hasn't always felt welcoming.

- 11 Would love a collaborative marketing initiative to promote Lanesborough grown/made products!
- 12 X
- 13 You literally have missed everything that would increase business in Lanesboro. The FACT that you are constantly so problematic with ALL the mall owners prove that Lanesboro has NO interest in economic development. You even went so far as to add a use study on PRIVATE LAND in this fucking survey you idiots.



Lanesborough Comprehensive Plan Public Forum

Lanesborough Elementary School

Monday, December 2

6:00-7:30 PM

Wifi- password

lesguest2019

Instructions



Let's try mentimeter? Are you a dog or cat person?





What is a Comprehensive Plan?

The town's first Comprehensive Plan will establish a vision to guide the town's growth and development during the next two decades.

Informed by the community, the comprehensive plan provides a guidebook for town priorities for investment, economic development, and growth.

The plan addresses the following topics:

- Services and Facilities
- Transportation
- Economic Development
- Land Use
- Natural, Cultural, and Historic Resources
- Open Space and Recreation

Why are we here today?

Master Plans are most effective when they have input from ALL stakeholders in a community.

Today we share what we've learned and ask for your thoughts, ideas, and concerns.



Survey stats...

The survey was launched on August 1 and closed on October 31st.

The survey was promoted through tabling at Lanesborough Day, meeting with boards and committees, flyers at local businesses, announcements on the town's website, and in the Berkshire Eagle and iBerkshires.

- 326 total respondents from Lanesborough
- 39 local business owners
- 12 farmers



Q16: Including yourself, indicate the numbers and ages of people in your household.

Answered: 301 Skipped: 25

	0-10 YEARS OF AGE	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81 AND ABOVE	TOTAL
Myself	1.99% 6	1.00% 3	1.99% 6	24.58% 74	20.27% 61	15.95% 48	18.60% 56	11.30% 34	4.32% 13	301
Second person	1.48% 4	4.06% 11	4.06% 11	22.51% 61	20.30% 55	16.61% 45	17.71% 48	10.33% 28	2.95% 8	271
Third person	39.74% 60	33.77% 51	13.91% 21	2.65% 4	2.65% 4	2.65% 4	2.65% 4	0.66% 1	1.32% 2	151
Fourth person	51.38% 56	31.19% 34	4.59% 5	5.50% 6	3.67% 4	0.92% 1	0.92% 1	0.00% 0	1.83% 2	109
Fifth person	36.11% 13	36.11% 13	2.78% 1	5.56% 2	0.00% 0	5.56% 2	5.56% 2	5.56% 2	2.78% 1	36
Sixth person	45.45% 5	18.18% 2	0.00% 0	0.00% 0	9.09% 1	9.09% 1	9.09% 1	9.09% 1	0.00% 0	11

Powered by  SurveyMonkey

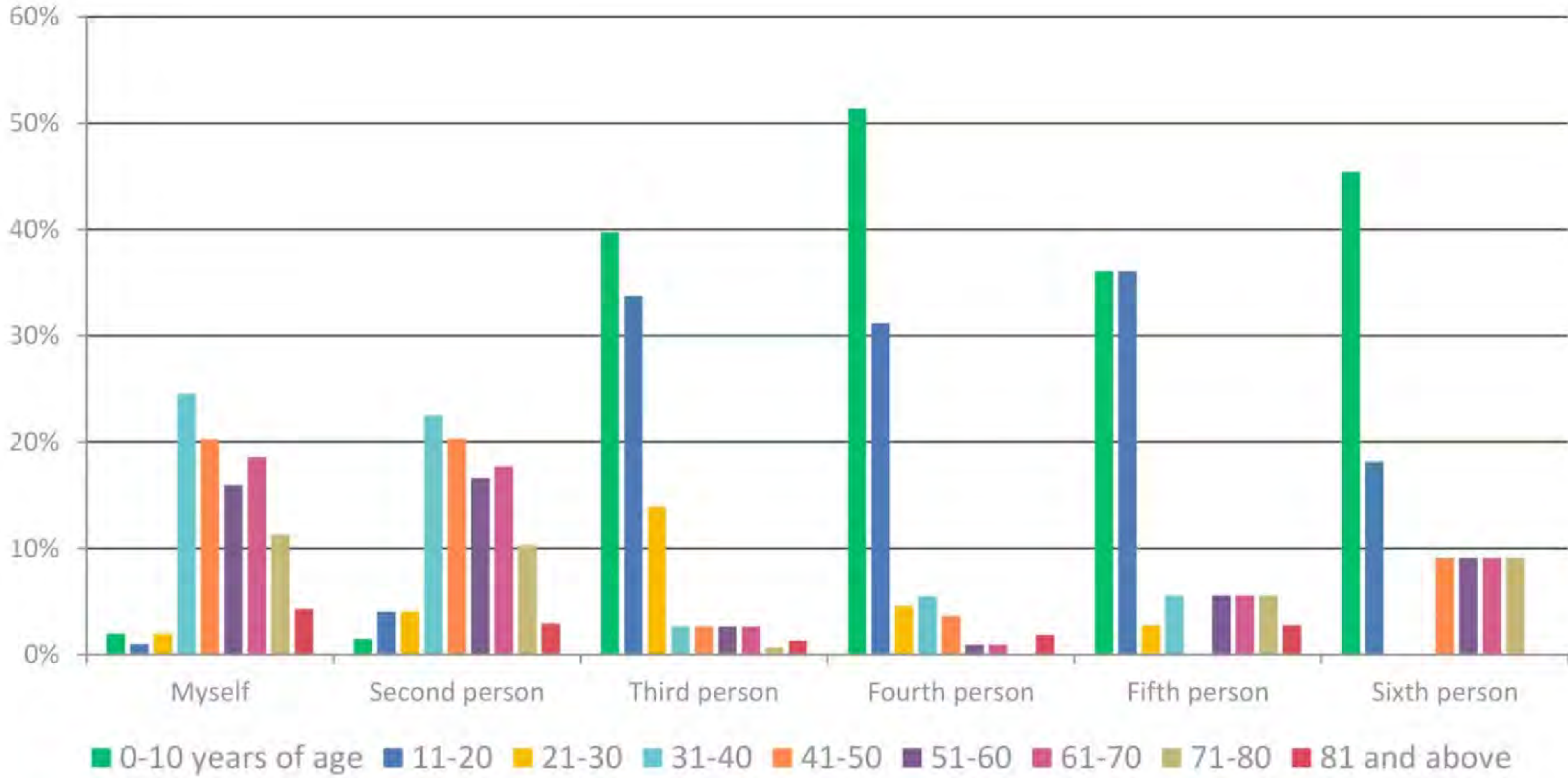
Total Represented by Survey: 904

904 Total Lanesborough Residents Represented



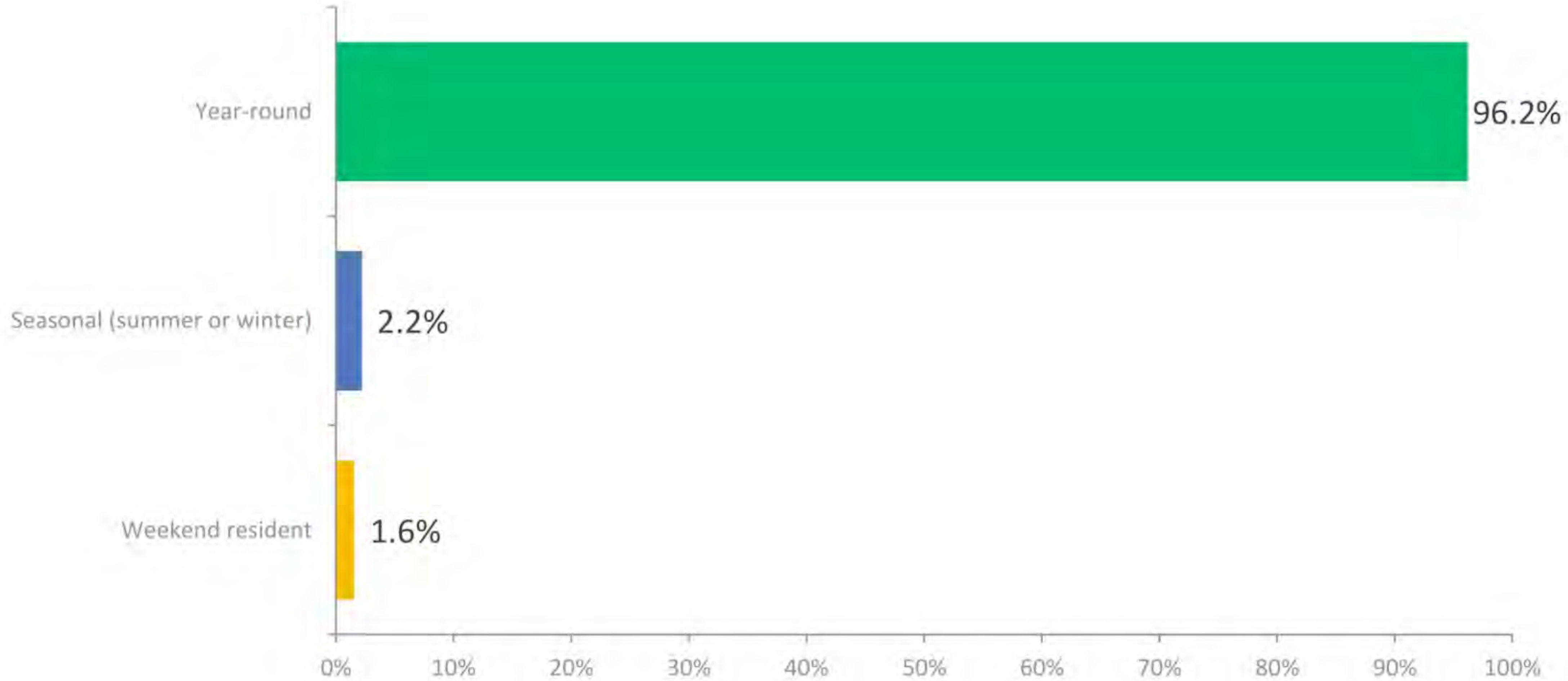
Q16: Including yourself, indicate the numbers and ages of people in your household.

Answered: 301 Skipped: 25



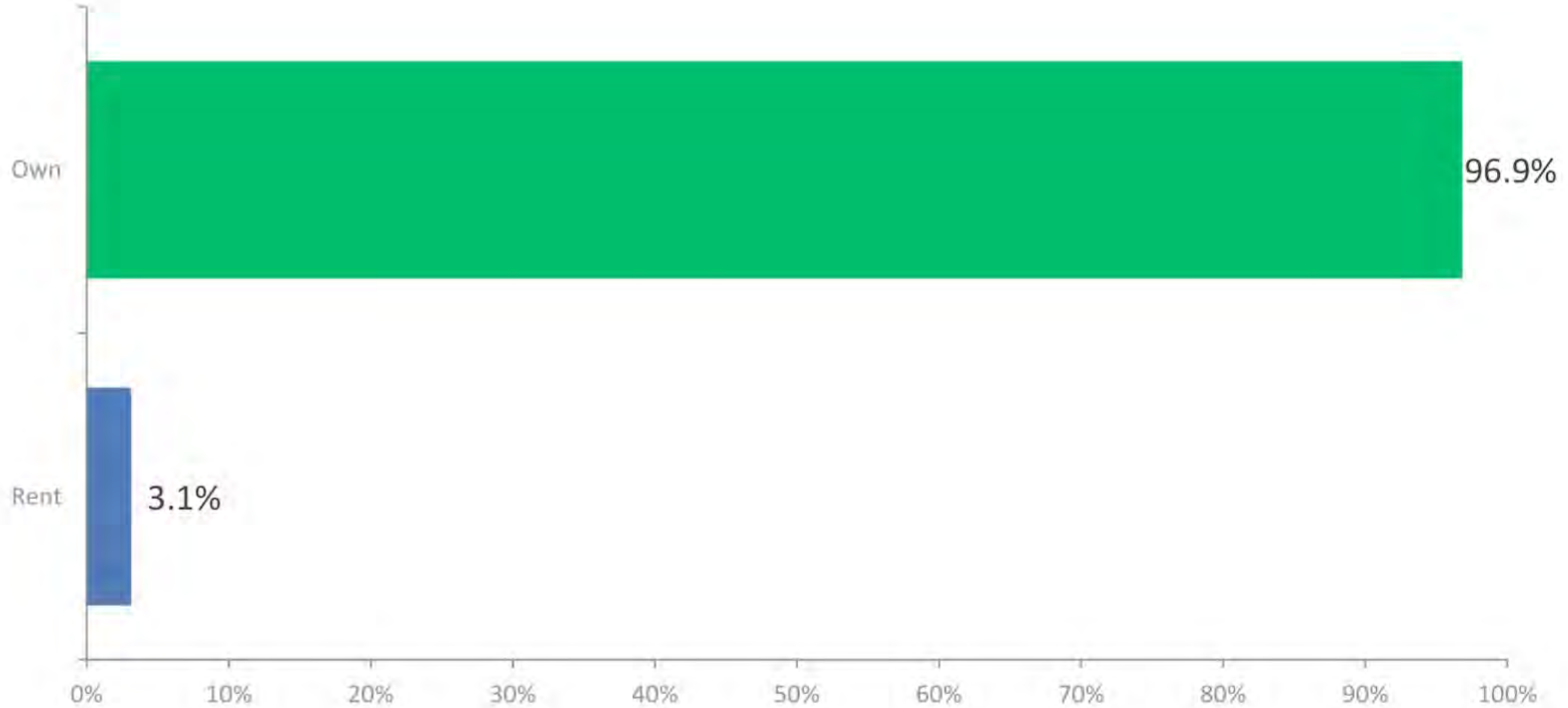
Q13: What type of Lanesborough resident are you?

Answered: 318 Skipped: 8



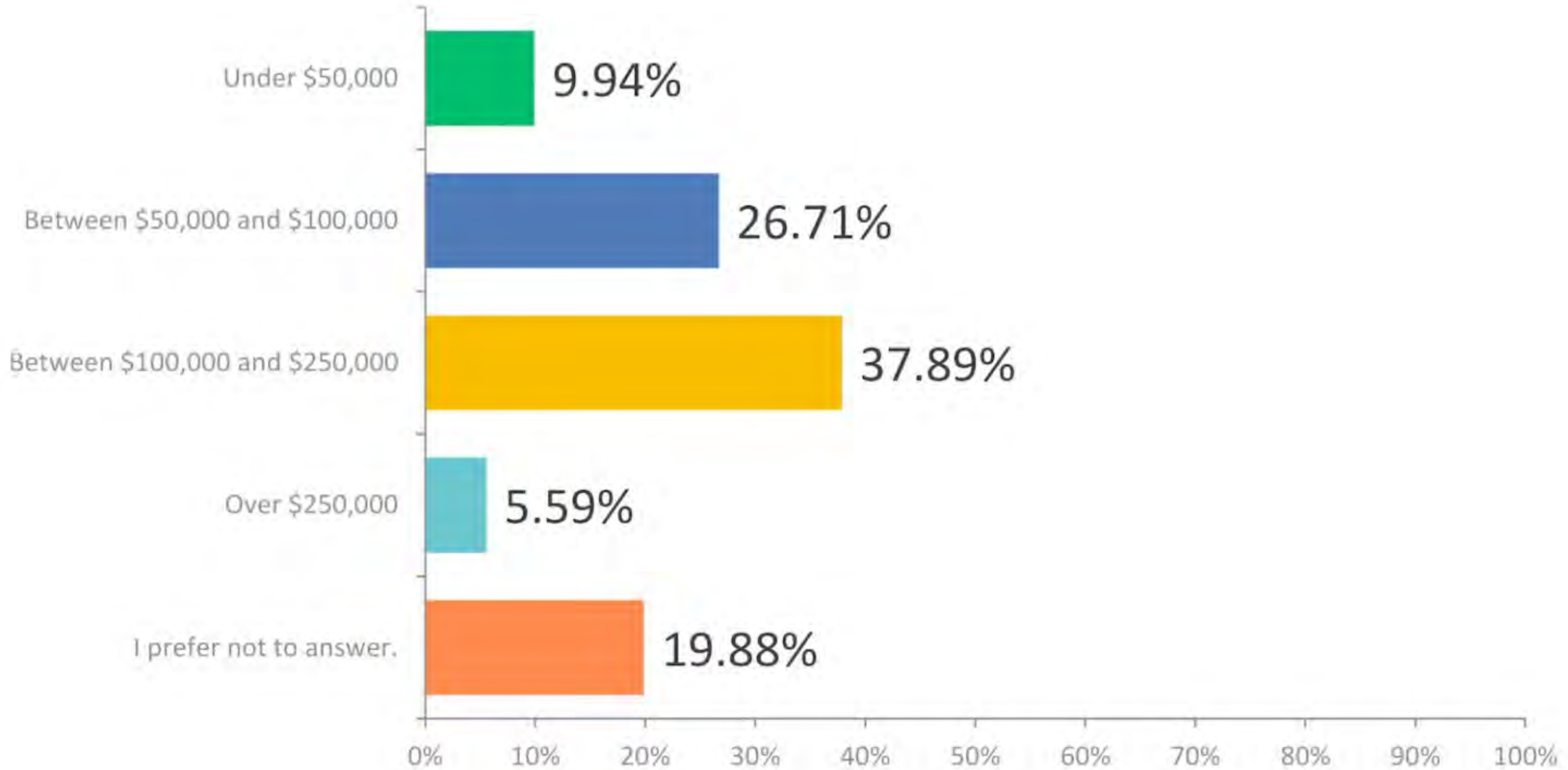
Q15: Do you own or rent a home in Lanesborough?

Answered: 318 Skipped: 8



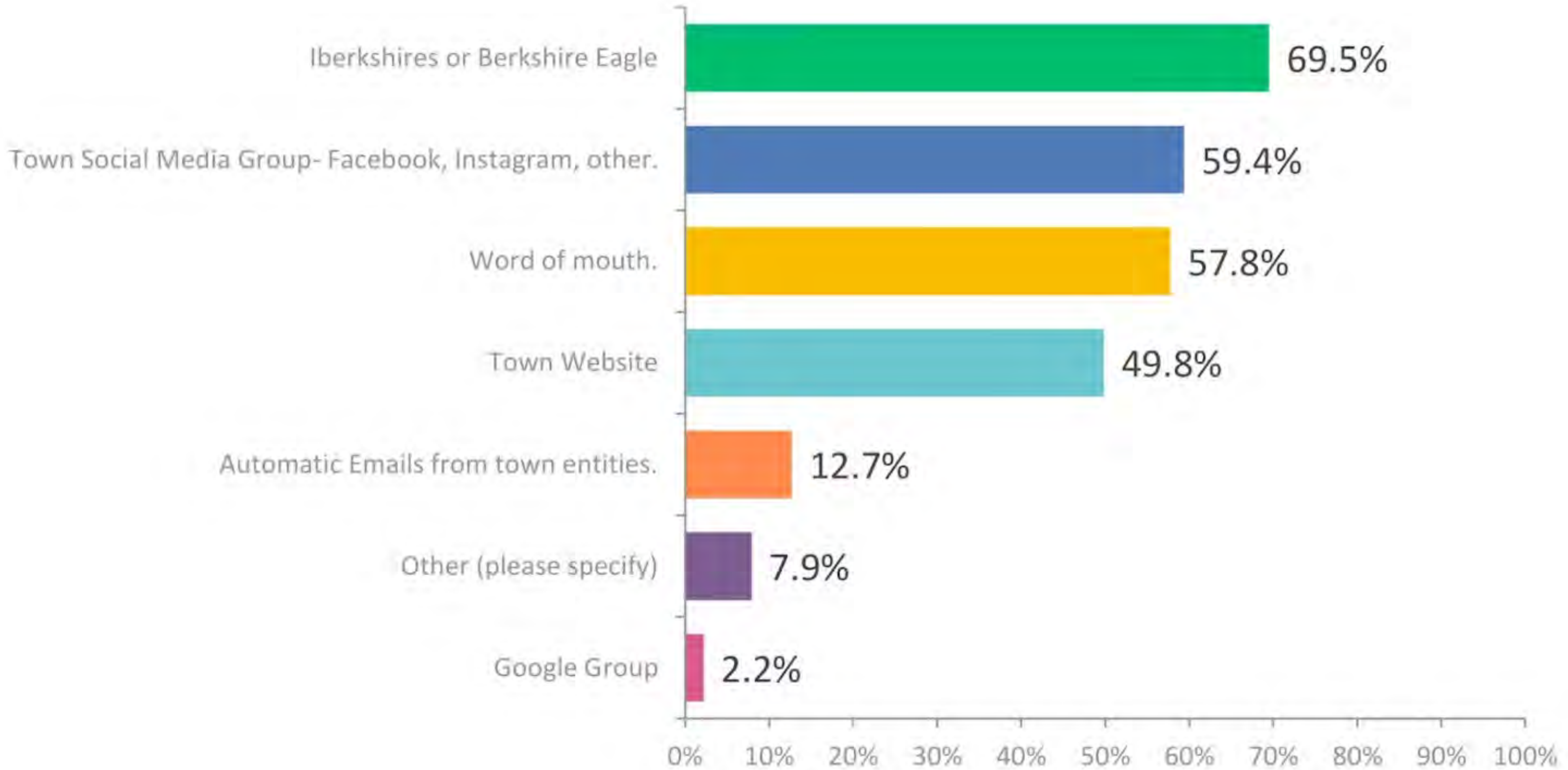
Q14: What is your household income?

Answered: 322 Skipped: 4



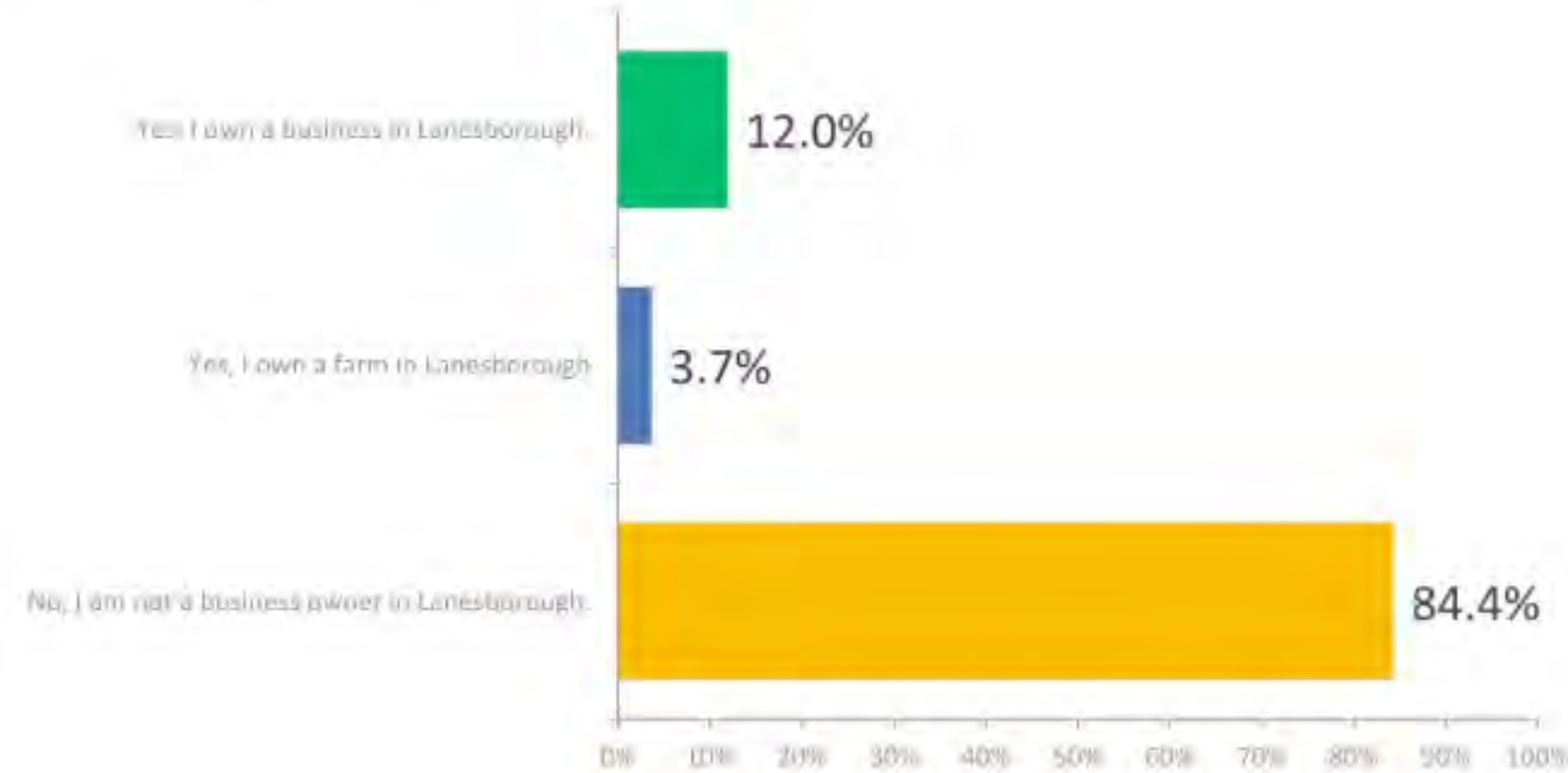
Q17: How do you get your local information?

Answered: 315 Skipped: 11



Q19: Are you a Lanesborough Business or Farm owner?

Answered: 326 Skipped: 0



Powered by  SurveyMonkey

Do you own a business in Lanesborough?

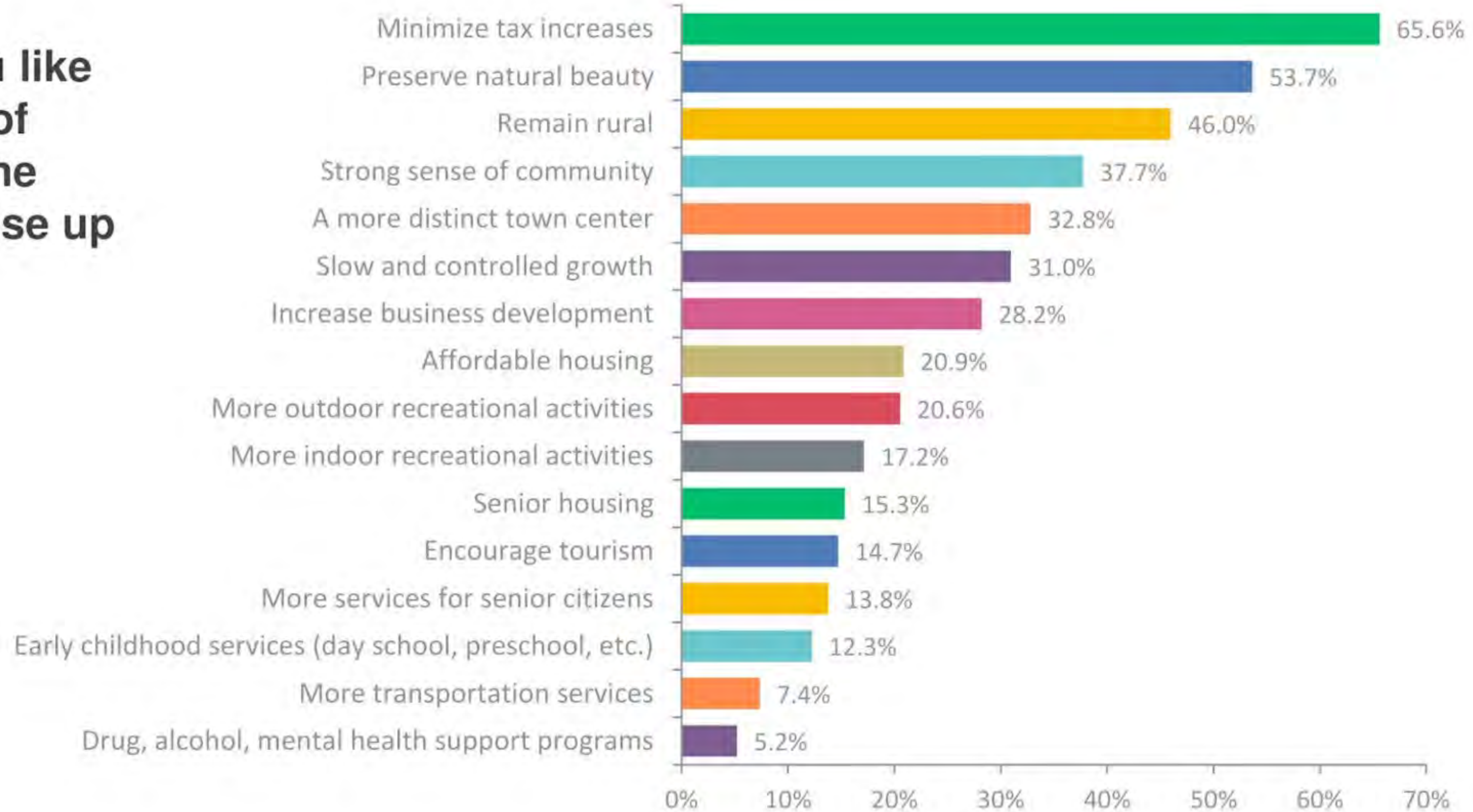
→ Yes- 39

→ Yes, Farm- 12

→ No, I am not a business owner- 275

Answered: 326 Skipped: 0

Q1: What would you like to see for the town of Lanesborough for the next 20 years (Choose up to 5)?



What would you like to see for the town of Lanesborough for the next 20 years?



Answered: 326 Skipped: 0

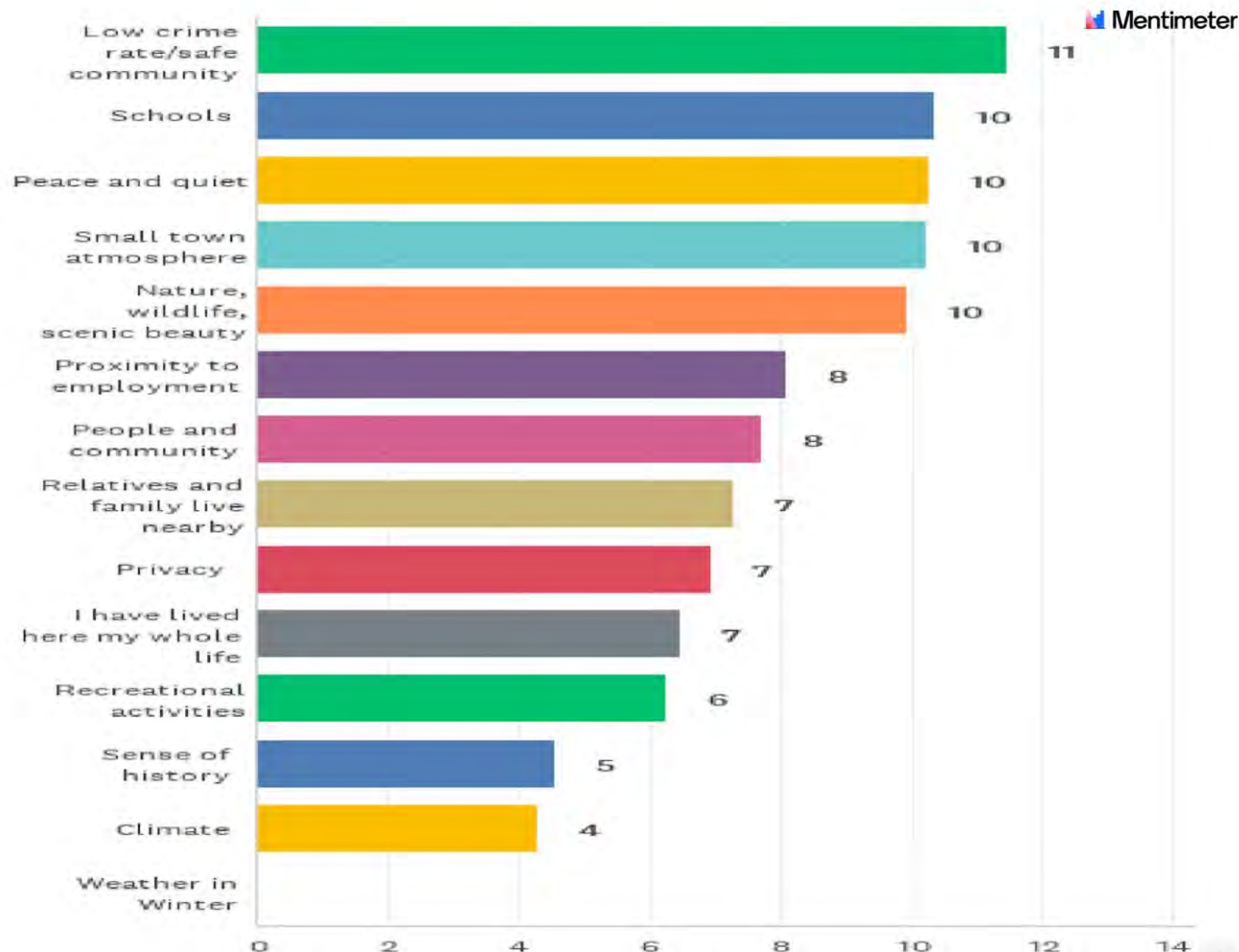
Q2: Click and drag the preference order for the reasons that you choose to live in Lanesborough (rank your choices)?

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Low crime rate/safe community	24.23% 79	20.25% 66	17.48% 57	10.74% 35	7.06% 23	7.06% 23	4.29% 14	3.68% 12	1.23% 4	0.61% 2	1.23% 4	1.53% 5	0.61% 2	0.00% 0
Schools	25.77% 84	17.79% 58	10.74% 35	3.99% 13	6.75% 22	7.36% 24	3.37% 11	4.29% 14	3.99% 13	3.99% 13	4.29% 14	3.37% 11	4.29% 14	0.00% 0
Peace and quiet	6.75% 22	10.43% 34	14.11% 46	17.48% 57	13.80% 45	16.56% 54	10.43% 34	5.21% 17	3.37% 11	1.53% 5	0.00% 0	0.31% 1	0.00% 0	0.00% 0
Small town atmosphere	6.13% 20	11.35% 37	13.19% 43	20.55% 67	17.18% 56	9.82% 32	8.28% 27	6.75% 22	2.76% 9	1.23% 4	1.84% 6	0.92% 3	0.00% 0	0.00% 0
Nature, wildlife, scenic beauty	10.43% 34	10.43% 34	10.12% 33	12.27% 40	13.80% 45	10.12% 33	9.82% 32	13.50% 44	7.06% 23	1.84% 6	0.31% 1	0.31% 1	0.00% 0	0.00% 0
Proximity to employment	3.99% 13	8.28% 27	13.19% 43	6.75% 22	8.28% 27	7.98% 26	9.82% 32	6.75% 22	4.91% 16	6.75% 22	7.36% 24	11.04% 36	4.91% 16	0.00% 0
People and community	1.23% 4	1.23% 4	3.68% 12	4.29% 14	7.06% 23	14.42% 47	20.25% 66	21.47% 70	13.80% 45	5.83% 19	3.68% 12	2.15% 7	0.92% 3	0.00% 0
Relatives and family live nearby	5.83% 19	8.28% 27	4.91% 16	3.68% 12	4.29% 14	4.60% 15	7.06% 23	9.20% 30	17.48% 57	10.74% 35	8.28% 27	12.88% 42	2.76% 9	0.00% 0
Privacy	2.76% 9	2.76% 9	2.76% 9	6.75% 22	7.67% 25	8.28% 27	7.36% 24	7.36% 24	14.42% 47	13.19% 43	20.86% 68	4.29% 14	1.53% 5	0.00% 0
I have lived here my whole life	11.66% 38	4.60% 15	5.52% 18	6.75% 22	5.21% 17	3.07% 10	4.29% 14	4.60% 15	3.07% 10	1.53% 5	4.60% 15	5.21% 17	39.88% 130	0.00% 0
Recreational activities	0.61% 2	2.76% 9	2.15% 7	3.37% 11	5.52% 18	5.83% 19	7.06% 23	8.28% 27	13.80% 45	25.77% 84	14.11% 46	6.75% 22	3.99% 13	0.00% 0
Sense of history	0.00% 0	0.92% 3	0.31% 1	1.23% 4	1.84% 6	2.76% 9	4.60% 15	3.99% 13	6.75% 22	16.26% 53	22.09% 72	32.21% 105	7.06% 23	0.00% 0
Climate	0.61% 2	0.92% 3	1.84% 6	2.15% 7	1.53% 5	2.15% 7	3.37% 11	4.91% 16	7.36% 24	10.74% 35	11.35% 37	19.02% 62	34.05% 111	0.00% 0
Weather in Winter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0

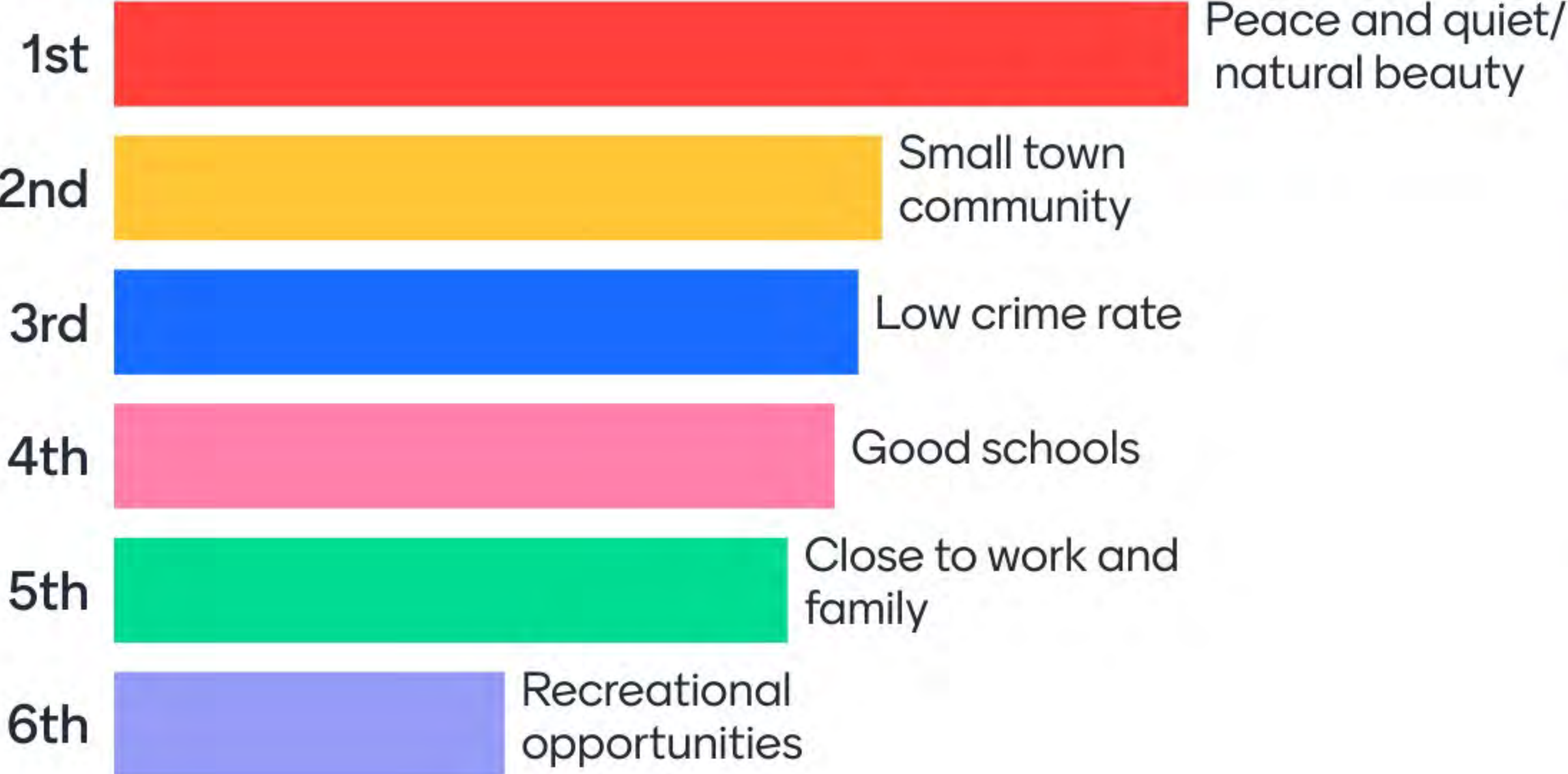


Answered: 326 Skipped: 0

Q2: Click and drag the preference order for the reasons that you choose to live in Lanesborough (rank your choices)?

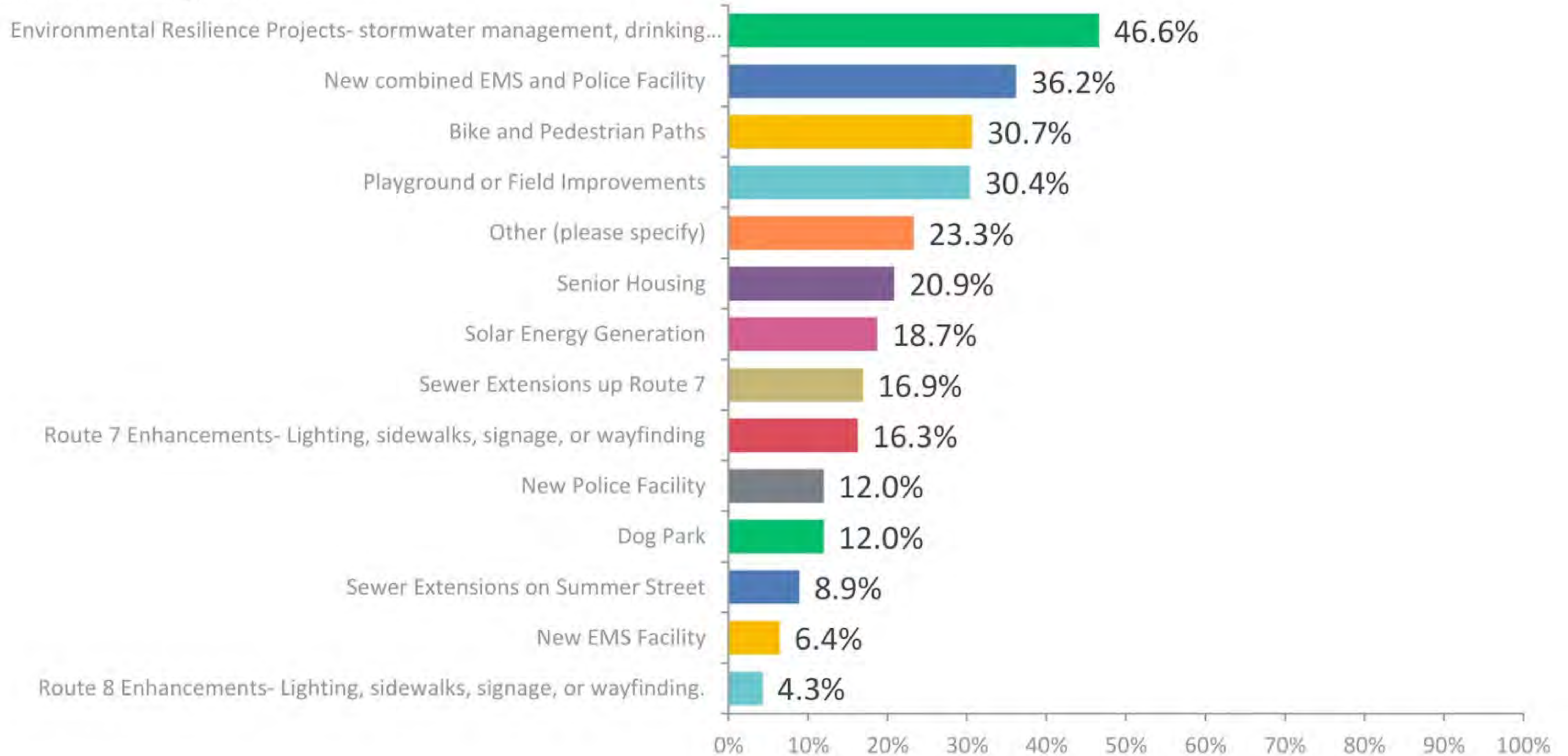


Rank the reasons you live in Lanesborough...

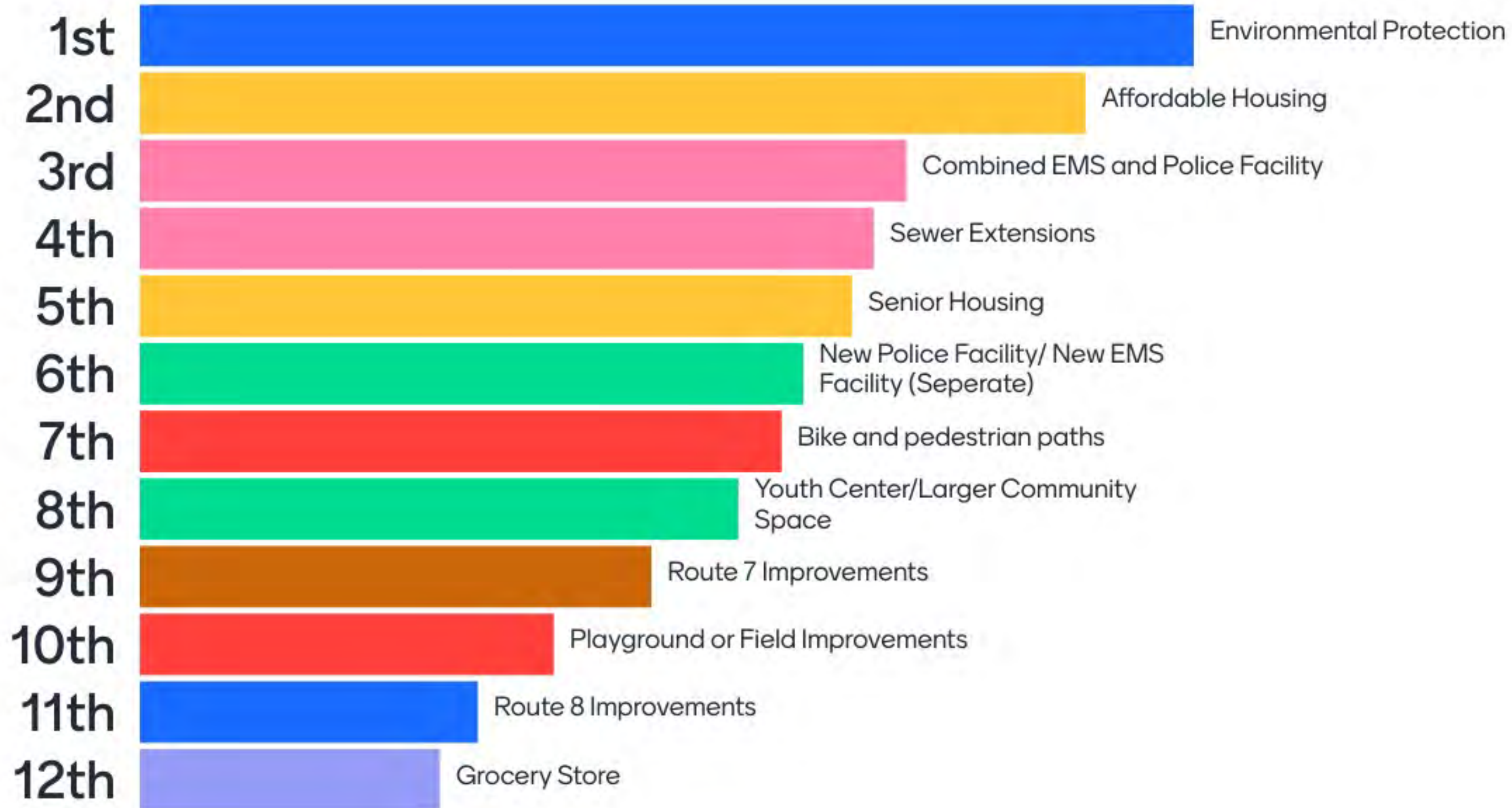


Q5: What infrastructure project or improvement do you think should be a priority in Lanesborough (Choose 3)?

Answered: 326 Skipped: 0

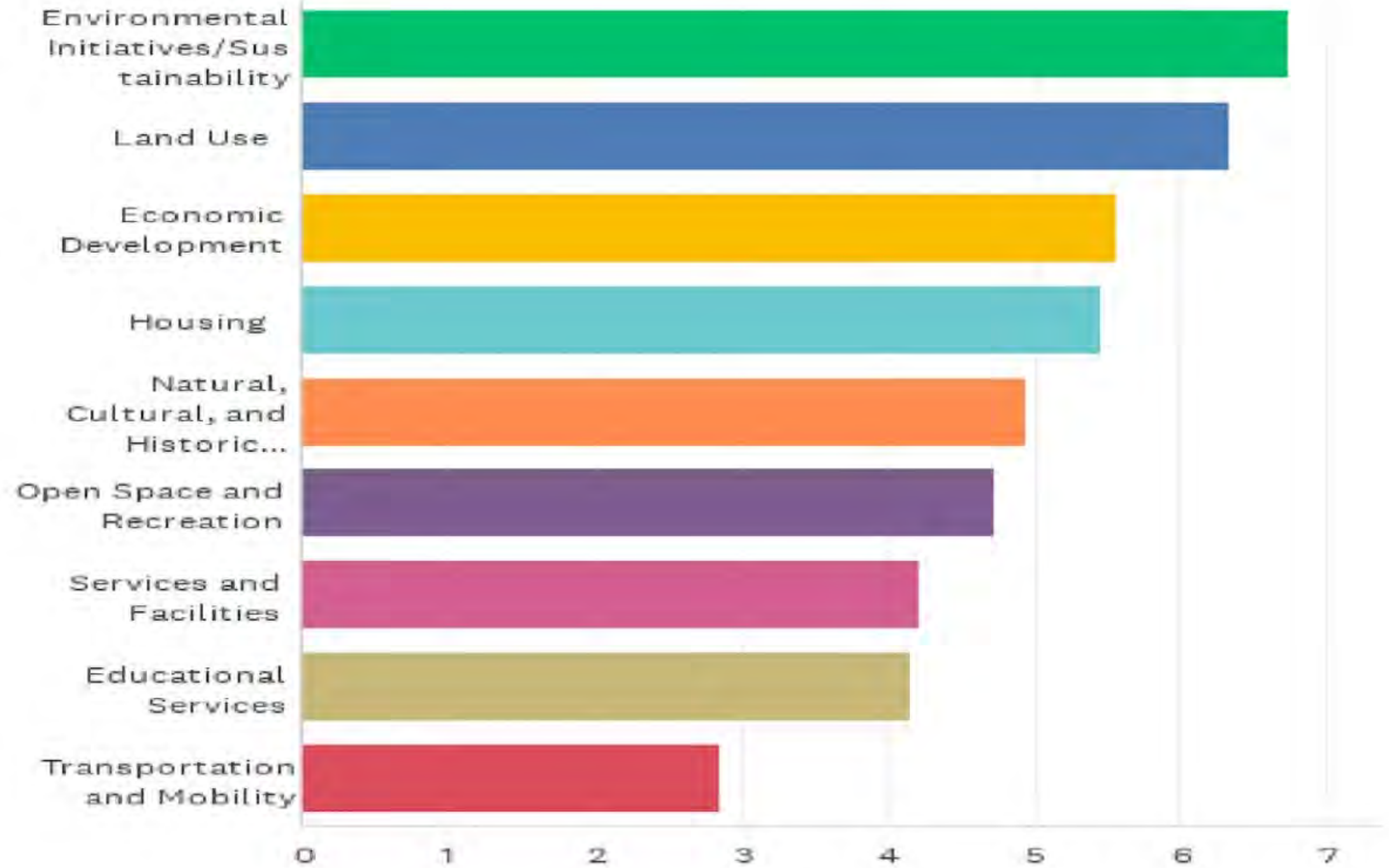


Which infrastructures should be prioritized?



Answered: 326 Skipped: 0

Q6: Which of the following areas do you think should be high priorities for Lanesborough during the next 10 to 20 years? (Rank from High to Low Priority)



If you suggested environmental resilience projects tell us more about it here.

water protection and protecting farms so they can remain farms

Conservation of land and usage for townspeople to enjoy the land

Land conservation

Lake health and sewer improvements

keep open spaces

All of the above

Protect drinking water supply: extend sewer lines wherever possible:

Protections for lakes, waterways, forested areas. Management of invasive plants, insects, water creatures, pollinator protections, limit to and thoughtfulness around cutting forested areas

If you suggested environmental resilience projects tell us more about it here.

Ensure that we are thinking about the future and impacts of the climate crisis.

Land conservation, waters protection, and maintain accessibility for public use.

Need for emergency shelters throughout community

Moving away from shared water instances like Berkshire Village and Greylock Estates; connecting more parts of town to the water district

clean

Drinking water protection . Lake water cleanliness and against invasive species. All environmental protections are important - Urgent for our times

Handling trees near power lines

Aquifer analysis to determine capacity and potential contamination. Water testing for confirmation.

If you suggested environmental resilience projects tell us more about it here.

Protect farm land along scenic byway from Large Scale solar development

Drinking water improvements

Sewer extension

Sewer should be a priority. I haven't seen a house that sold in recent years that has not had to put in a new septic system. All the systems are aging. Safe drinking water is important, with such a

to preserve the quality of life by slow managed growth that considers the effects of climate change. Manage the number of short term rental homes

Question 7: Tell us more about your most important topic- what concerns or issues should Lanesborough town government address?

- It truly is a small town in a good way.
- There is a nice community of young families who are glad to be here.
- Lanesborough is beautiful place and has some wonderful
- The farm scene is so vibrant.
- Need to keep things natural and preserve the Berkshires beauty.
- Lanesborough is an idyllic lovely small town in which to live.
- With its peace, privacy, abundance of natural beauty, local agriculture and current attractions.
- Educated children make good intelligent citizens
- Housing is number one, its too expensive, especially for families.
- Development should maintain our town's unique natural beauty.



Question 7 follow up question...

Preserve the town of its natural beauty and small time feel while allowing for growth with small businesses and affordable housing

Deal w/ climate change (e.g. solar farms).

Protect the scenic byways from large scale solar development. Apparently the Governor took away local zoning controls for this exact subject matter

Preservation and development of natural resources, parks, undeveloped land.

Maintain natural beauty and affordability.

Keep lanesborough small and protect its natural environment. Enhance what we have.

Ensuring that not just wealthy folks can live here

keep it rural for the most part cluster development

Question 7 follow up question...

keep good schools

Building lasting policies, protocols, job descriptions that are followed by everyone - without consistency and structure will be difficult to address any other issues

Sewer throughout town

A main focus should be the continual development of the tax base. A larger tax base will lower our tax rates. SO much traffic drives through town every day. Let's give them reasons to stop.

Getting a permanent home for the our police force. Also, addressing the anger that seems to permeate many concerns.

Keep it affordable

Land use. Allow development in the town center and preserve the agricultural and natural areas.

Aquifer protection

Question 7 follow up question...

Town needs to think about how it will afford to provide services in the future with a stagnant or shrinking tax base.

Maintaining a rural environment is important to preserve a way of life that is important.

Keeping it rural, clean through the use of renewable energy. Support good quality education for all.

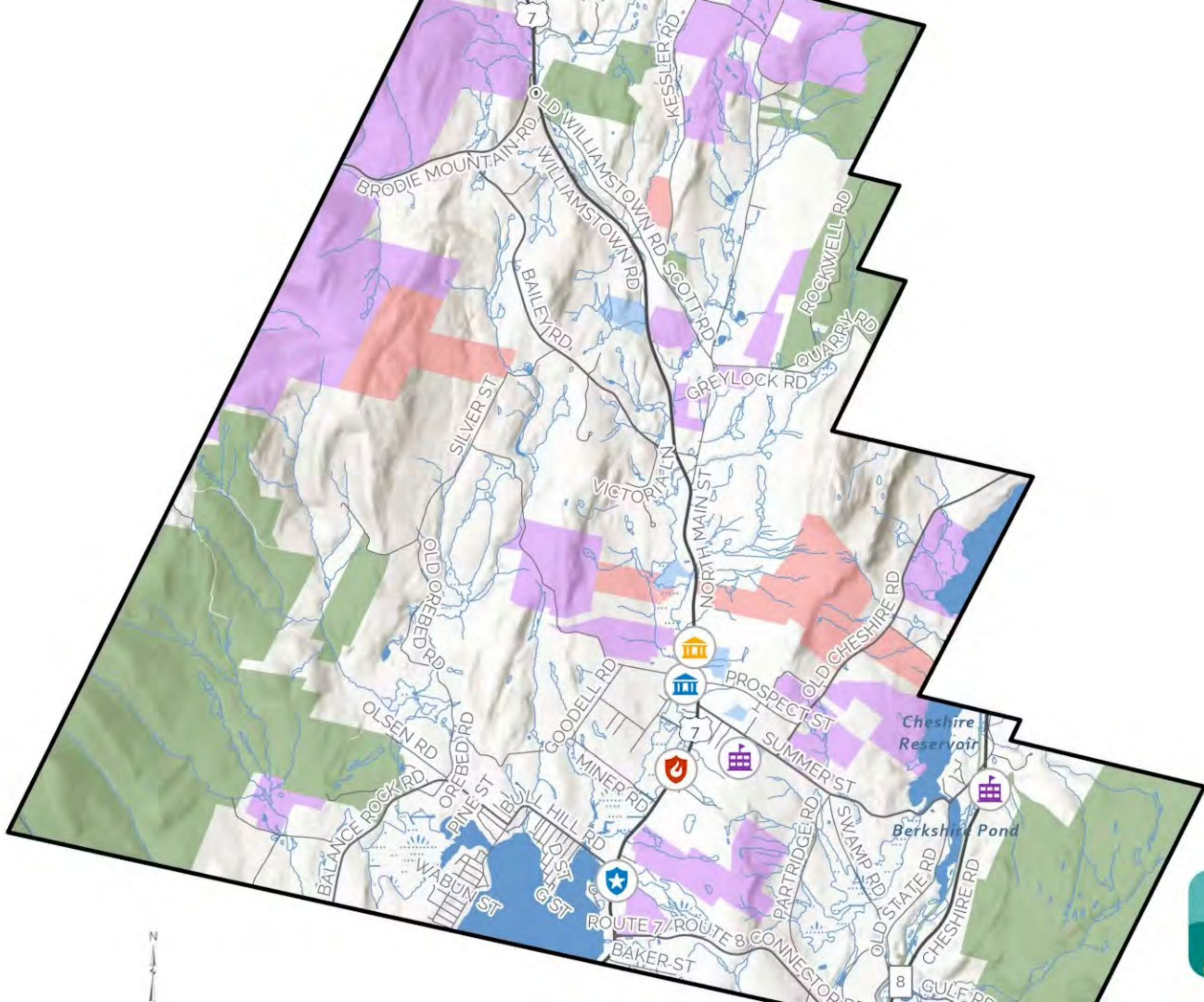
I would like to see that both residential and commercial development contribute Ute to the existing atmosphere of peace, beauty and financial viability.








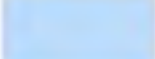

Maintaining a rural environment.

Services and Facilities

- Police
- Fire
- Parks
- Schools
- Senior Services
- Highway Department
- Library





-  Fire Station
-  School
-  Town Hall
-  Senior Center
-  Police Station
-  State Protected Land
-  Land Trust Land
-  Municipal Protected Land
-  Private Protected Land

 Mentimeter

Public Safety

- The volunteer fire department currently consists of 28 members, including firefighters, EMTs, inspectors, and educators
- In 2023, the department responded to 414 calls for service
- The Lanesborough Police Department is staffed by six full-time and four part-time officers
- The department responds to an average of 6,500 calls for service each year
- Lanesborough Ambulance consists of EMTs, 2 first responders, and a full-time EMS director
- The service responded to 638 EMS calls in 2023
- Source: Town Report.



Council on Aging and Veterans' Services

- The COA provided services to 1,695 people and transported 2,000 passengers
- The town has a veterans' services officer who assists veterans in the towns of Lanesborough
- The agent provides assistance with filing claims and other matters pertaining to the VA

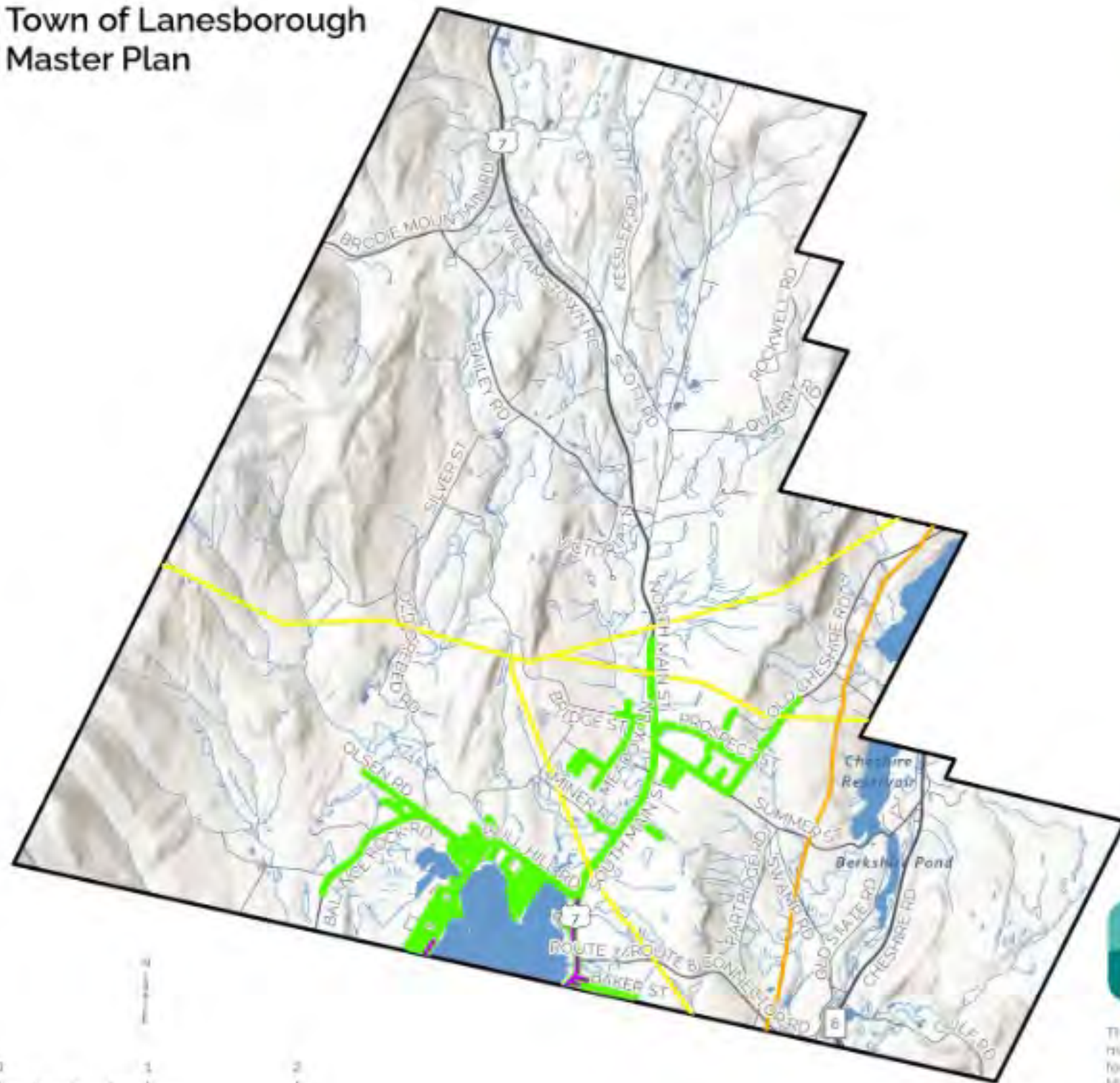


Town Hall

- Town Clerk
- Board of Assessors
- Building Inspector
- Board of Health
- Conservation Commission
- Cemetery Commission
- Agricultural Commission
- Tree and Forest Committee
- Hours: Monday-Thursday 8AM-4PM, closed 12-1
- Extended Hours: Monday 5-7PM



Town of Lanesborough
Master Plan



Utilities Map

- Water
- Wastewater
- Electrical Transmission Lines
- Natural Gas Pipeline

Public Utilities Map

Water-Green

Wastewater- Purple

Electric Transmission- Yellow

Natural Gas-Orange

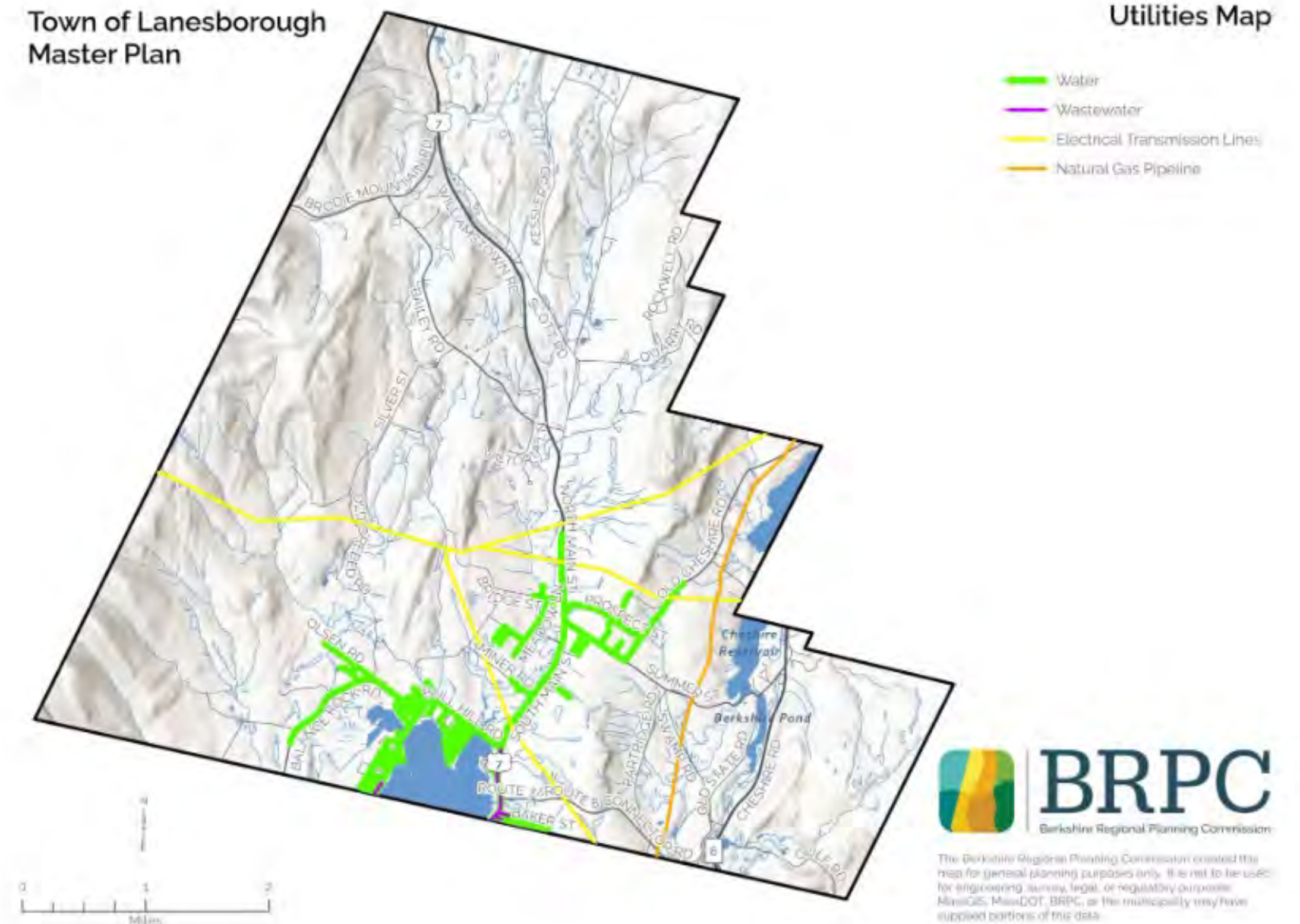


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Utilities

- The Water District provides services to the downtown, Berkshire Village, and Pontoosuc Lake neighborhoods
- Sewer is connected to Pittsfield wastewater along Route 7 north to Bull Hill Road and on the west side of Pontoosuc lake



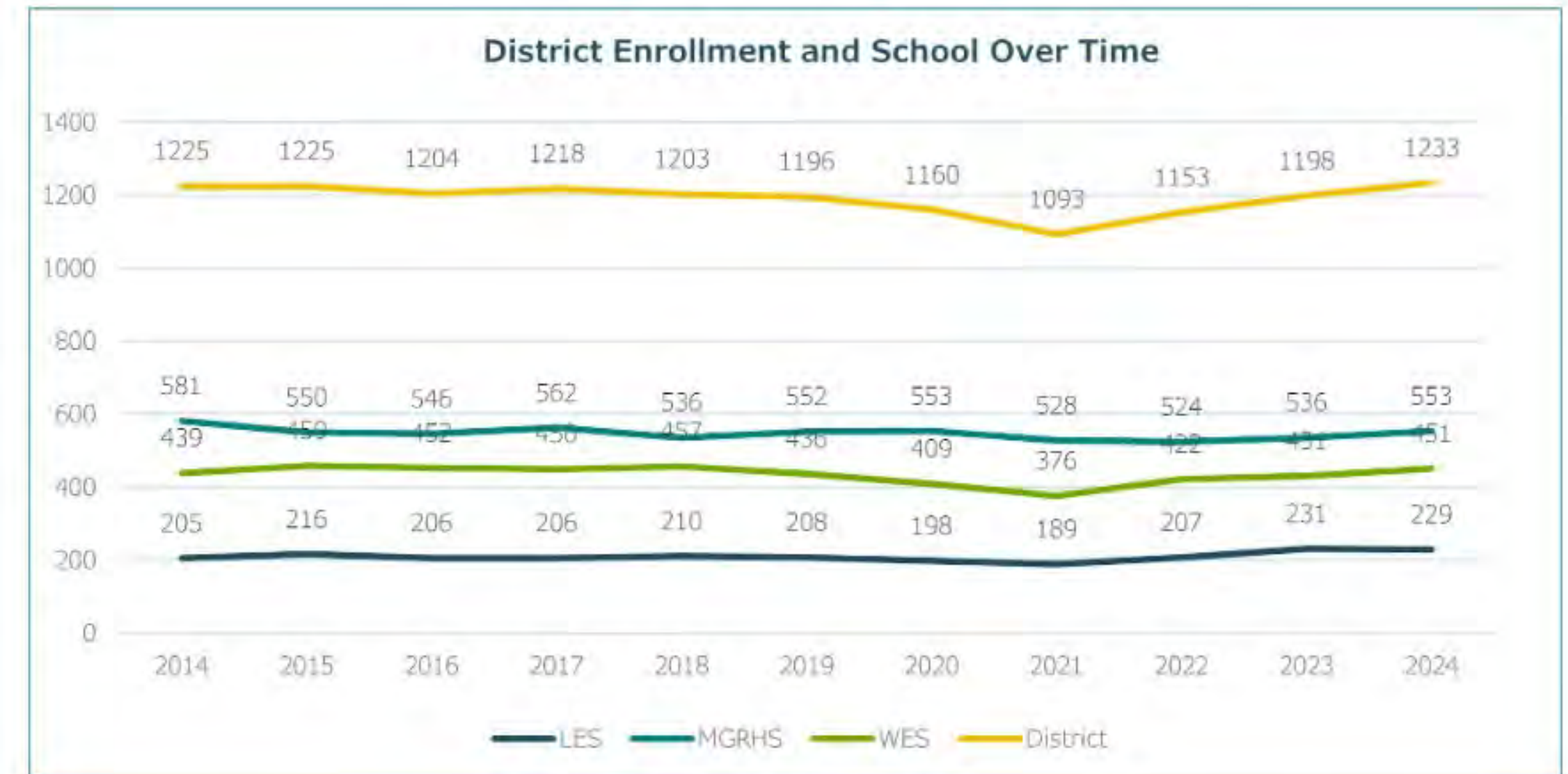
Education

- Overseen by a regional school committee consisting of four Williamstown and three Lanesborough residents
- Lanesborough Elementary is a pre-K-5 school on Summer Street, educating more than 200 students per year
- The teaching staff of approximately 38 staff members
- Mount Greylock Regional Middle and High School serves grades 7-12
- MGRHS's student body is approximately 550 is supported by a staff of approximately 100 educators and professionals



Education, Cont.

- District enrollment remained steady over the last decade, taking a slight dip in 2021
- Mount Greylock renovated from 2018-2020. Gym, Library, cafeteria, auditorium all renovated.
- Mount Greylock track and field and grounds improvements are nearing completion.
- Lanesborough Elementary was constructed in 2001



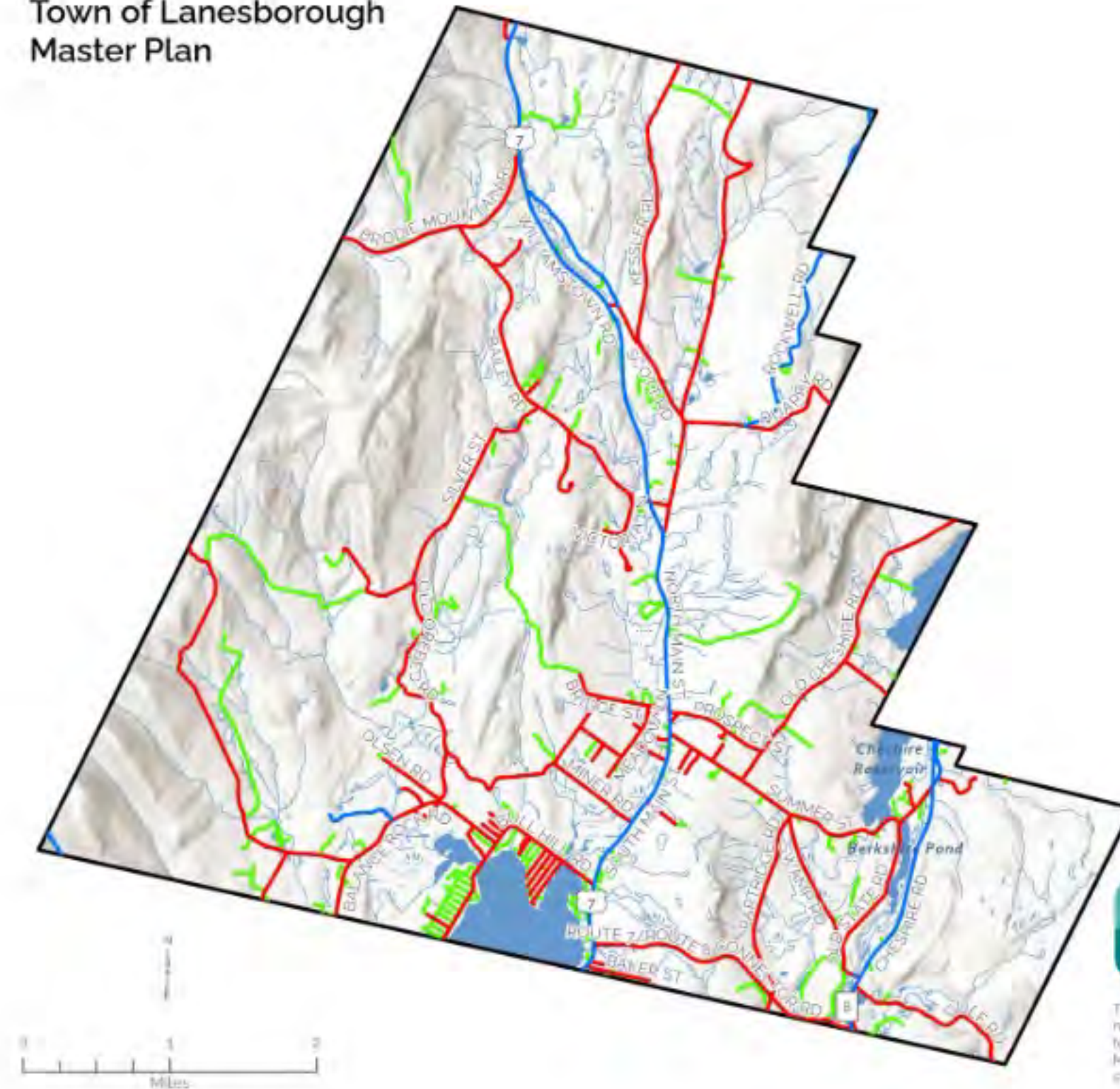
Transportation

Red lines = town roads.

Blue lines = state roads.

Green lines = private roads with limited or no town maintenance.

Town of Lanesborough Master Plan



Road Jurisdiction Map

- Town Road
- State Road
- Private / Unknown Road



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Roadways

The Commonwealth owns 10.58 miles of highway.

The town has 47.46 miles of accepted, municipal roadways and 4.3 miles of unaccepted roads.

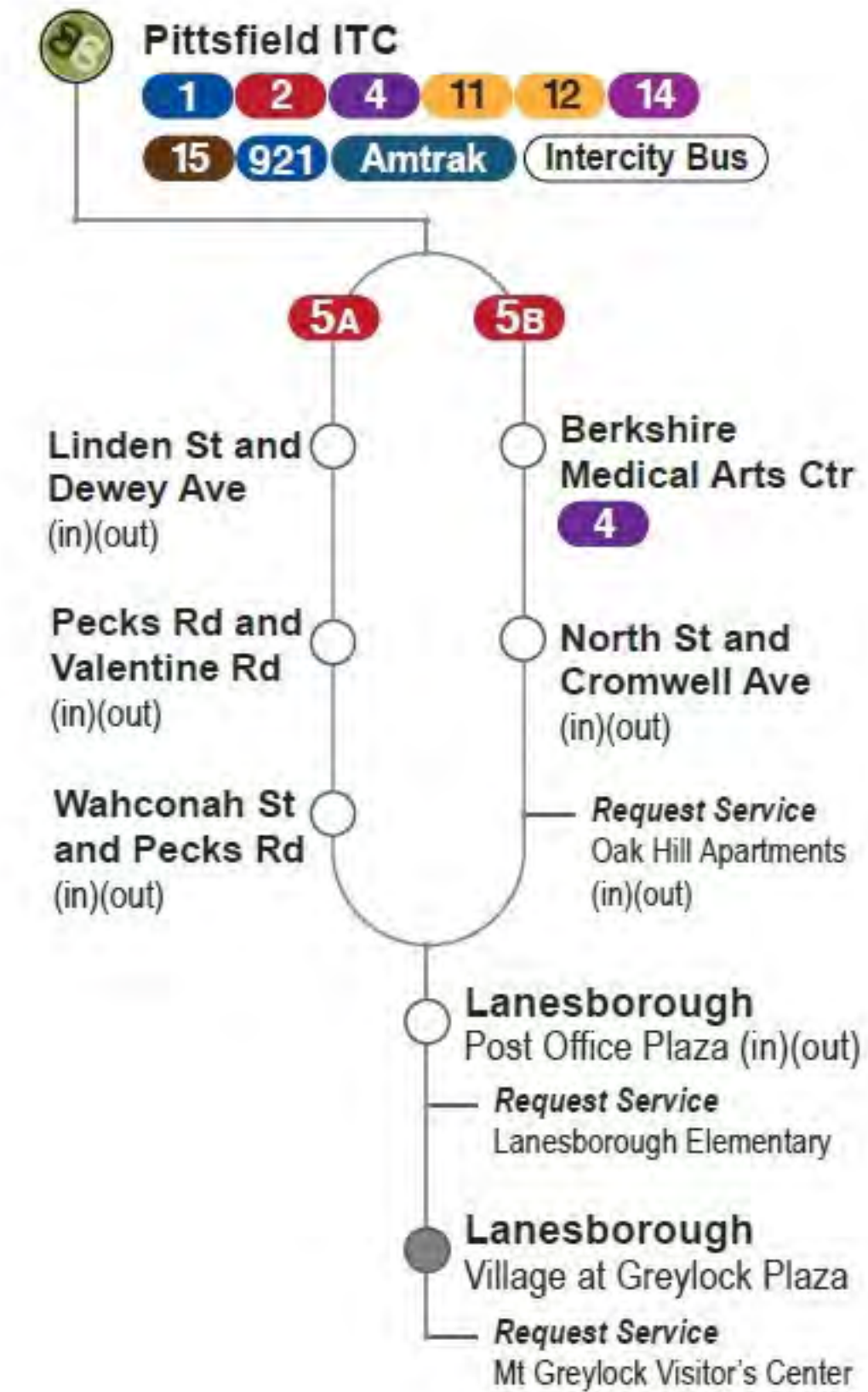
There is an additional 2.53 miles of public roadways in Mount Greylock State Park, also managed by the Commonwealth.

Baker Hill Road District maintains the Route 7/
Route 8 Connector Road which is approximately
2 miles



Public Transit

- The BRTA operates three bus lines through Lanesborough – Route 1, Route 5A, and 5B
- The Council on Aging partners with the BRTA to provide older adults with van transportation at a low fare

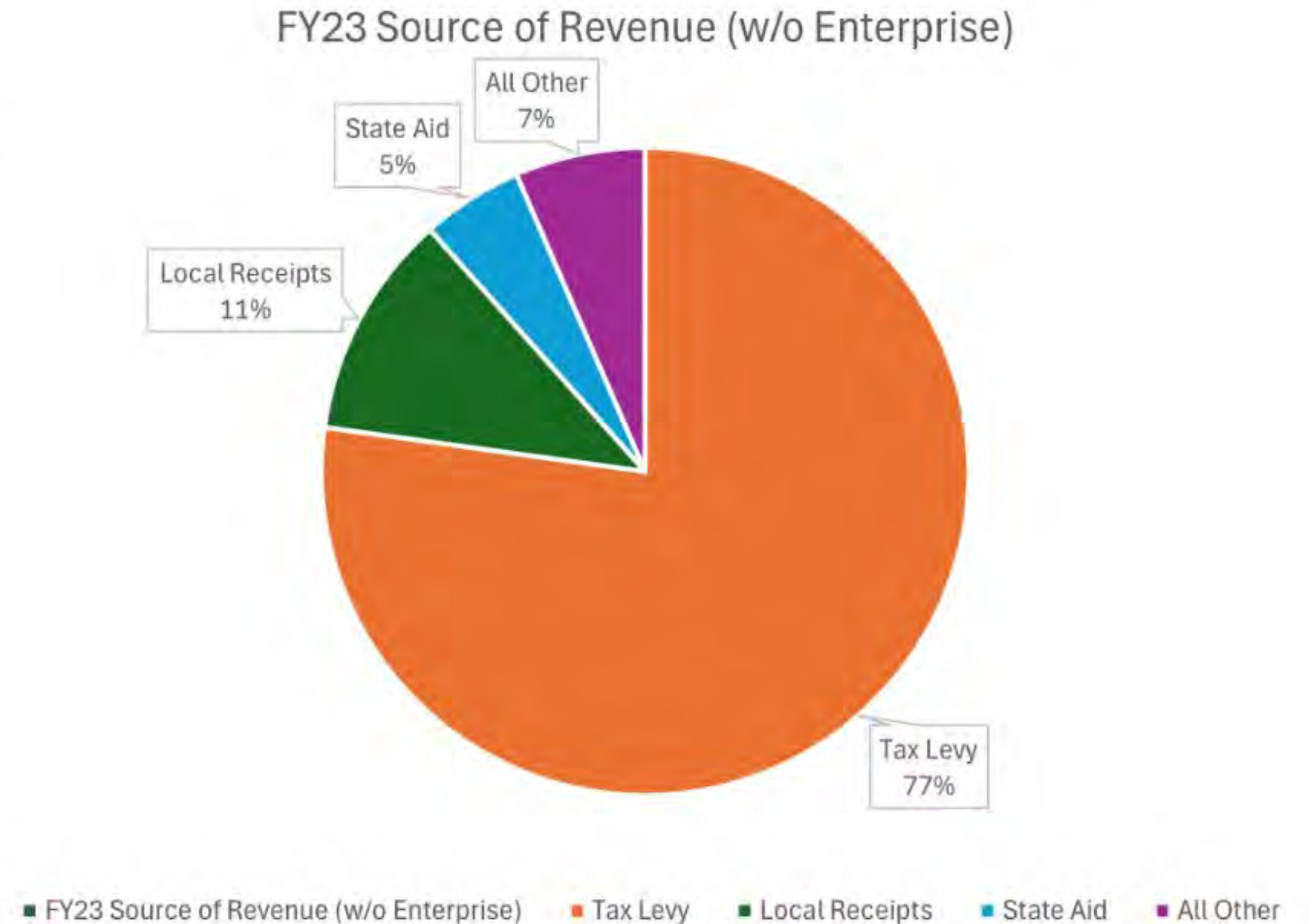


Economic Development



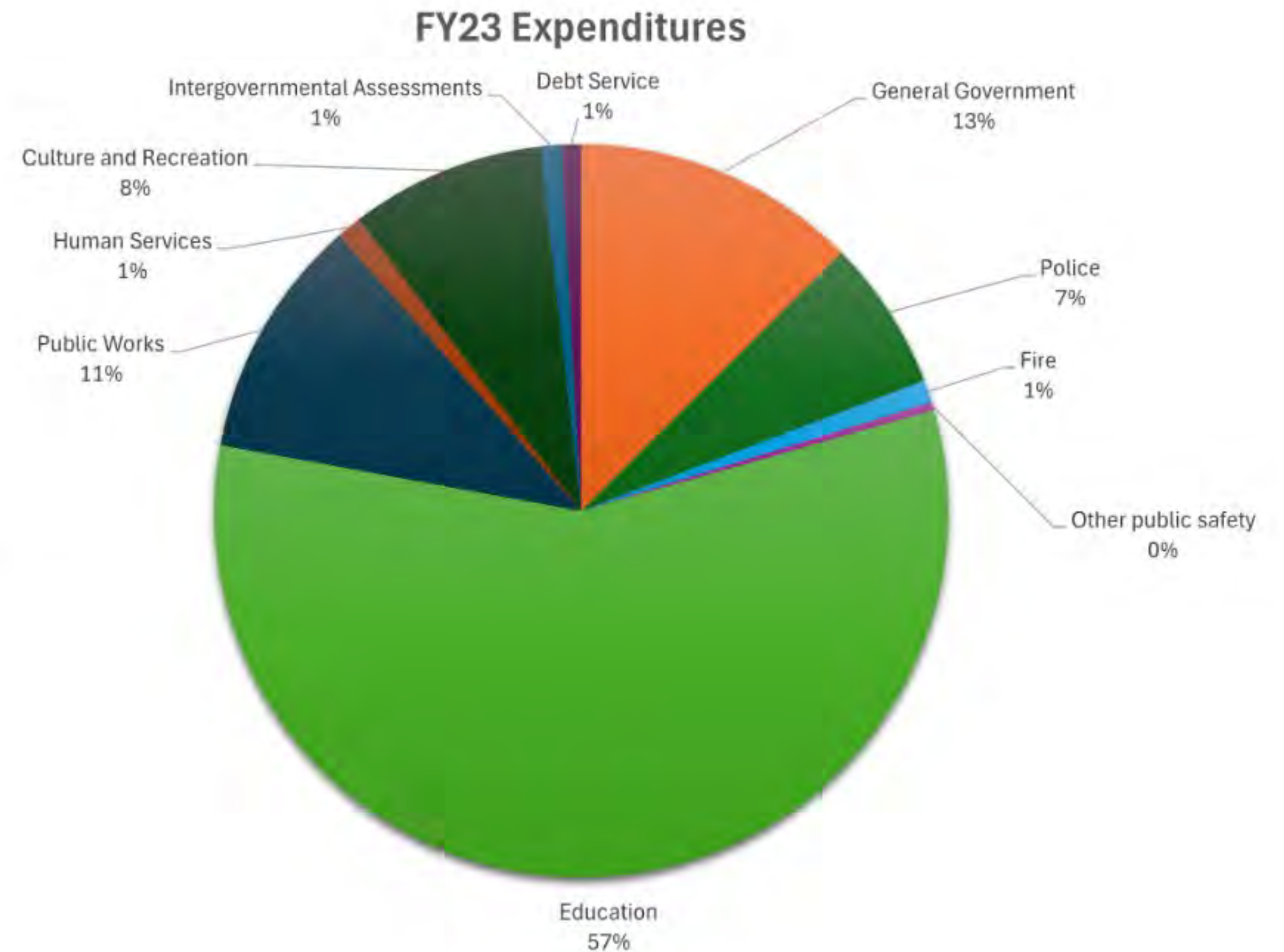
Taxes: Town Revenues

- FY23, budget was \$11.3 million.
- 77.18% derived from the tax levy.
- 5.07% of the revenues came from state aid;
- 11.24% from local receipts; and another 6.51% came from other sources.



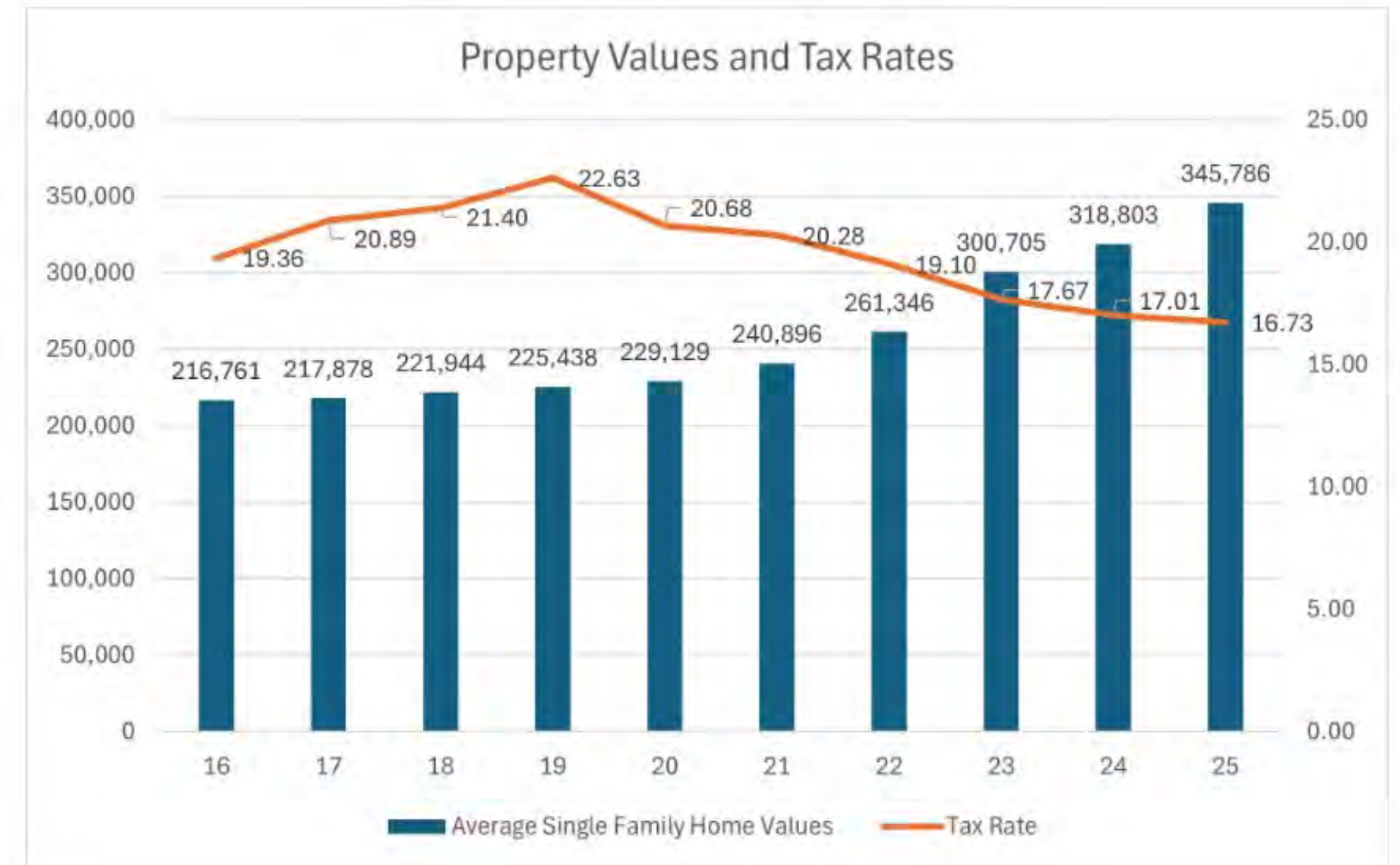
Expenditures

- Half of the budget supports education (56.85%)
- Other cost centers include: public works (10.59%); general government (12.47%); and police (6.60%)



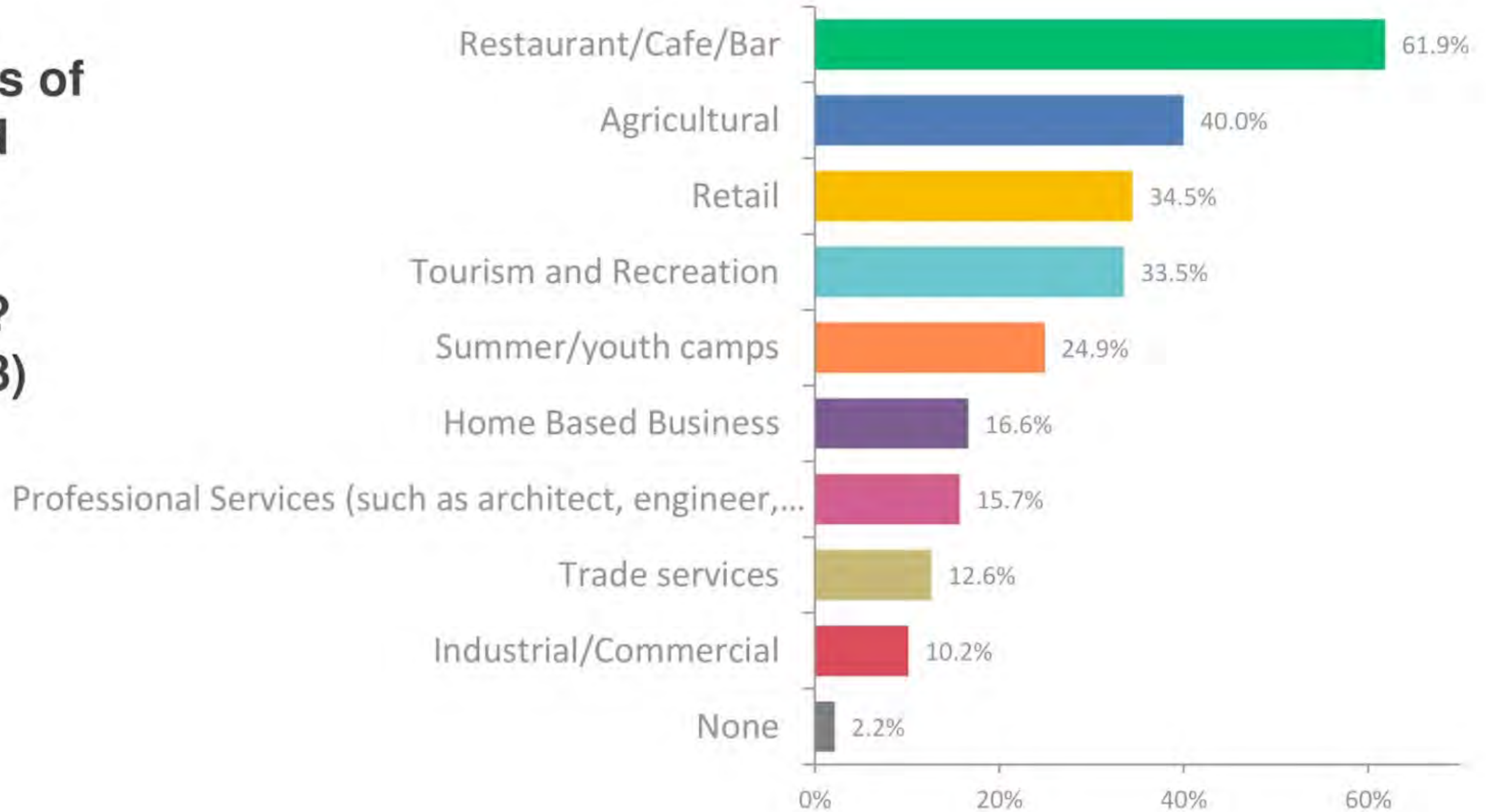
Taxes

- The current tax rate is \$17.01 per \$1,000 of value
- The average single family is valued at \$345,786
- The average single family tax bill is \$5,785



Answered: 325 Skipped: 1

Q3: Which types of business would you like to see encouraged in Lanesborough? (Choose up to 3)

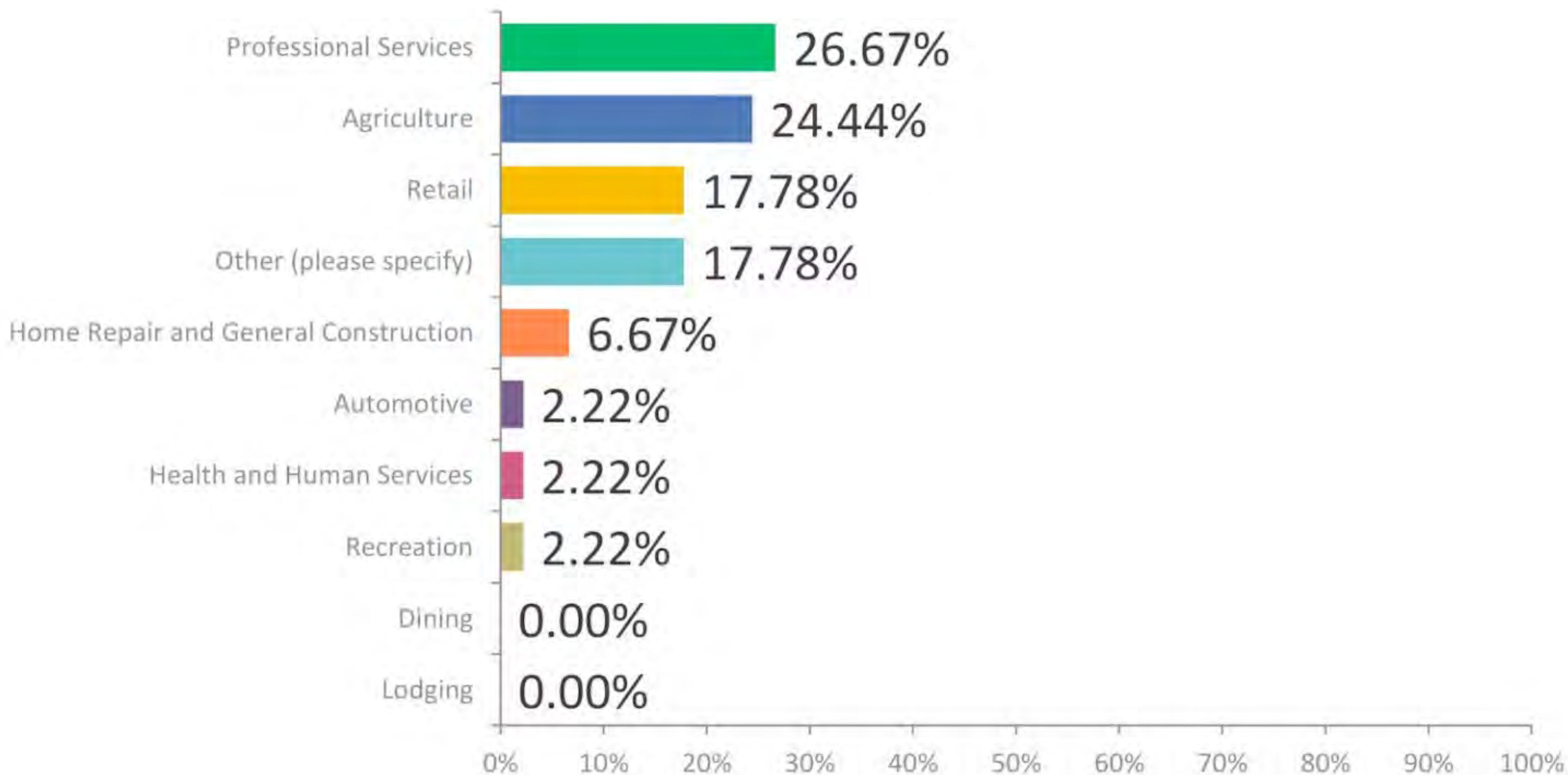


What we heard from local business.



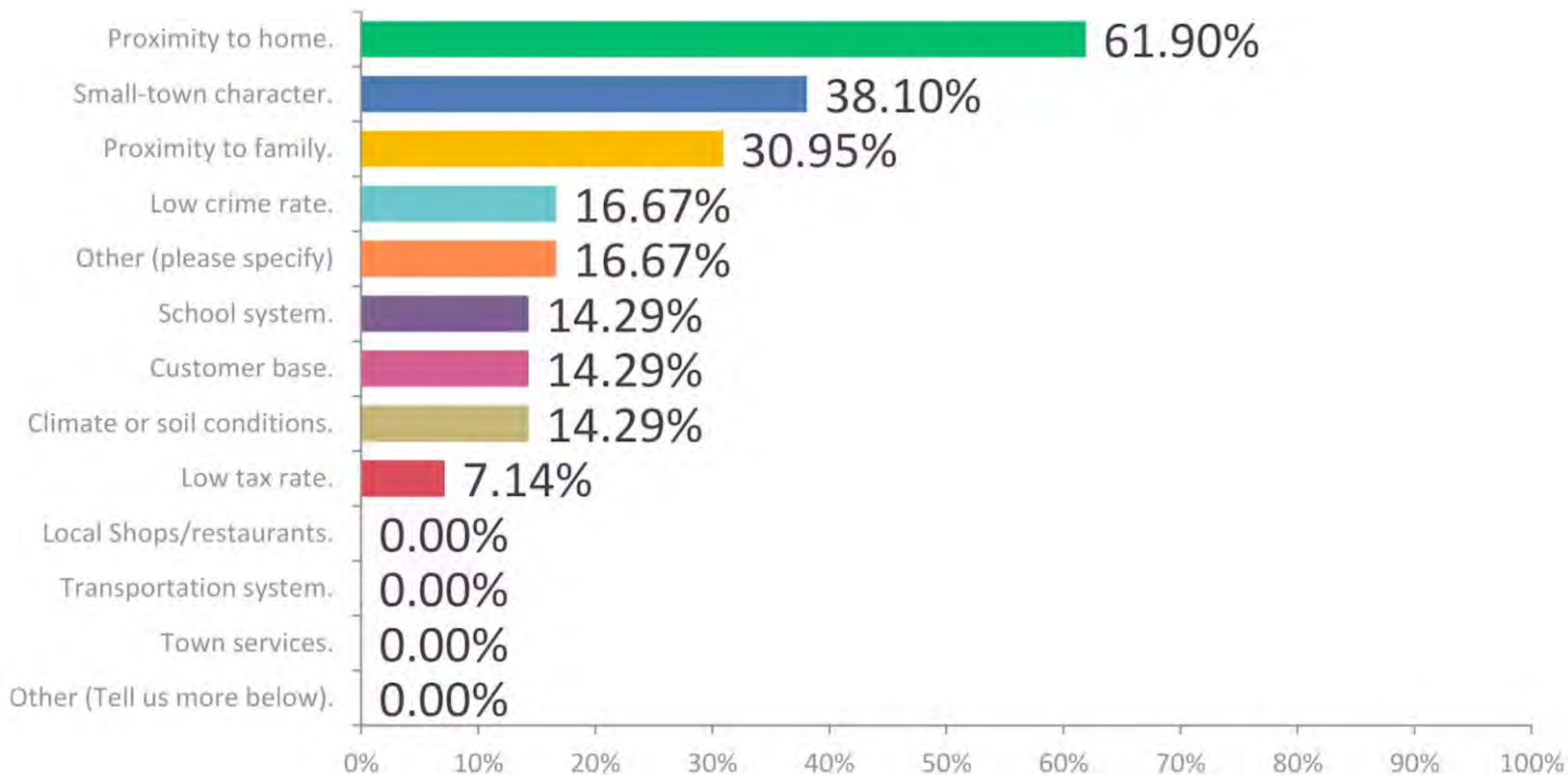
Q21: How do you classify your business type (categories are taken from the Lanesborough Business Directory)?

Answered: 45 Skipped: 281



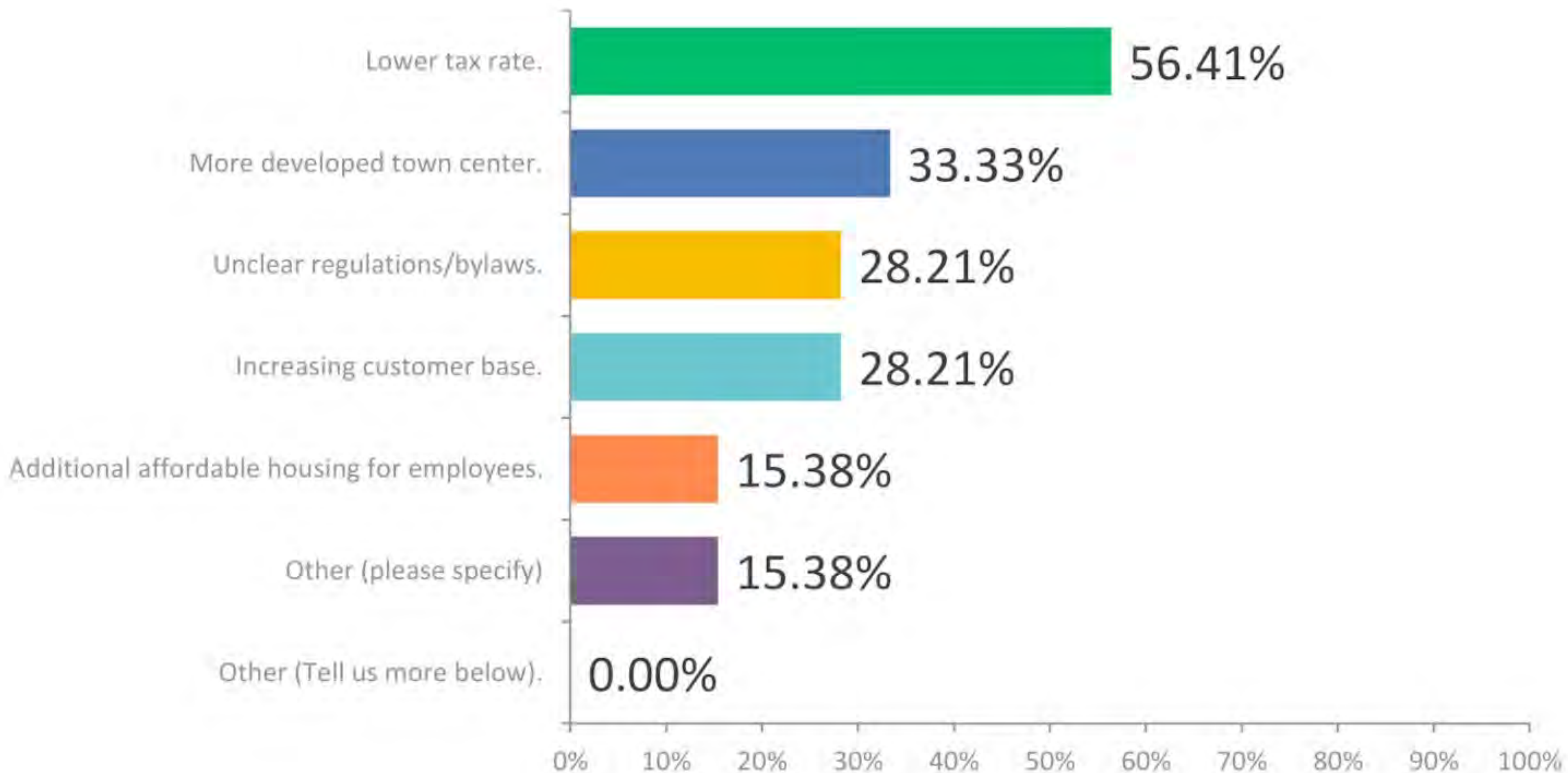
Q22: Lanesborough Farms/Business owners, please tell us why you operate your business in the town? (choose all that apply)

Answered: 42 Skipped: 284



Q23: Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

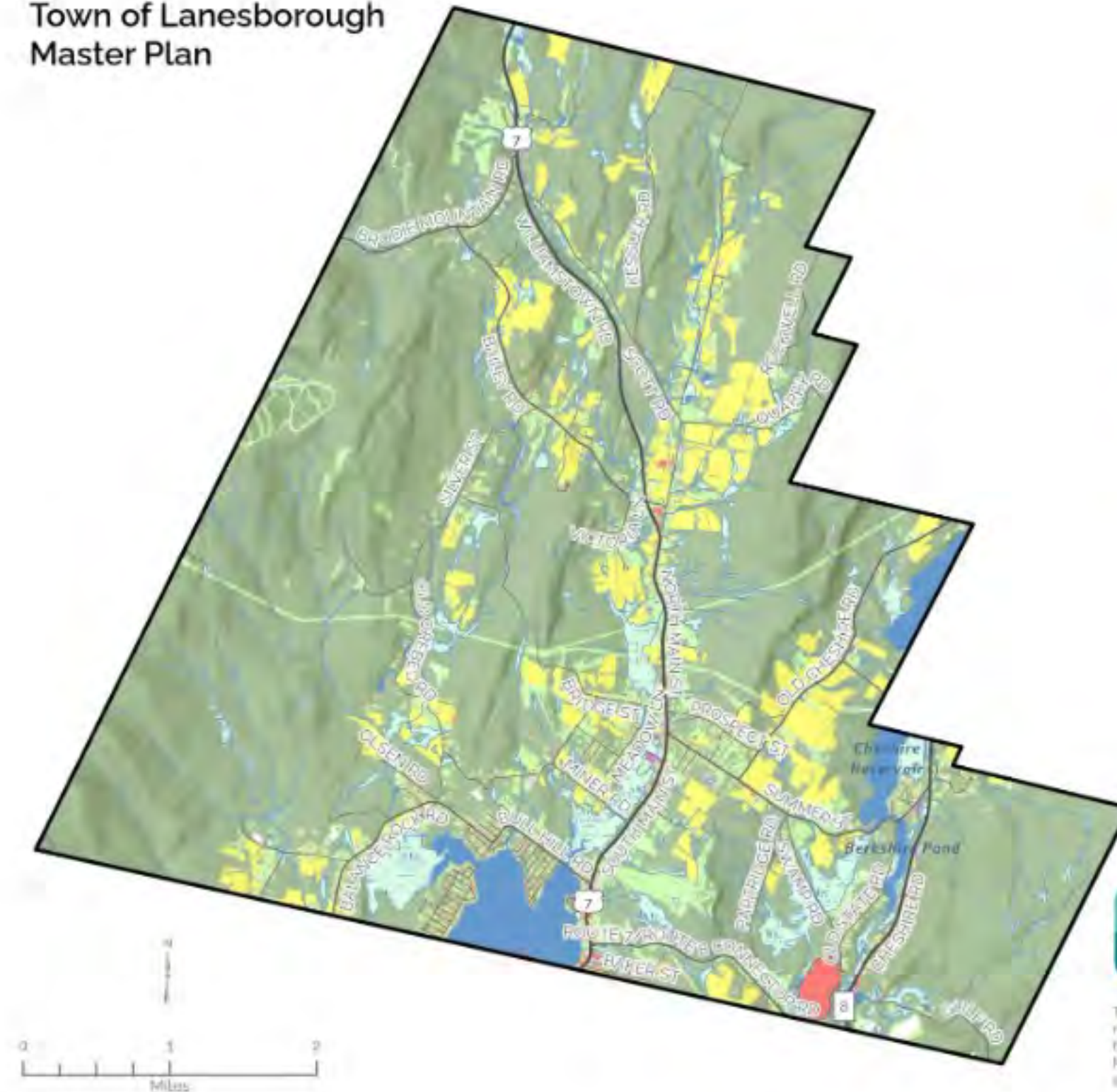
Answered: 39 Skipped: 287



Land Use

- Red = Commercial
- Bright Purple = Industrial
- Pink - Mixed Use
- Orange = Residential
- Yellow = Agricultural
- Dark Green = Forest
- Light Green = Grass/shrub
- White = Open land
- Light Blue = Wetland
- Blue = Water

Town of Lanesborough Master Plan



Land Use Map

- Commercial
- Industrial
- Mixed Use
- Residential
- Agricultural
- Forest
- Grass/Shrub
- Open Land
- Wetland
- Water
- Tax exempt



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Land Use

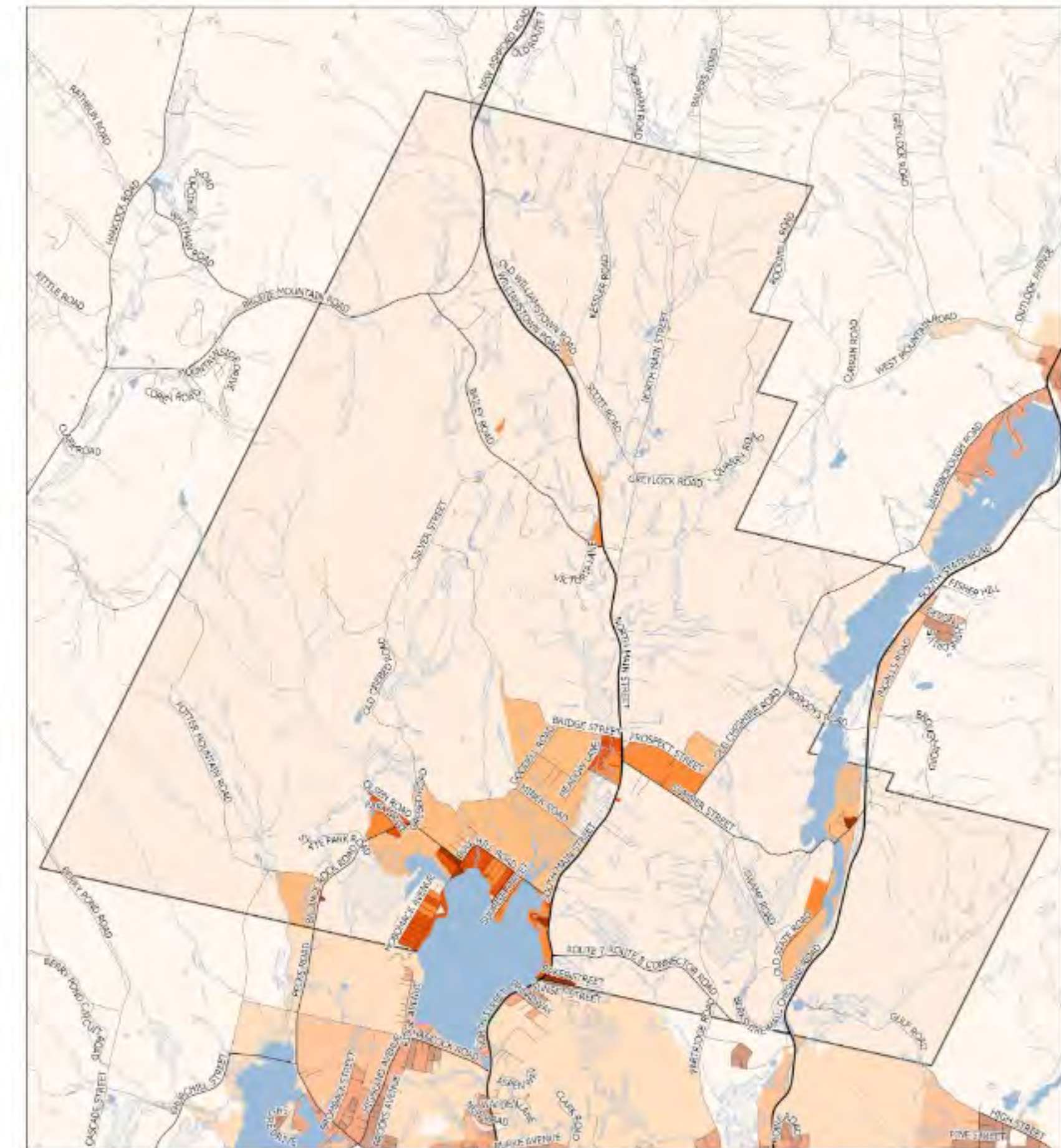
The town's early development created two village districts, Main Street and Berkshire Village.

Later development focused around Pontoosuc Lake.

Those areas remain the densest areas of town.

Image shows population density in the town.
From 2018 Hazard Mitigation Plan.

Town of Lanesborough - Population Density



- < 0.5 people/acre
- 0.5-0.9 people/acre
- 1.0 - 1.9 people/acre
- 2.0 - 4.9 people/acre
- > 5.0 people/acre

Source: US Census 2010



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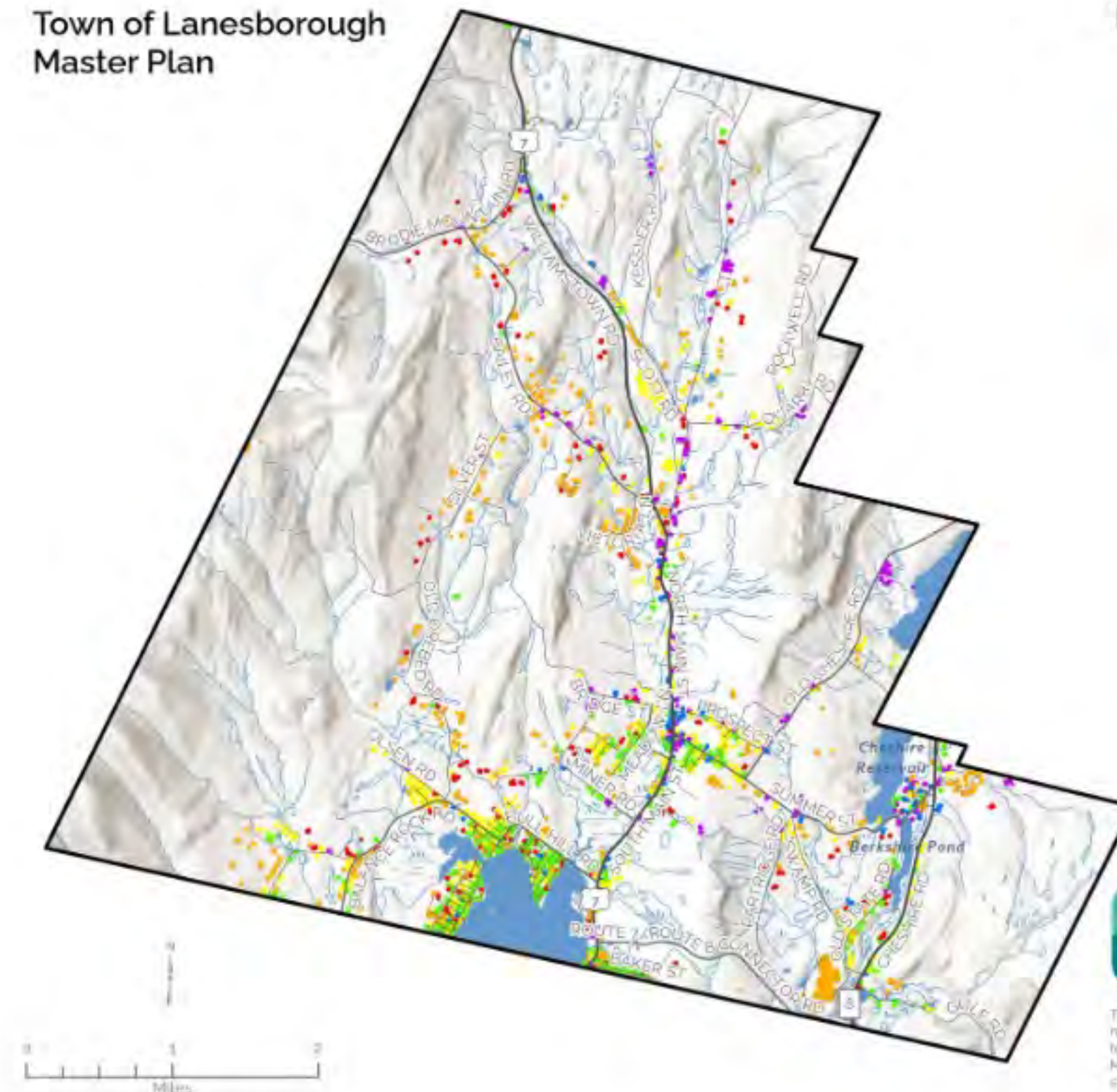
National Register of Historic Places

Two properties in town are included in the National Register of Historic Places.

St. Luke's Episcopal Church was built in 1836.

Pettibone Farm features a 1780 farmhouse, four period barns, cabins, and other outbuildings

Town of Lanesborough Master Plan

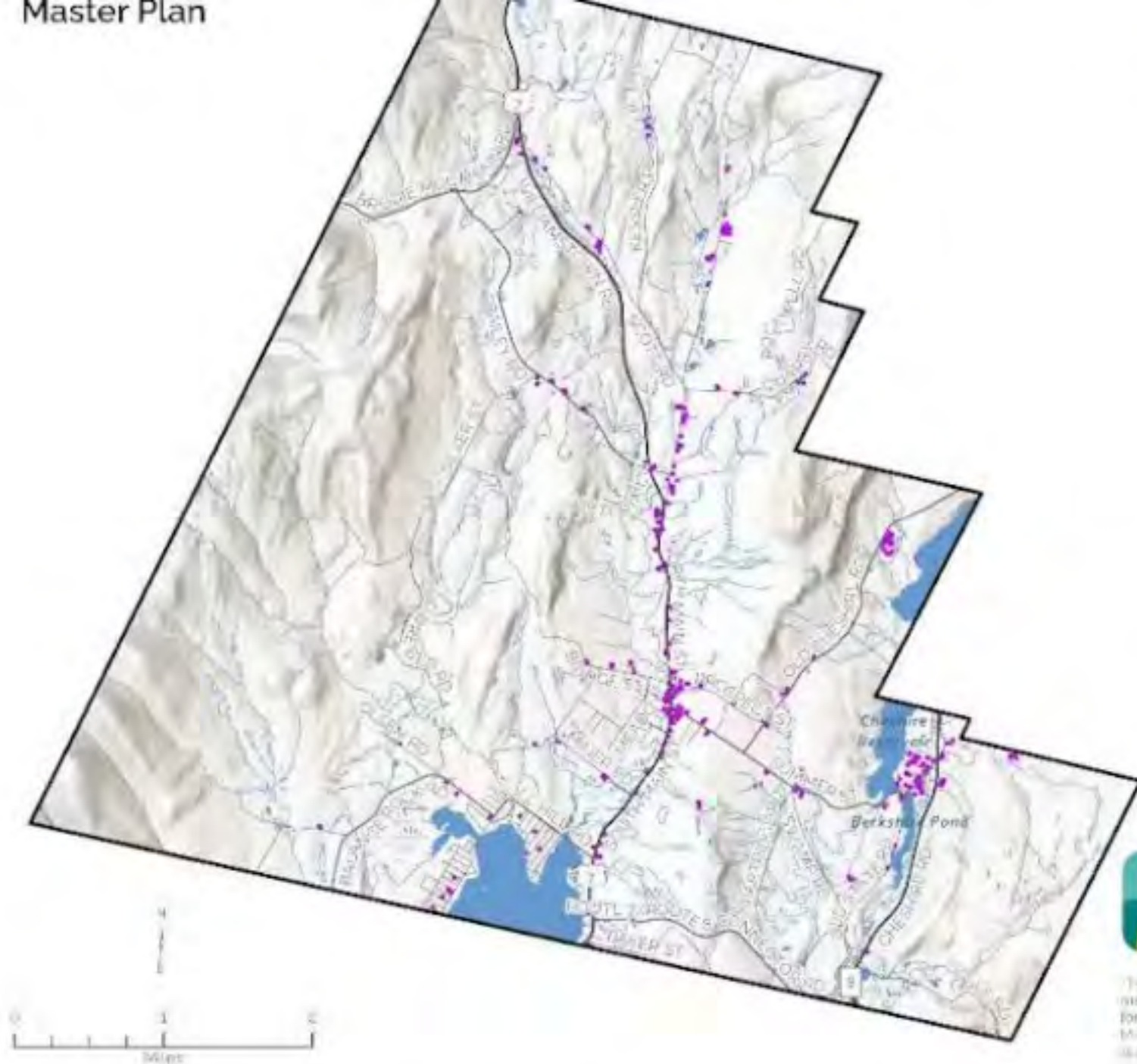


Development Trends Map



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Master Plan

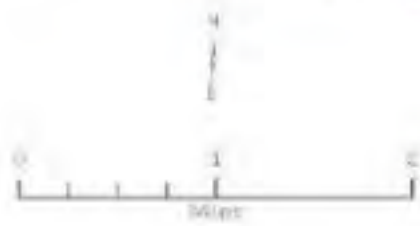


Year Built

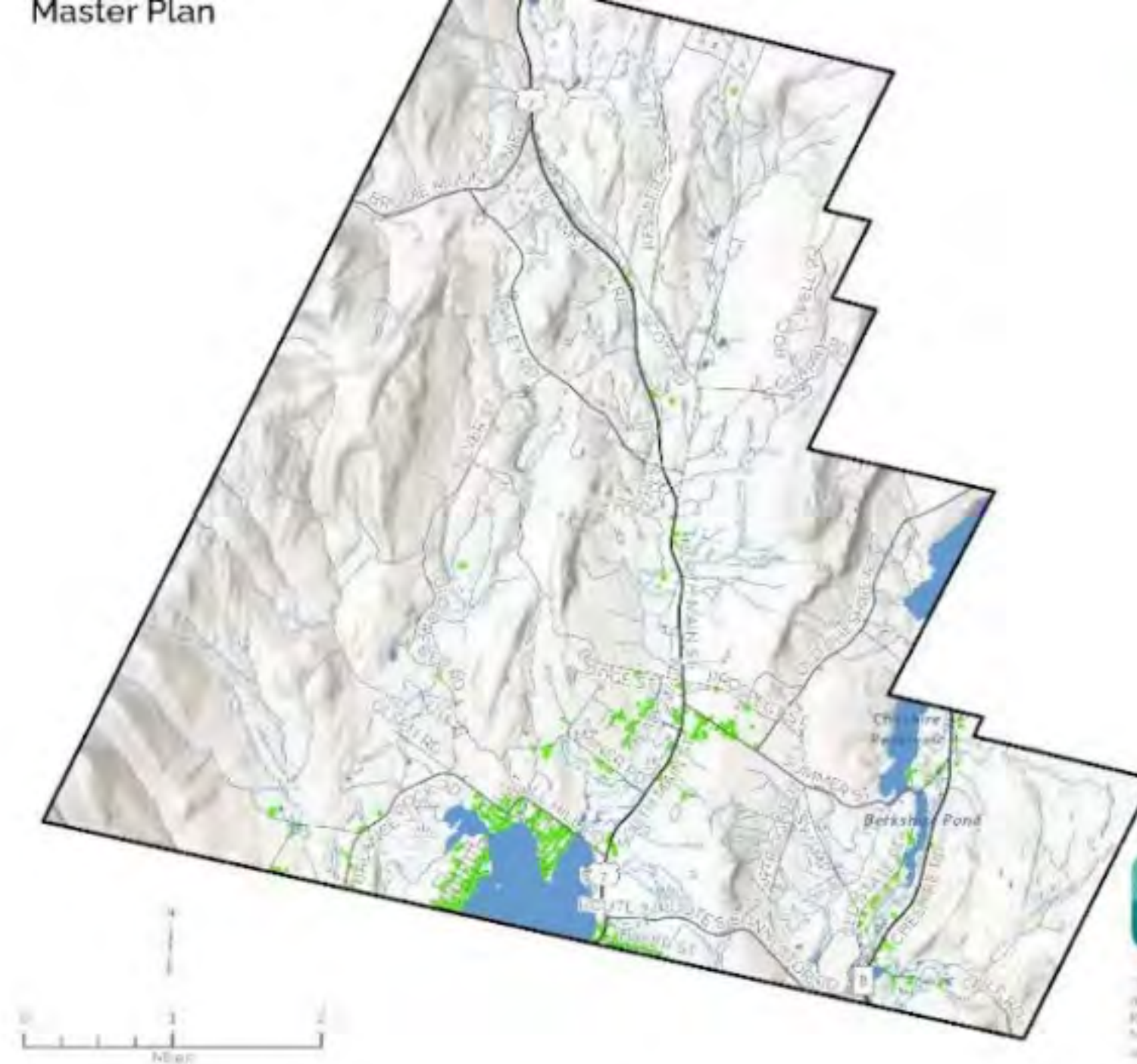
- 1900-1950



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Master Plan

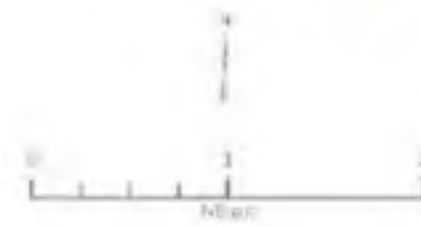


Year Built

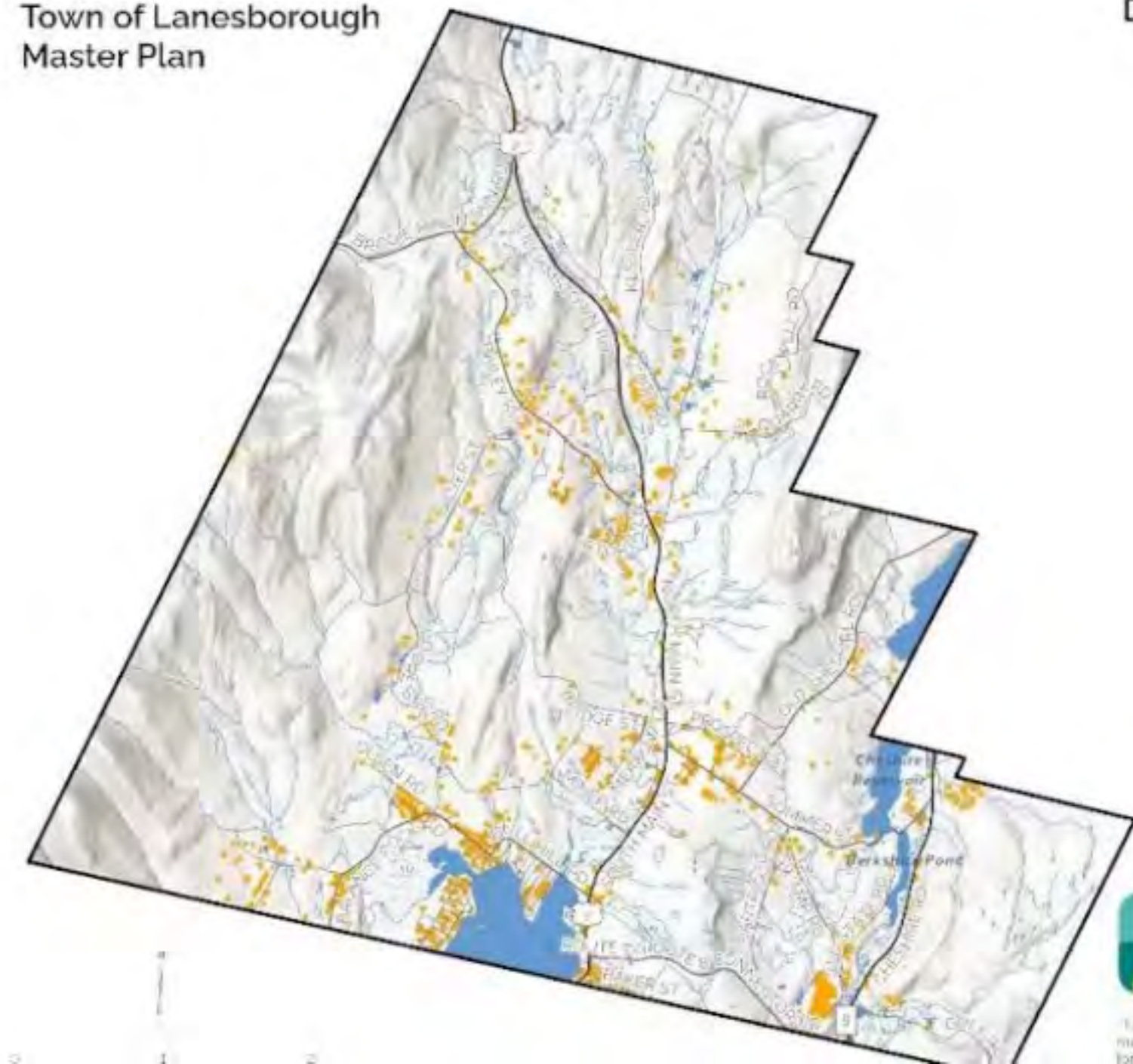
- 1901-1950



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Town of Lanesborough Master Plan



Year Built

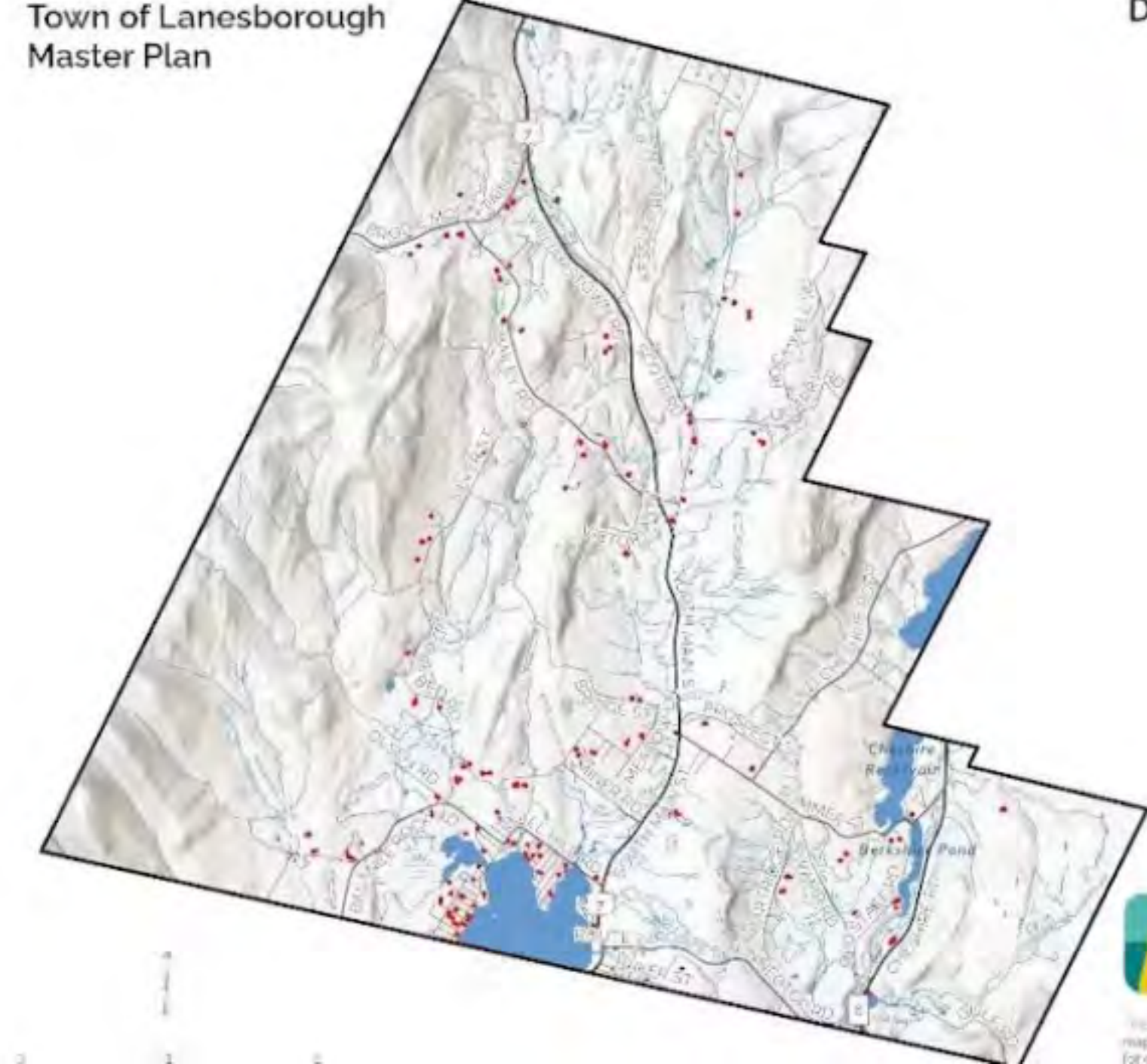
- 1951-2000



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Town of Lanesborough Master Plan



Year Built

- 2001-2023



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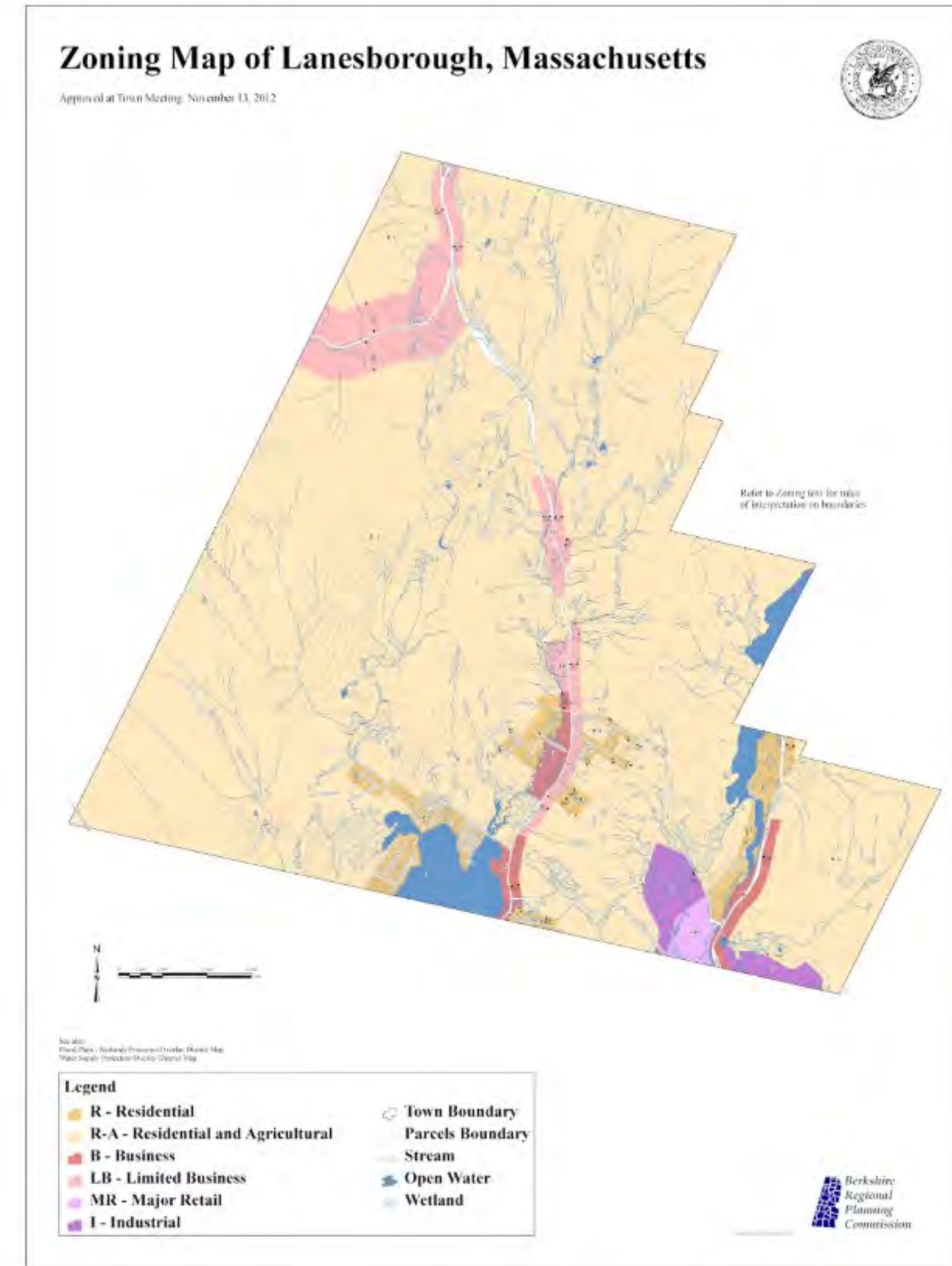


Zoning

The town amended its Zoning Bylaws multiple times over the years. Currently the town divides its land use regulations into seven types of usages.

- Residential,
- Residential and Agricultural
- Business
- Limited Business
- Mixed Commercial
- Major Retail
- Industrial.

For more information see the Lanesborough Zoning Bylaw Usage Table, Section 165-10.



Residential (2 Zones)

- Residential which restricts construction to just one or two-family homes
- Residential and agricultural allows housing of up to four units, farming and other agricultural uses by right.

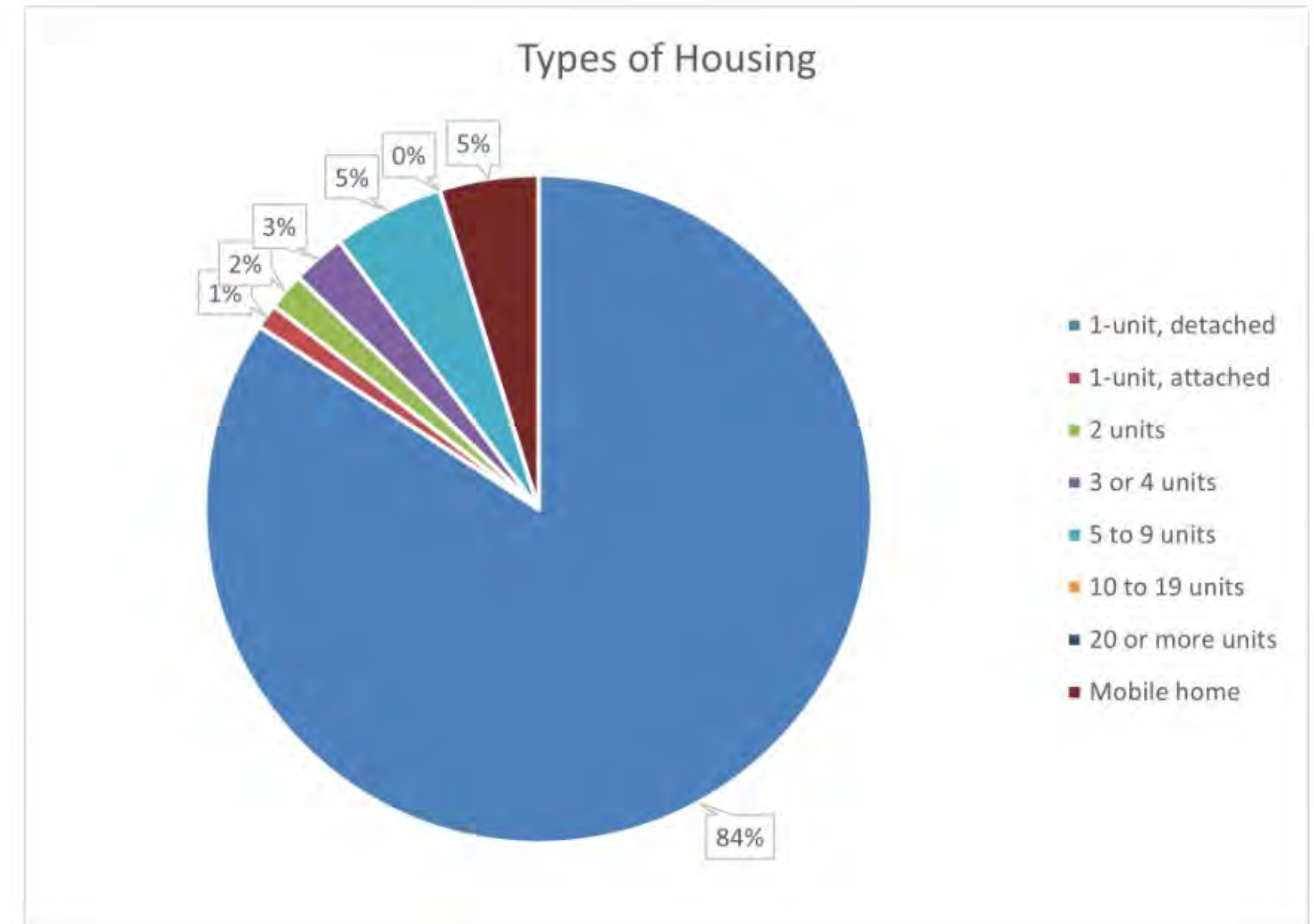


Housing



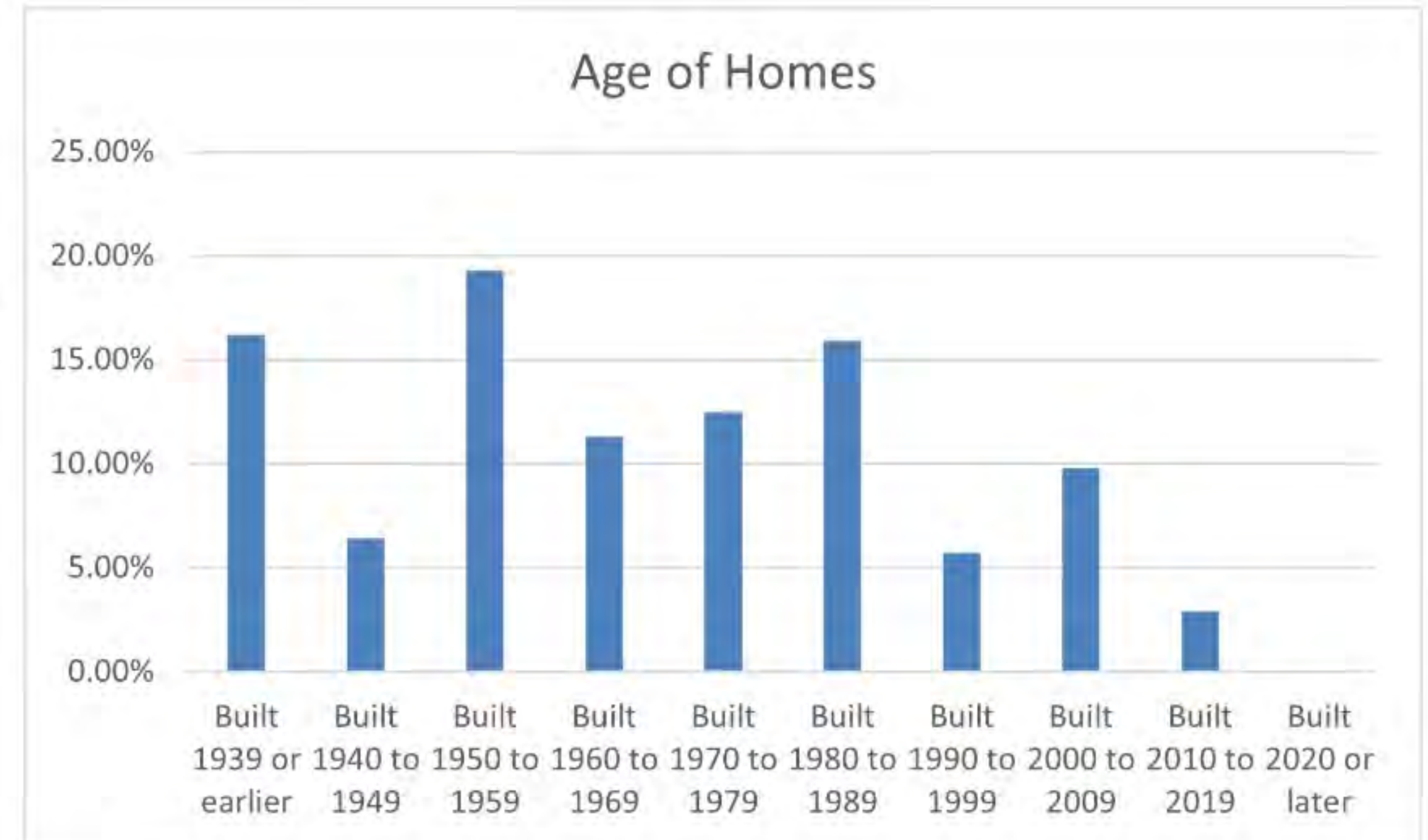
Housing Conditions

- 1,574 total housing units.
- 84.2% single-family homes
- 95.7% owner-occupied housing units
- 4.3% rental units
- 84.8% of the units are occupied and 15.2% are vacant
- Source: ACS 2018-2022.



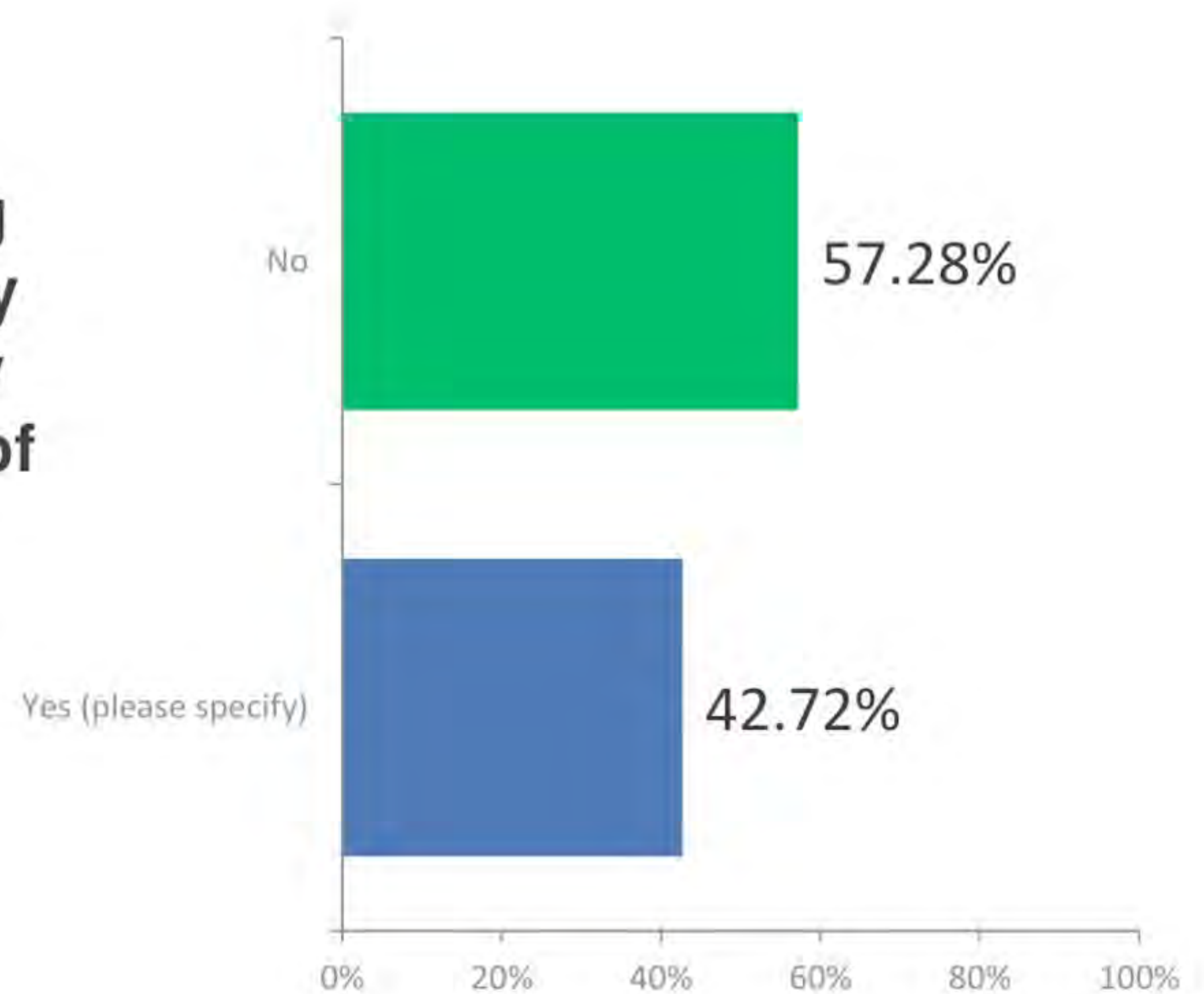
Housing Conditions, Cont.

- 66% of homes were constructed prior to 1980.
- The number of rental units available declined by 66% in the last decade.
- Median home value increased from \$240,896 to \$345,786 in the last five years
- Median rent increased from \$539 to \$1,405 in the last decade
- Sources: ACS and Assessor's Office



Answered: 309 Skipped: 17

Q9: The town's zoning bylaw controls the location, size, and shape of housing in the town. Most of the community only allows the development of single-family homes by right. Would you be in favor of revising the zoning bylaws to promote more housing opportunities/options?





Business

The business zone is concentrated in commercial centers along Route 7, spanning from the Pittsfield Line to slightly north of Bridge Street, and along Route 8 from the Pittsfield Line to just south of the intersection with Old Cheshire Road.

The business zones are the least restrictive, allowing by-right use of up to four housing units and many types of commercial usages.

Limited Business

- Located along Route 7
- Provides developers the by-right ability to construct up to four housing units, agricultural use, and some commercial
- Provides Zoning Board of Appeals or Planning Board flexibility to approve other commercial uses.



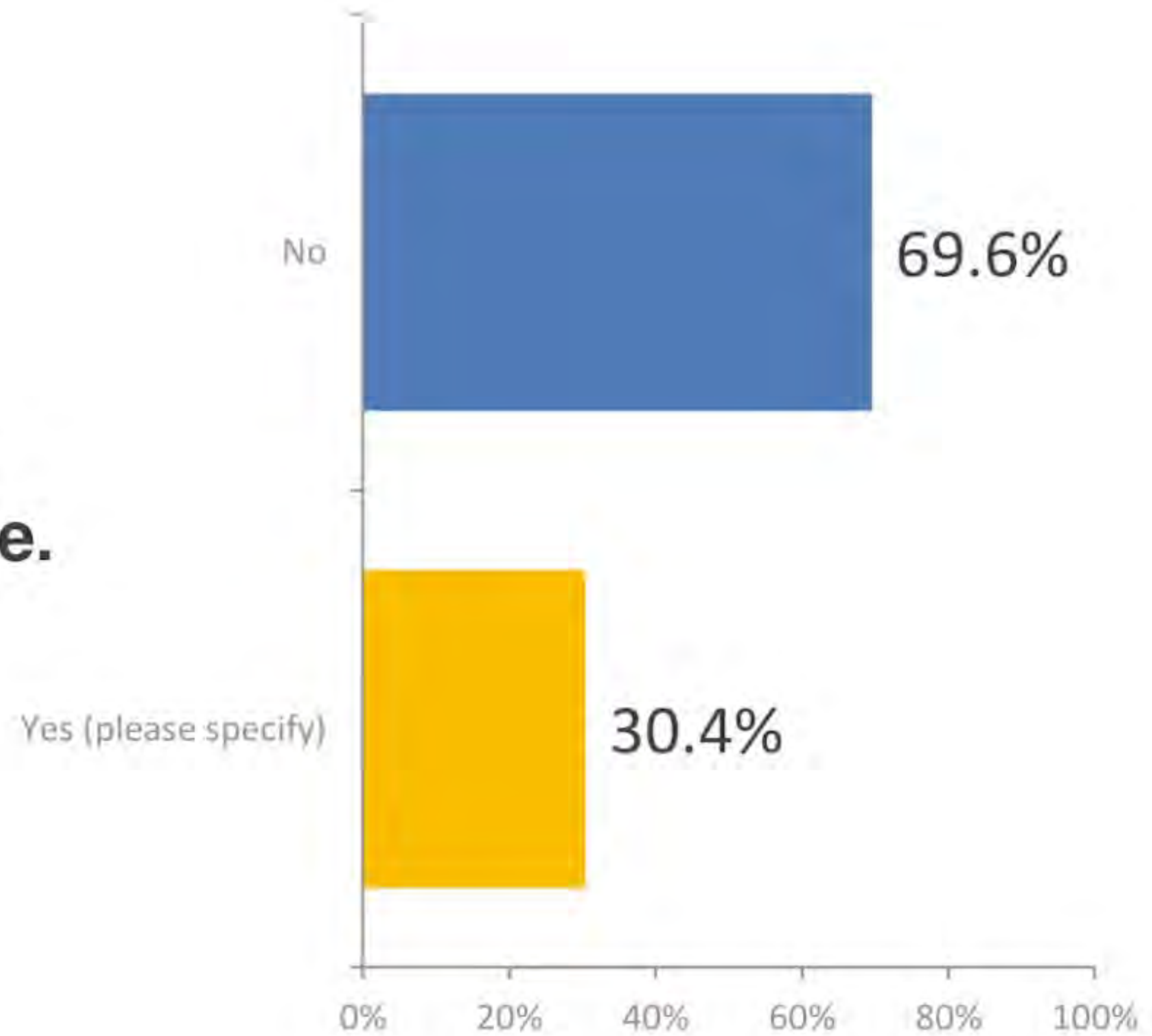
Major Commercial and Industrial

The major retail zone consists of the Berkshire Mall property and the Industrial Zone is the land between Swamp Road and Partridge Road to the North and West and on the Eastern Side of Route 8, next to the Unistress property.



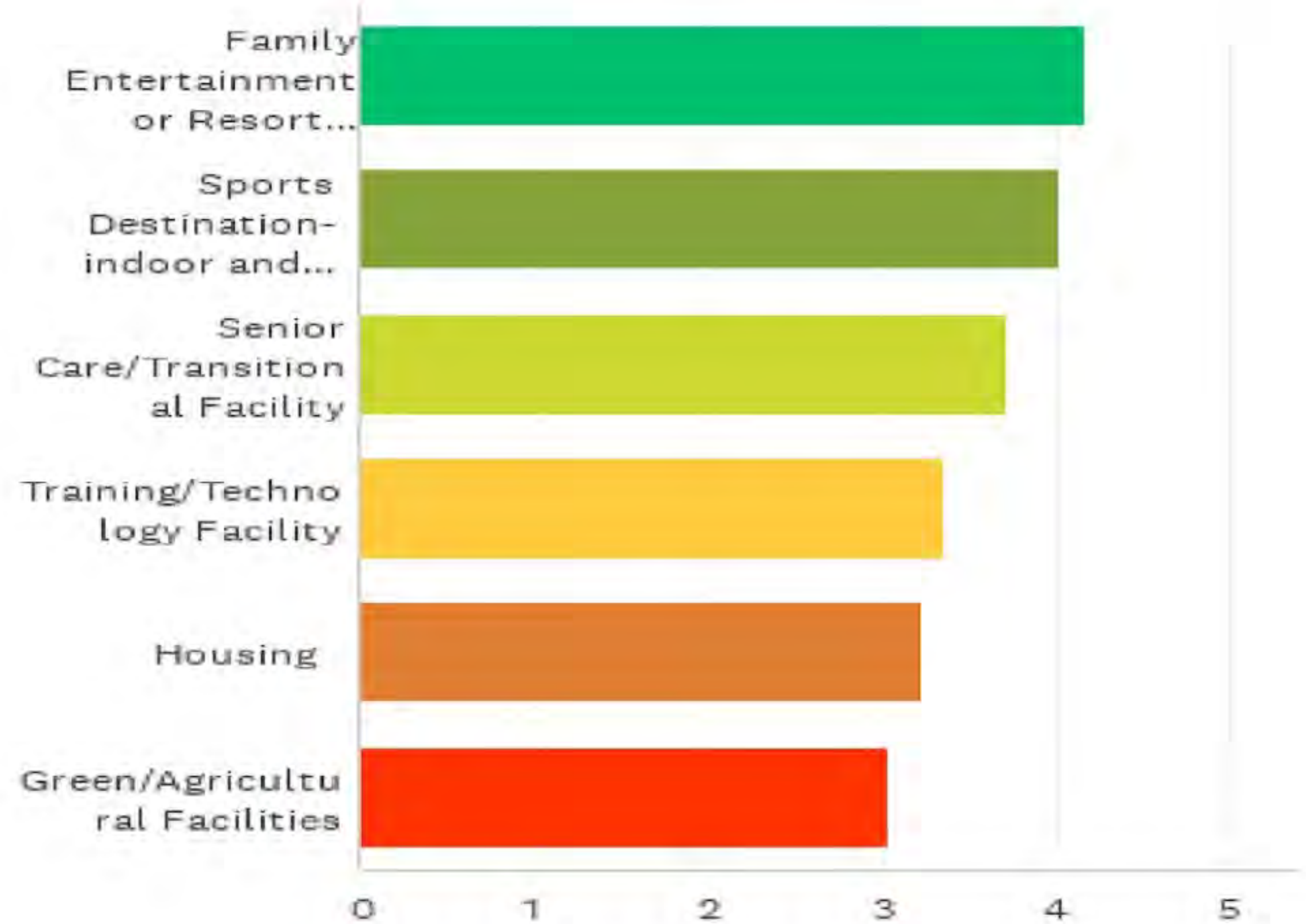
Answered: 299 Skipped: 27

Q8: Would you be in favor of expanding or enlarging commercially zoned areas in the town? If you said Yes, tell us more. (Refer to zoning map, above)



Answered: 291 Skipped: 35

Q12: During a 2019 study of potential uses for the Berkshire Mall, the following re-use scenarios were suggested. Rank your preferences for the re-use of the property? (The town does not own the property, but local zoning does regulate the use of the site. The Master Plan can only make recommendations about town wishes to the current owner.)



	TOP CHOICE (1)	SECOND CHOICE (2)	THIRD CHOICE (3)	FOURTH CHOICE (4)	FIFTH CHOICE (5)	LAST CHOICE (6)	TOTAL	WEIGHTED AVERAGE
Family Entertainment or Resort Destination	26.55% 73	25.45% 70	16.36% 45	13.09% 36	8.00% 22	10.55% 29	275	4.18
Sports Destination- indoor and outdoor courts/fields	25.28% 68	22.68% 61	17.47% 47	11.15% 30	11.90% 32	11.52% 31	269	4.04
Senior Care/Transitional Facility	22.14% 62	17.14% 48	13.21% 37	20.00% 56	13.93% 39	13.57% 38	280	3.73
Training/Technology Facility	11.61% 31	12.36% 33	22.10% 59	20.60% 55	20.97% 56	12.36% 33	267	3.36
Housing	18.12% 52	13.59% 39	14.29% 41	10.80% 31	16.03% 46	27.18% 78	287	3.25
Green/Agricultural Facilities	12.95% 36	8.99% 25	14.39% 40	20.86% 58	19.78% 55	23.02% 64	278	3.05

BASIC STATISTICS

	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION
Sports Destination- indoor and outdoor courts/fields	1.00	6.00	3.00	2.96	1.69
Family Entertainment or Resort Destination	1.00	6.00	2.00	2.82	1.64
Training/Technology Facility	1.00	6.00	4.00	3.64	1.53
Senior Care/Transitional Facility	1.00	6.00	3.00	3.27	1.72
Green/Agricultural Facilities	1.00	6.00	4.00	3.95	1.67
Housing	1.00	6.00	4.00	3.75	1.87

Natural, Cultural, and Historic Resources



Conservation Land

Map:

Light Green = Federal protection

Dark Green = State protection

Pink = In land trust

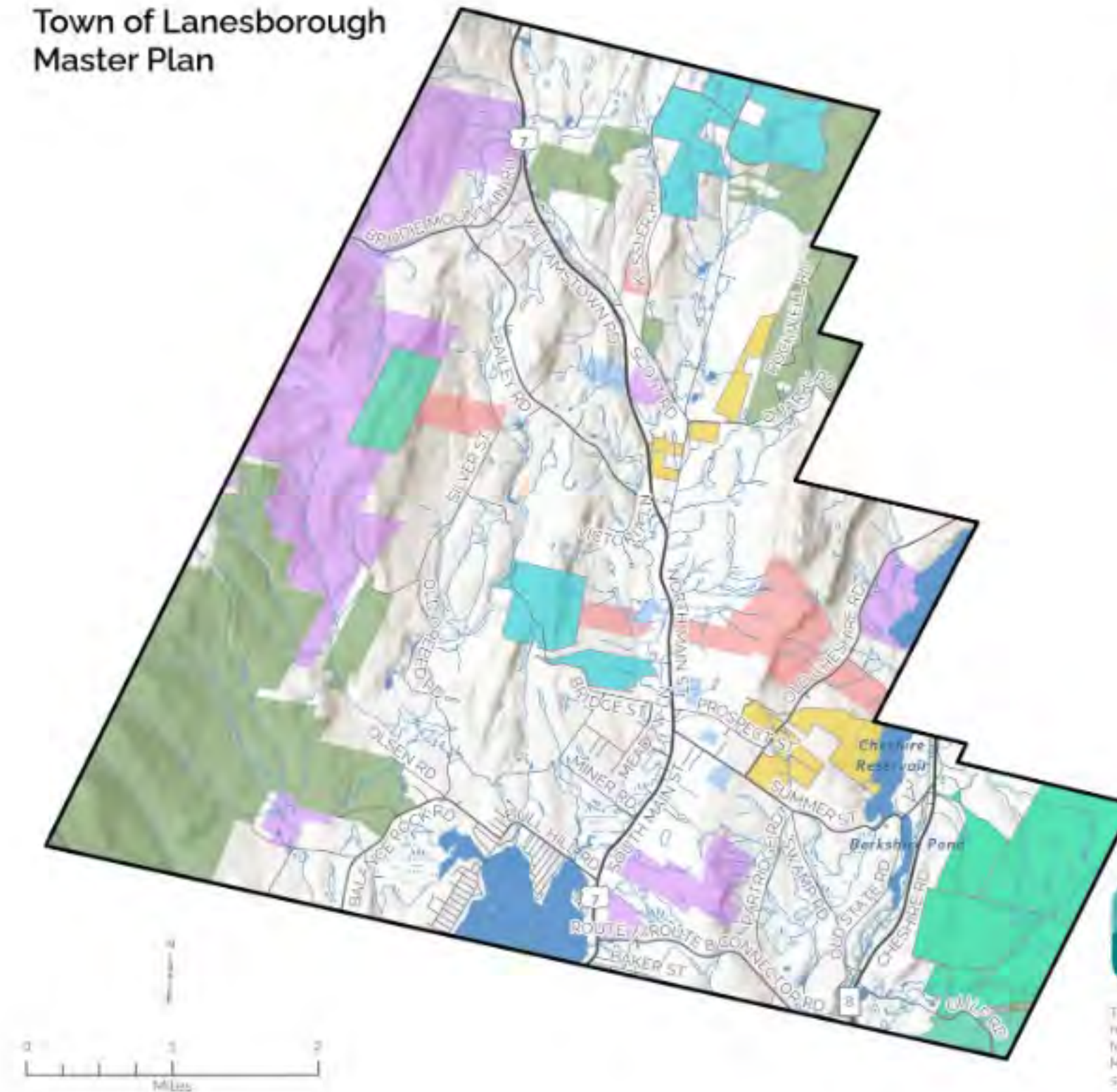
Blue = Local protection

Purple = Private Recreational

Yellow - APR

Aqua = CR

Town of Lanesborough Master Plan



Inventory of Land of Conservation and Recreation Interest Map

- Light Green: Federal Protected
- Dark Green: State Protected Land
- Pink: Land Trust Land
- Blue: Municipal Protected Land
- Purple: Private Recreation Land Not Protected
- Yellow: APR
- Aqua: CR



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Cultural Resources

- Lanesborough Day
- Memorial Day Parade
- Lanesborough Library
- Youth Sports
- Council on Aging



Outdoor Recreation



Recreational Assets

- Ashuwillticook Rail Trail
- Mount Greylock State Reservation
- Balance Rock State Park
- Pontoosuc Lake
- Cheshire Lake
- Constitution Hill
- Widow White Reserve
- Barton Ledge



Recreational Assets

- Narragansett Park
- Town Beach
- Bridge Street Park
- Laston Field



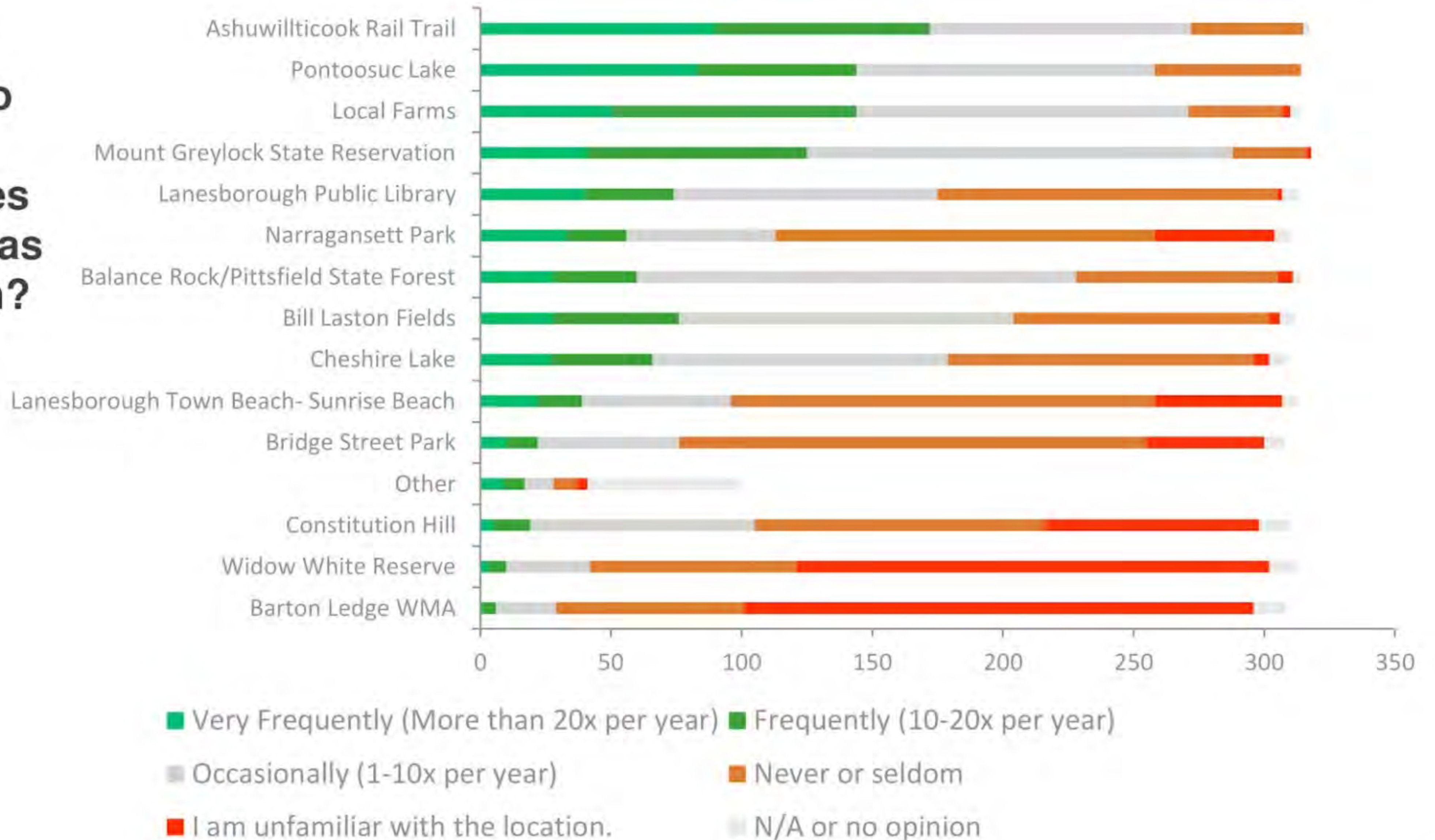
Youth Sports

- Soccer
- Football
- Basketball
- Softball
- Baseball



Answered: 322 Skipped: 4

Q4: How often do you use the following facilities or recreation areas in Lanesborough?



Answered: 307 Skipped: 19

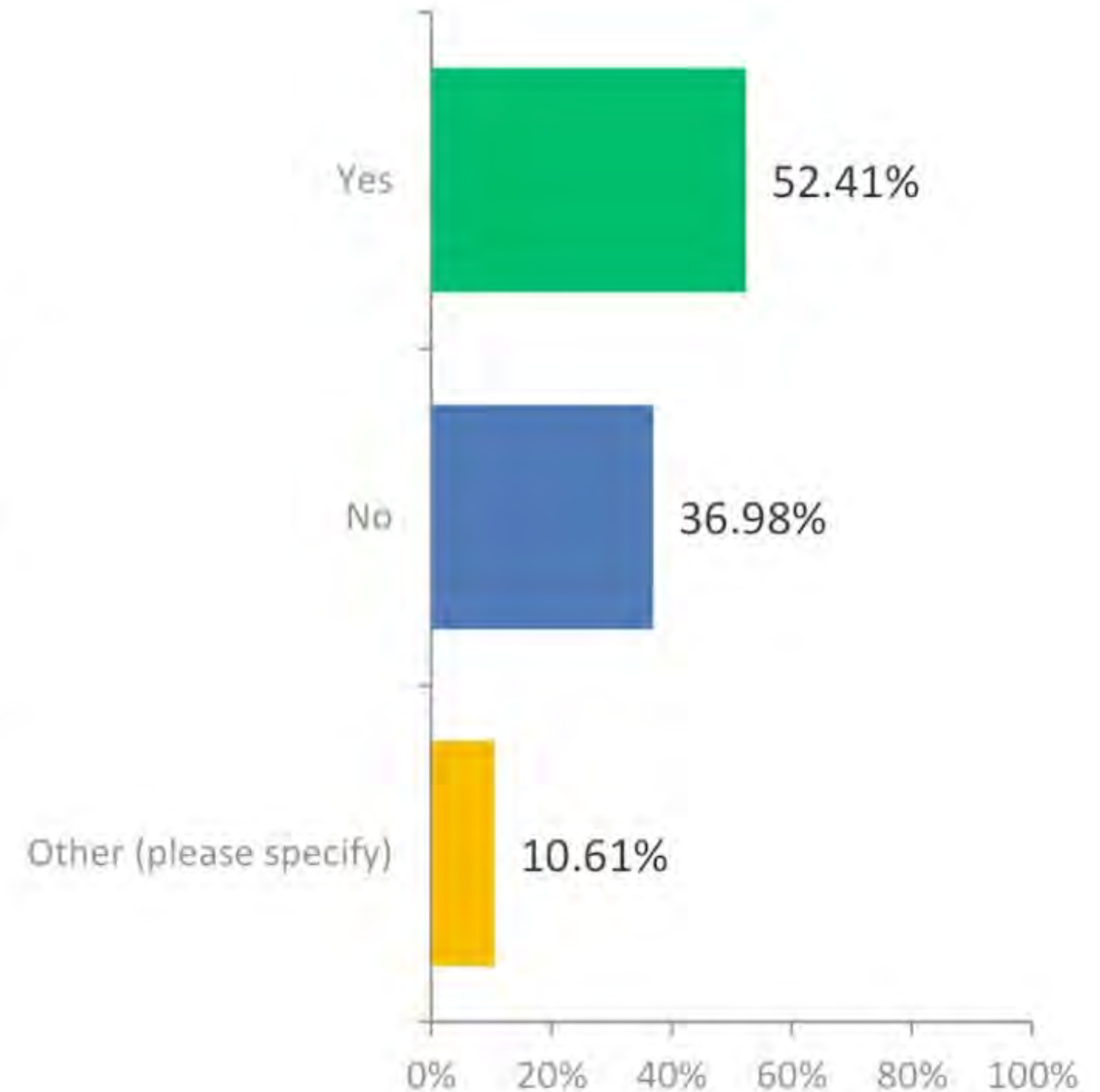
Q11: What improvements would you support at town parks?



Answered: 311 Skipped: 15

Q10: Would you support the town's adoption of the Community Preservation Act, or CPA, to facilitate projects in open space, historical preservation, and affordable housing? (CPA allows communities to create a local fund that can only be used for open space protection, historic preservation, affordable housing, and outdoor recreation. These funds are raised locally through the imposition of a surcharge of up to 3% of property tax bills. Municipalities must adopt CPA by ballot referendum. Communities enrolled in the program receive annual funding from the state that contributes to the local fund. For more information visit-

<https://www.communitypreservation.org>



Questions?

Thank you Seth for a great presentation!

Where does this plan go from here?

What other local towns have already implemented their master plan, and how did they track their progress.



3



Thank you for attending, please watch the town's website for the results of this public forum.



Lanesborough Master Plan

Goals, Objectives, and Actions Public Forum

Monday, March 31

6-7:30 PM



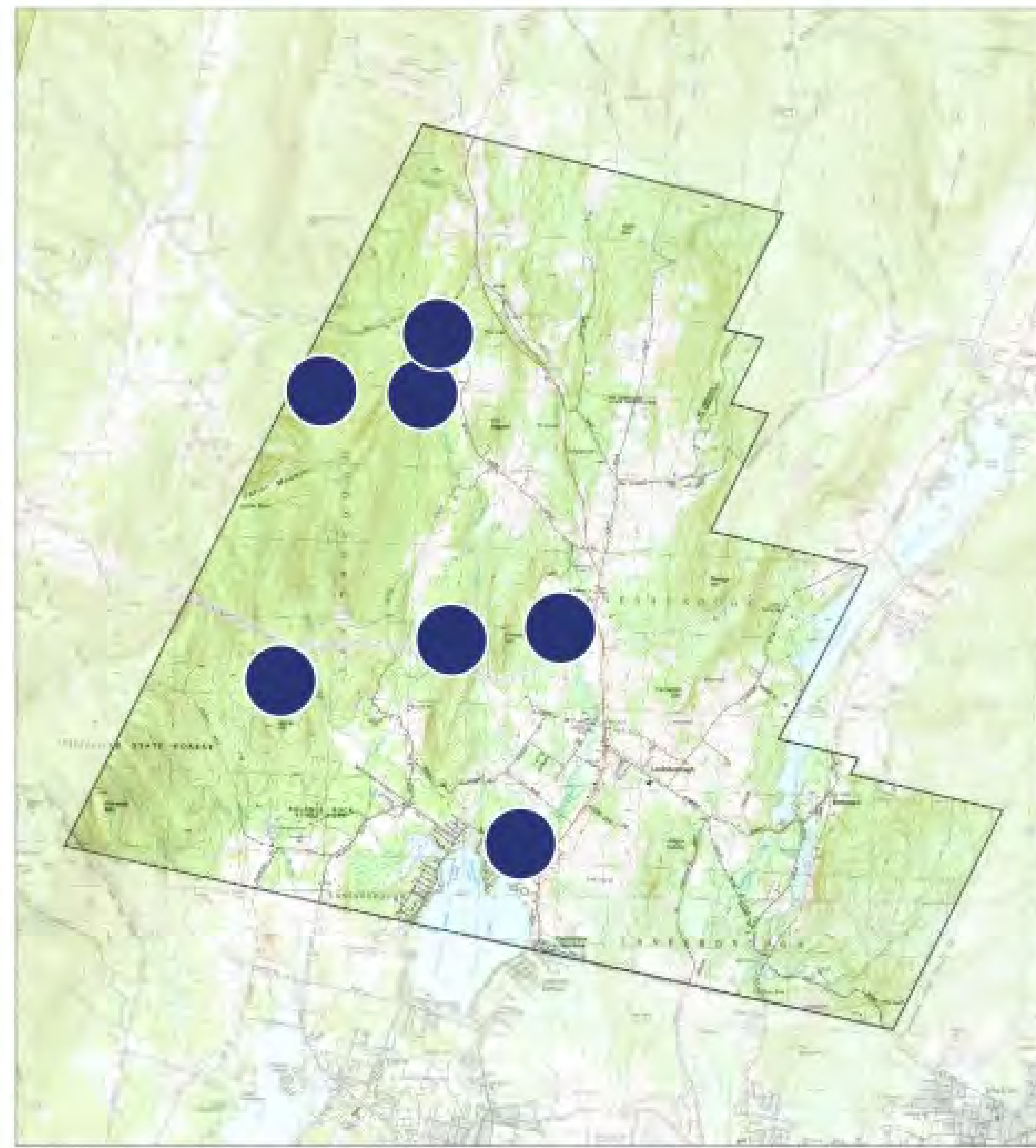
Join the presentation.

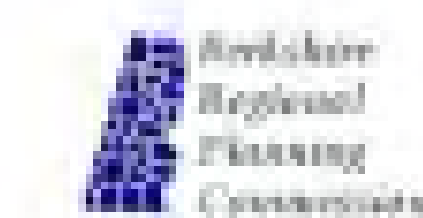
Use the QR Code below to log in or go to menti.com and enter the 8-digit code at the top of the slide.



Let's practice with Mentimeter: Pick your favorite spot in Lanesborough.

Town of Lanesborough - Topographic Map



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What are you most concerned about in Lanesborough?

Water/sewer

The future

Opportunities for outdoor recreation. Trail infrastructure

The drama and lack of willingness to change and be open-minded.

Preserving the natural beauty of our town while planning for diversified housing

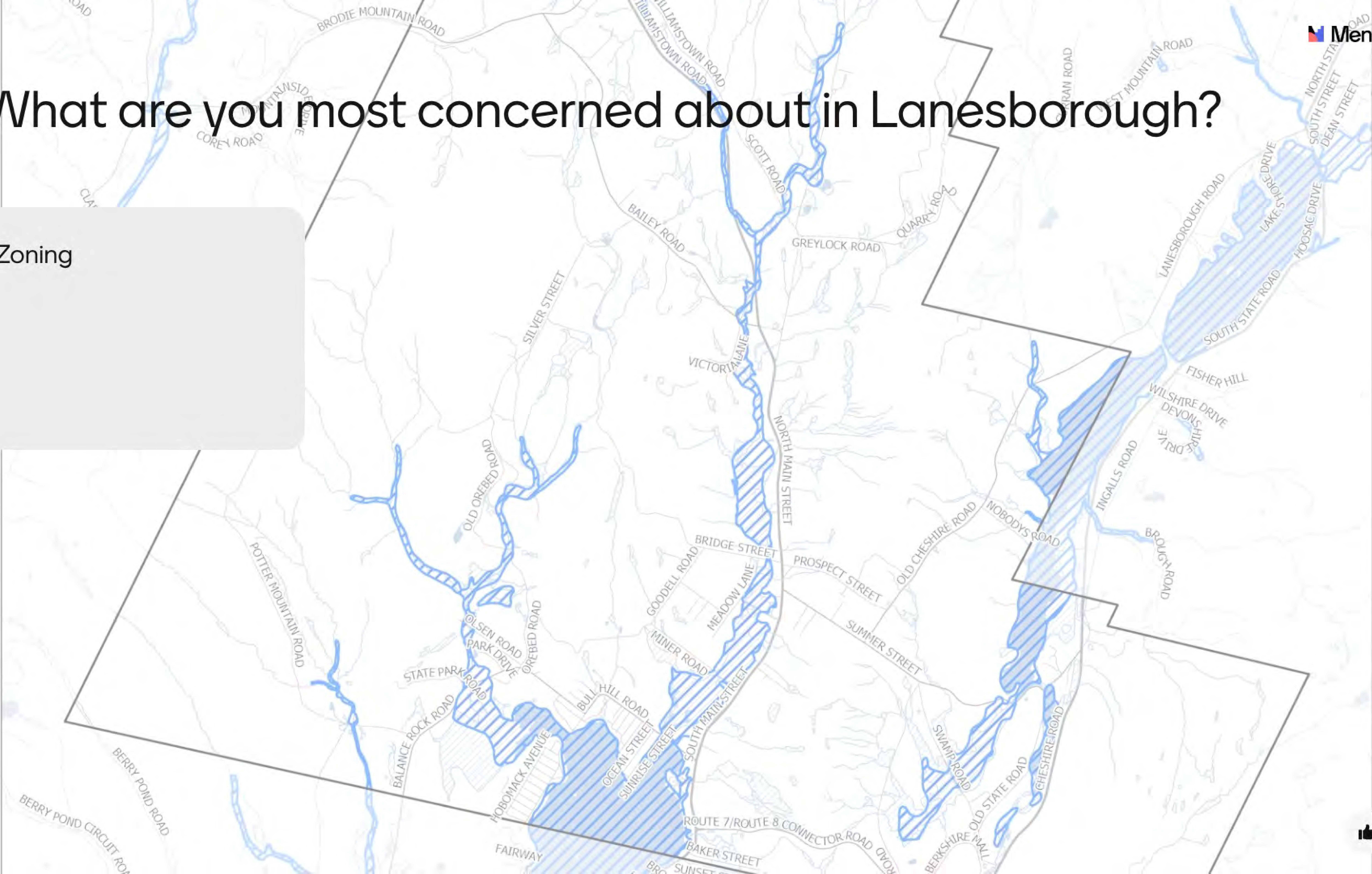
The future

Taxes outpacing growth

High tax rate and shortage of housing making it impossible for seniors and young families to live/ move here.

What are you most concerned about in Lanesborough?

Zoning



Rank the following goals from highest to lowest priority.



Ensure the town maintains high quality and efficient services for Lanesborough.

Rank the following Goal 1 objectives from highest to lowest priority..



TOWN OF LANESBOROUGH ECONOMIC DEVELOPMENT PLAN



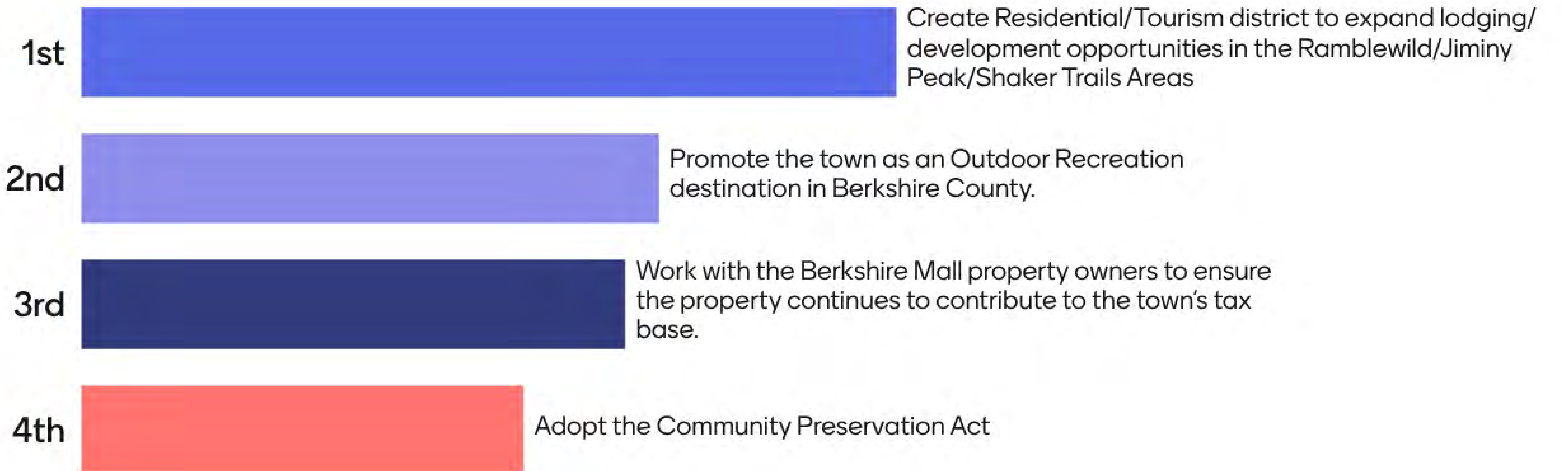
TOWN OF LANESBOROUGH
ECONOMIC DEVELOPMENT PLAN
2017

Prepared by the Town of Lanesborough, the Lanesborough Economic Development Committee, and the Berkshire Regional Planning Commission.



Diversify the economic base and types of businesses in the town.

Rank the following Goal 2 objectives from highest to lowest priorities.



Create new housing opportunities in the town.

Rank the following Goal 3 objectives from highest to lowest priority.

Refer to Zoning text for rules of interpretation on boundaries

1st



Increase the availability of starter homes,

2nd



Increase the availability of senior housing.

3rd

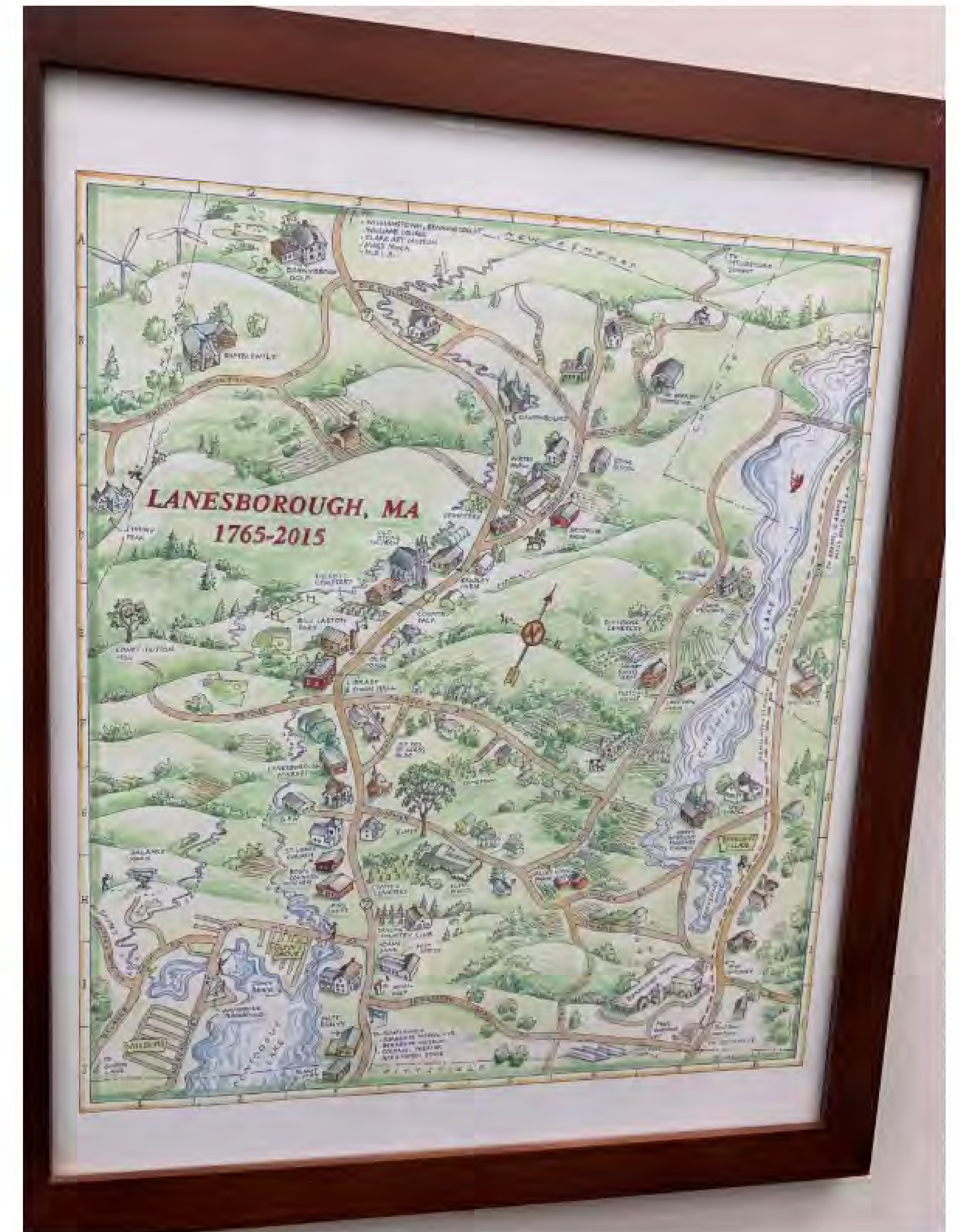
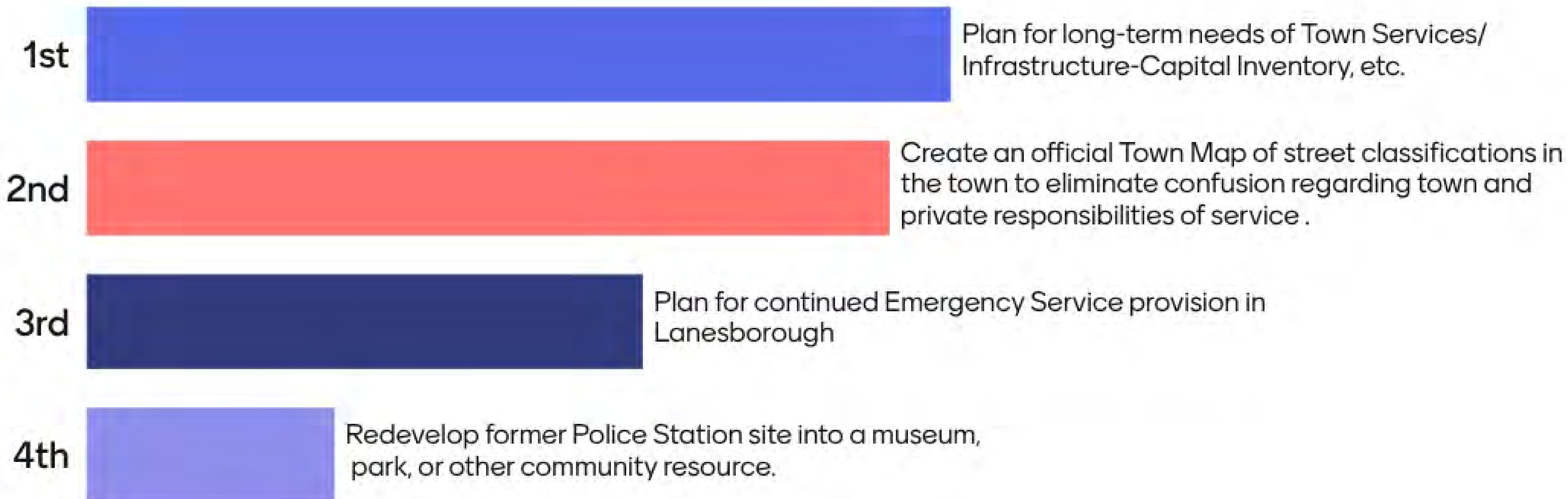


Increase the availability of rental housing



Plan for the long-term provision of town services.

Rank the following Goal 4 objectives from highest to lowest priority.



Develop town infrastructure with environmental resilience and hazard planning.

Rank the following Goal 5 objectives from highest to lowest priority

1st



Safeguard Pontoosuc Lake as both a community asset and tourism draw.

2nd



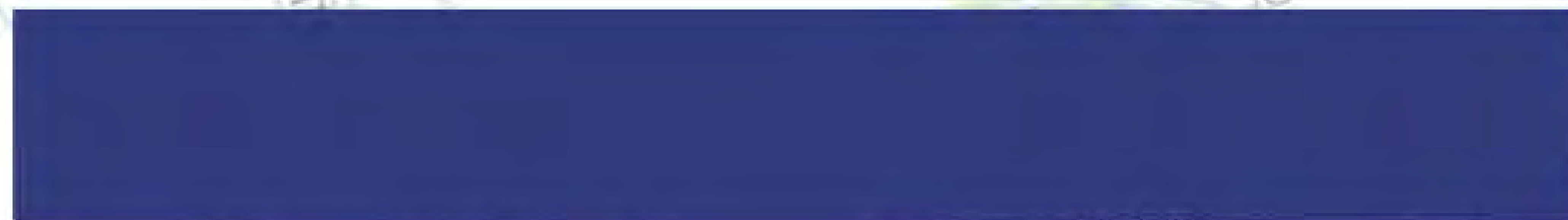
Extend Sewer Line up Route 7

3rd



Extend Sewer Line up Route 8

4th



Develop Open Space and Recreation Plan to make town eligible for State grant programs. Identify priority projects and create a timeline.

5th



Adopt Stormwater Bylaw and communicate MS4 Regulations for the town.



What goal or objective did we not include?

Waste water
Electrical Transmission
Natural Gas Pipeline

More for kids to do.

Consider environmental impact of development

Protections for open land, farms & forest areas

Local sports and fields

Public safety building

Helping seniors with sorting taxes

Follow through on combining EMS and police

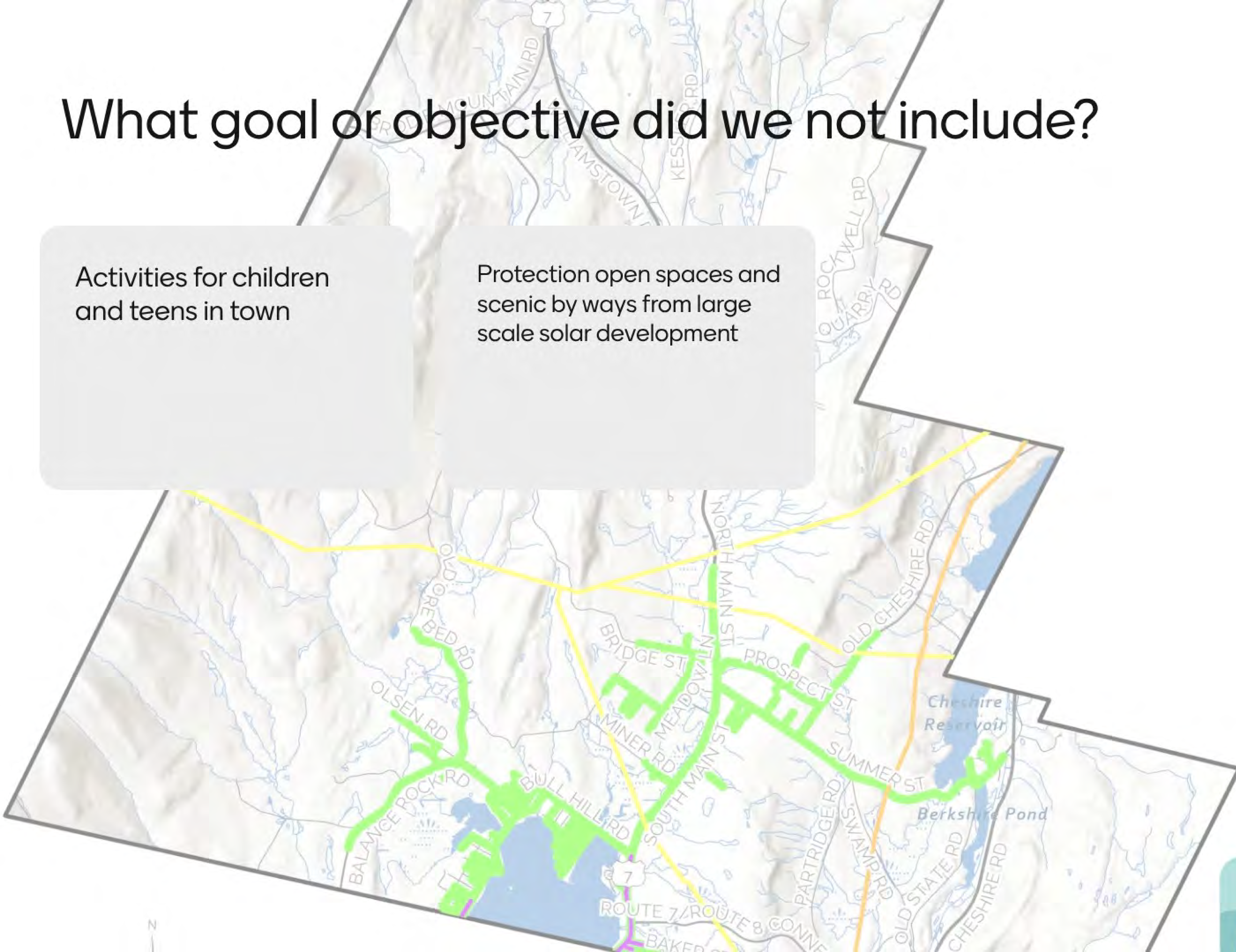
Deep look into bylaws, what is working, what is missing what is unnecessary

What goal or objective did we not include?

Activities for children and teens in town

Protection open spaces and scenic by ways from large scale solar development

waste water
Electrical Tran  Mentimeter
Natural Gas Pipeline



Ensure the town maintains high quality and efficient services for Lanesborough.

Rate the following actions to minimize the tax burden.



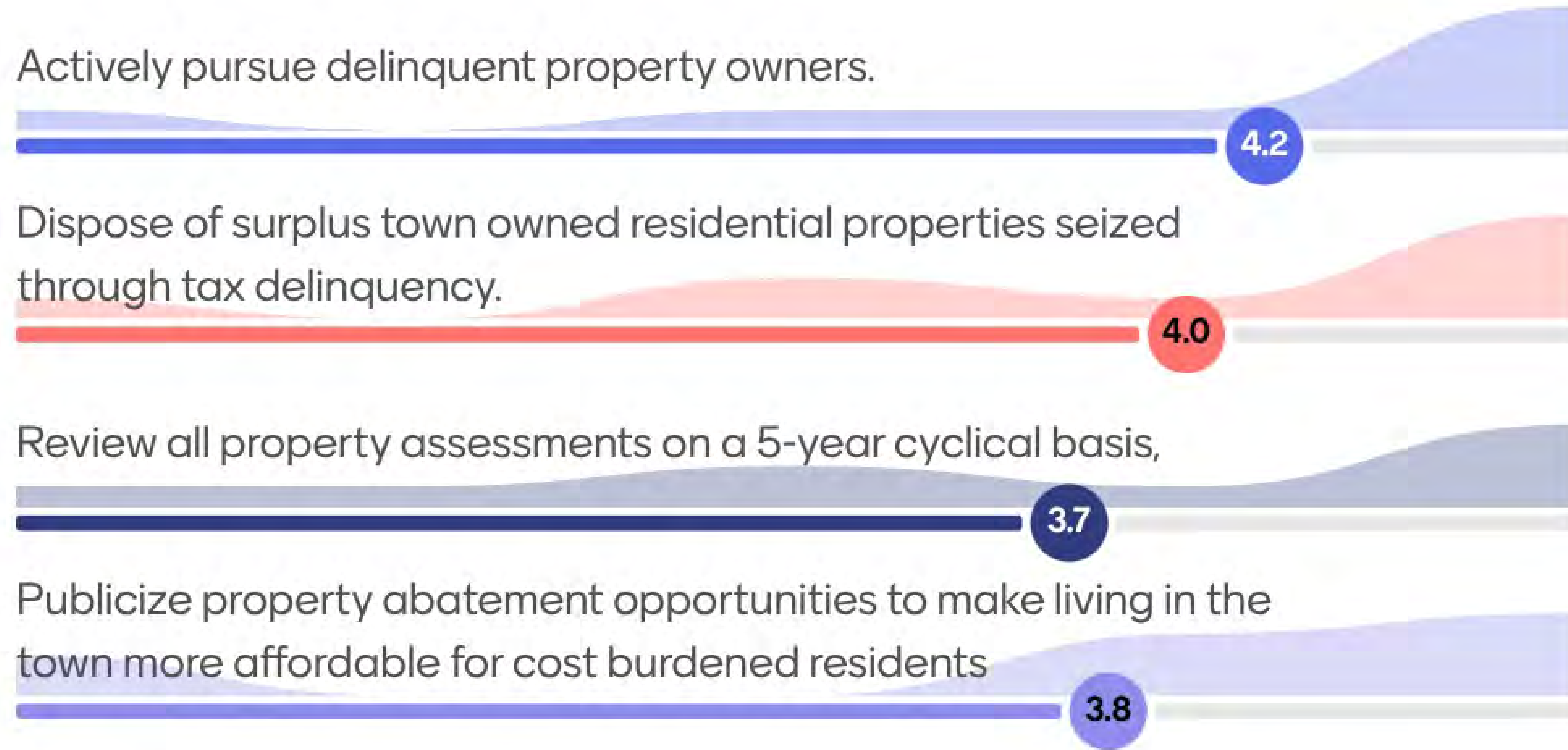
Strongly disagree

Strongly agree



Ensure the town maintains high quality and efficient services for Lanesborough.

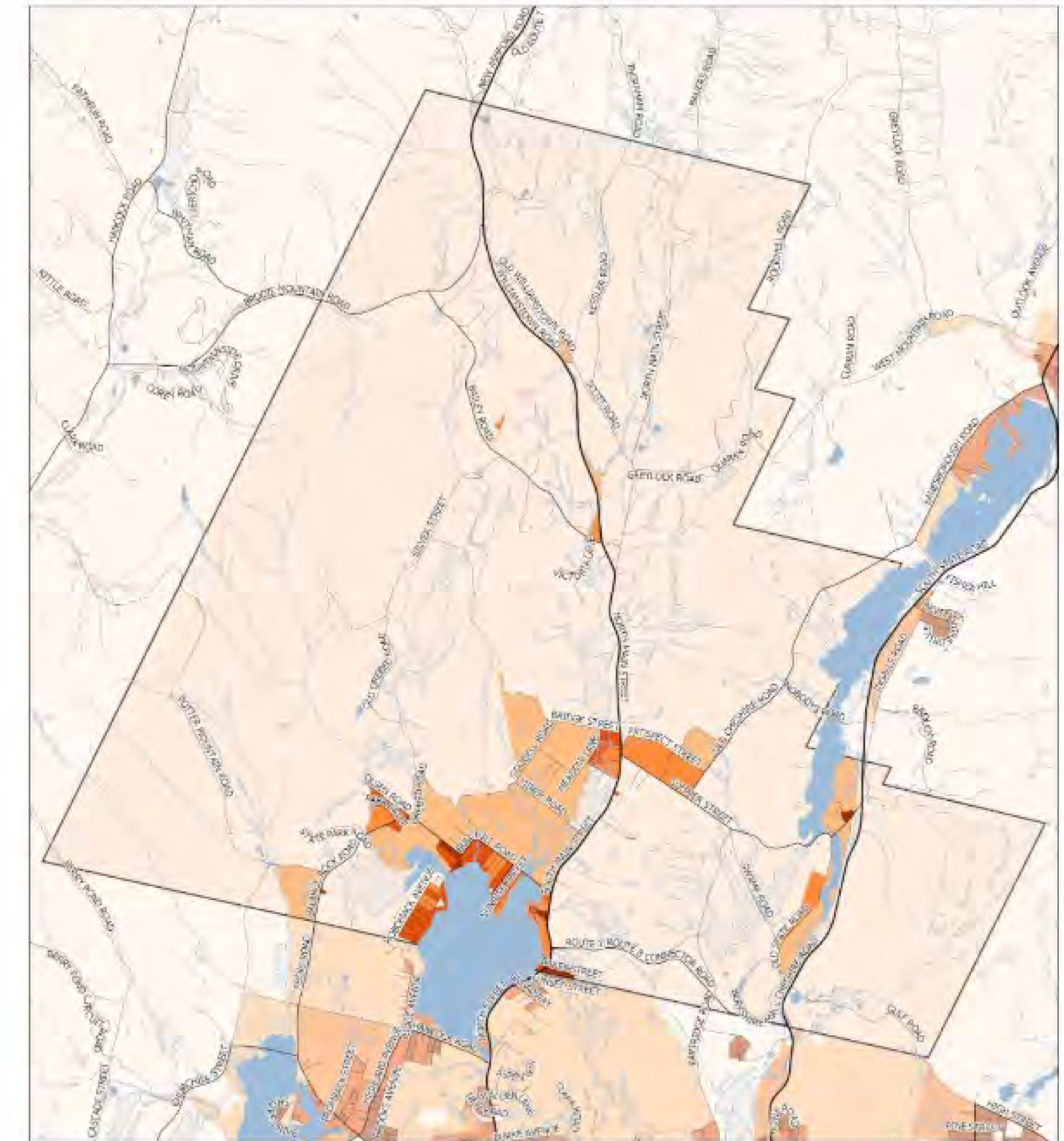
Rate the following actions to ensure property owners are paying their fair assessed value.



Strongly disagree

Strongly agree

Town of Lanesborough - Population Density



- <0.5 people/acre
- 0.5-0.9 people/acre
- 1.0 - 1.9 people/acre
- 2.0 - 4.9 people/acre
- > 5.0 people/acre

Source: US Census 2010

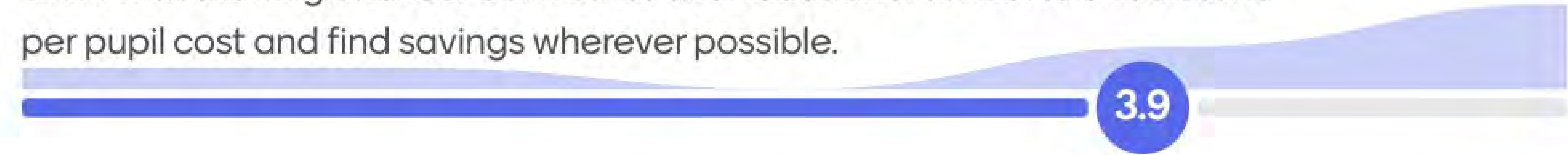
This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BRPC or the municipality may have supplied portions of the data.

Ensure the town maintains high quality and efficient services for Lanesborough.

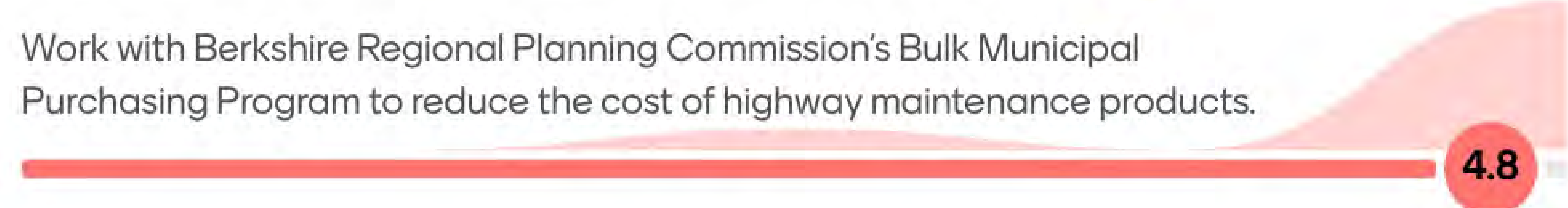
Rate the following actions to reduce costs and increase revenues wherever possible.



Work with the Regional School District and vocational school to understand per pupil cost and find savings wherever possible.



Work with Berkshire Regional Planning Commission's Bulk Municipal Purchasing Program to reduce the cost of highway maintenance products.



Explore new ways to generate adaptive reuse in the town, e.g. a TIF district.



Strongly disagree

Strongly agree

Diversify the economic base and types of businesses in the town.

Rate the following actions to expand lodging and development opportunities in the northern portion of town.

Develop additional tourism infrastructure and encourage development in northern 1/3 of town.

4.1

Diversify housing stock-with both rental and multifamily units

3.9

Allow for cottage court, conservation subdivision design or other innovative development model.

3.9

Strongly disagree

Strongly agree



Diversify the economic base and types of businesses in the town.

Rate the following actions to adopt the Community Preservation Act.

Identify a group of stakeholders to champion the benefits of CPA with a goal of bringing it to a town vote.

3.4

Identify a list of Open Space, Historic Preservation, and Affordable Housing projects in the community that could be funded by CPA

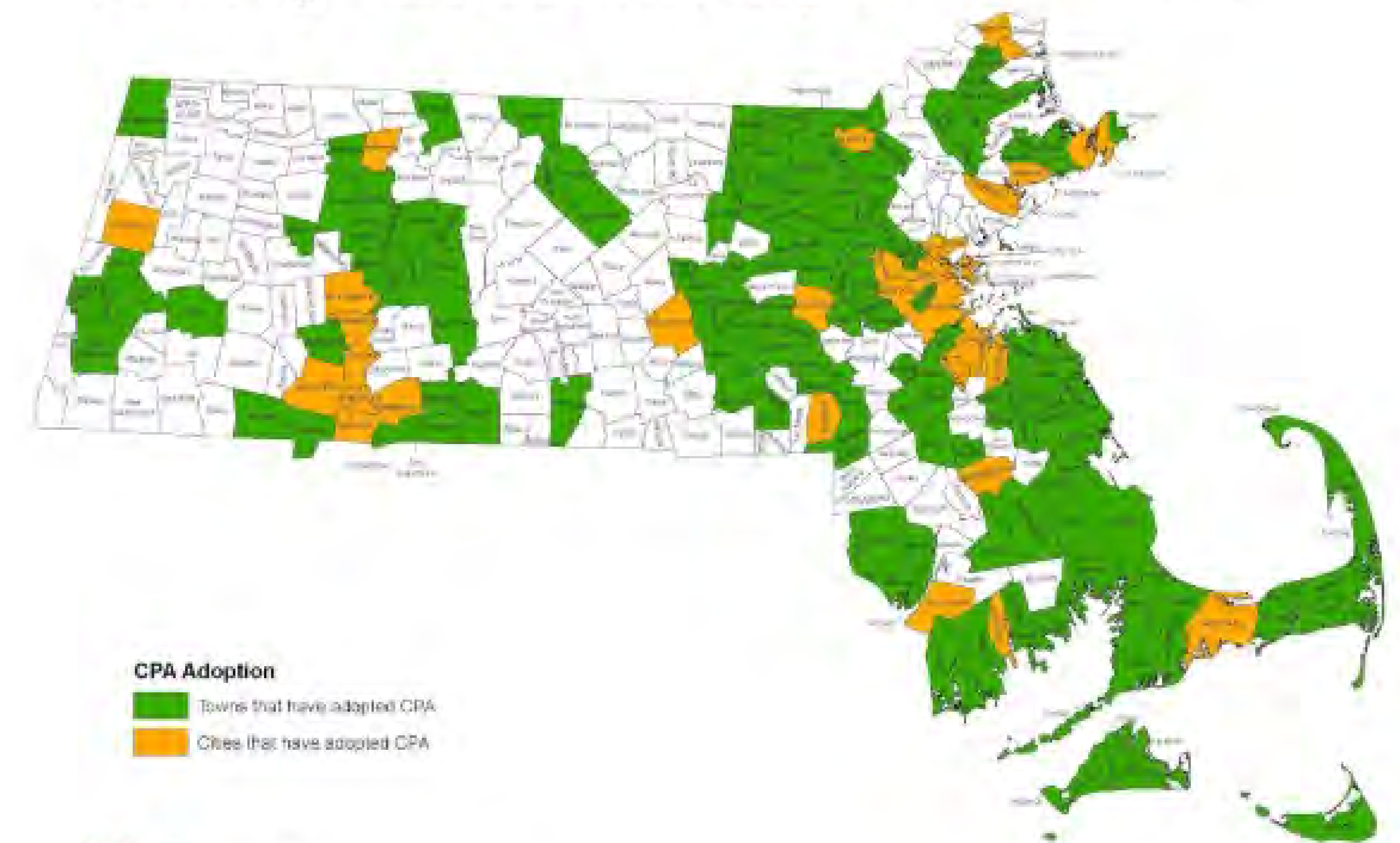
3.2

Strongly disagree

Strongly agree

Community Preservation Act Adoption

November 2023

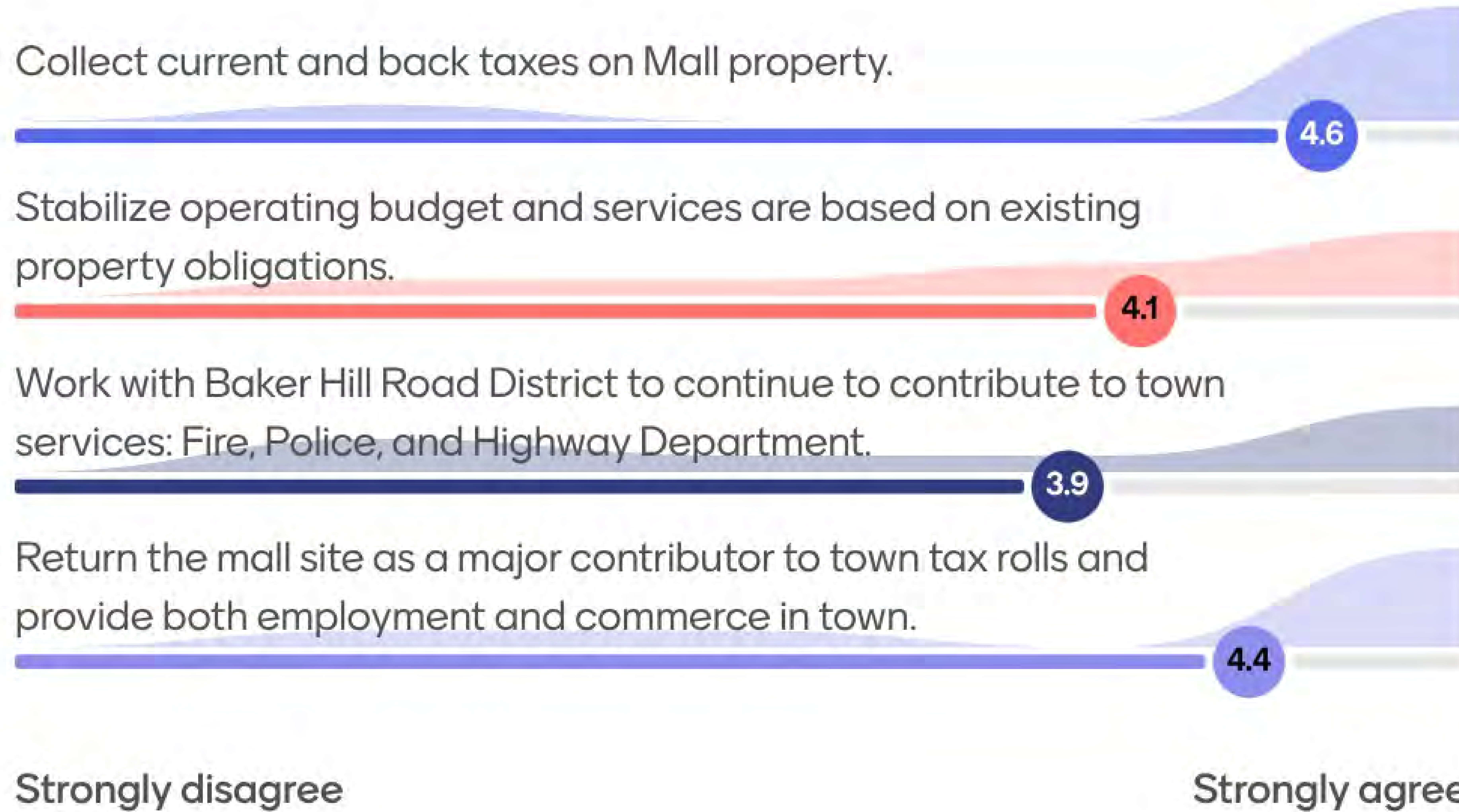


CPA Adoption
Towns that have adopted CPA
Cities that have adopted CPA



Diversify the economic base and types of businesses in the town.

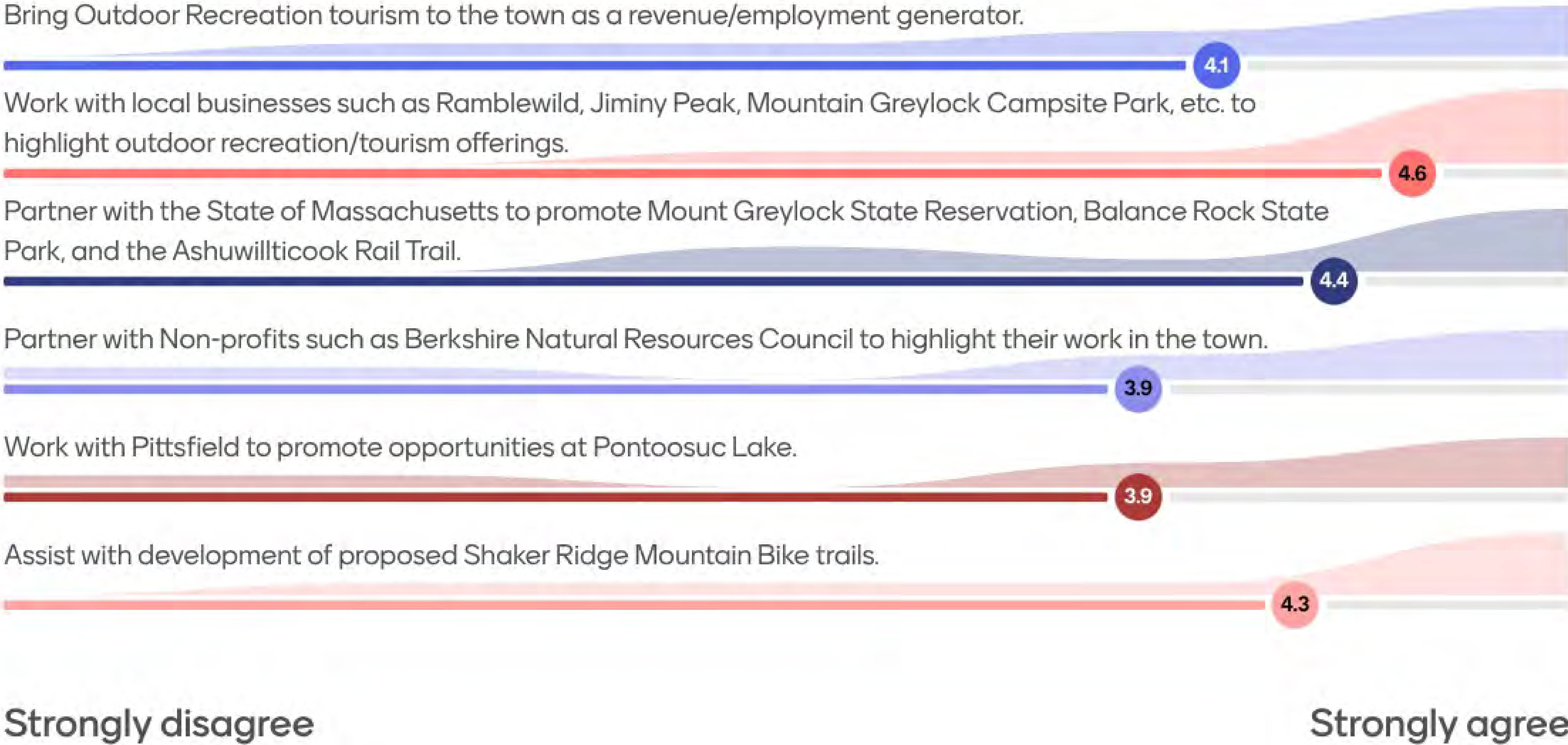
Rate the following actions to ensure that the property continues to contribute to the town's tax base.





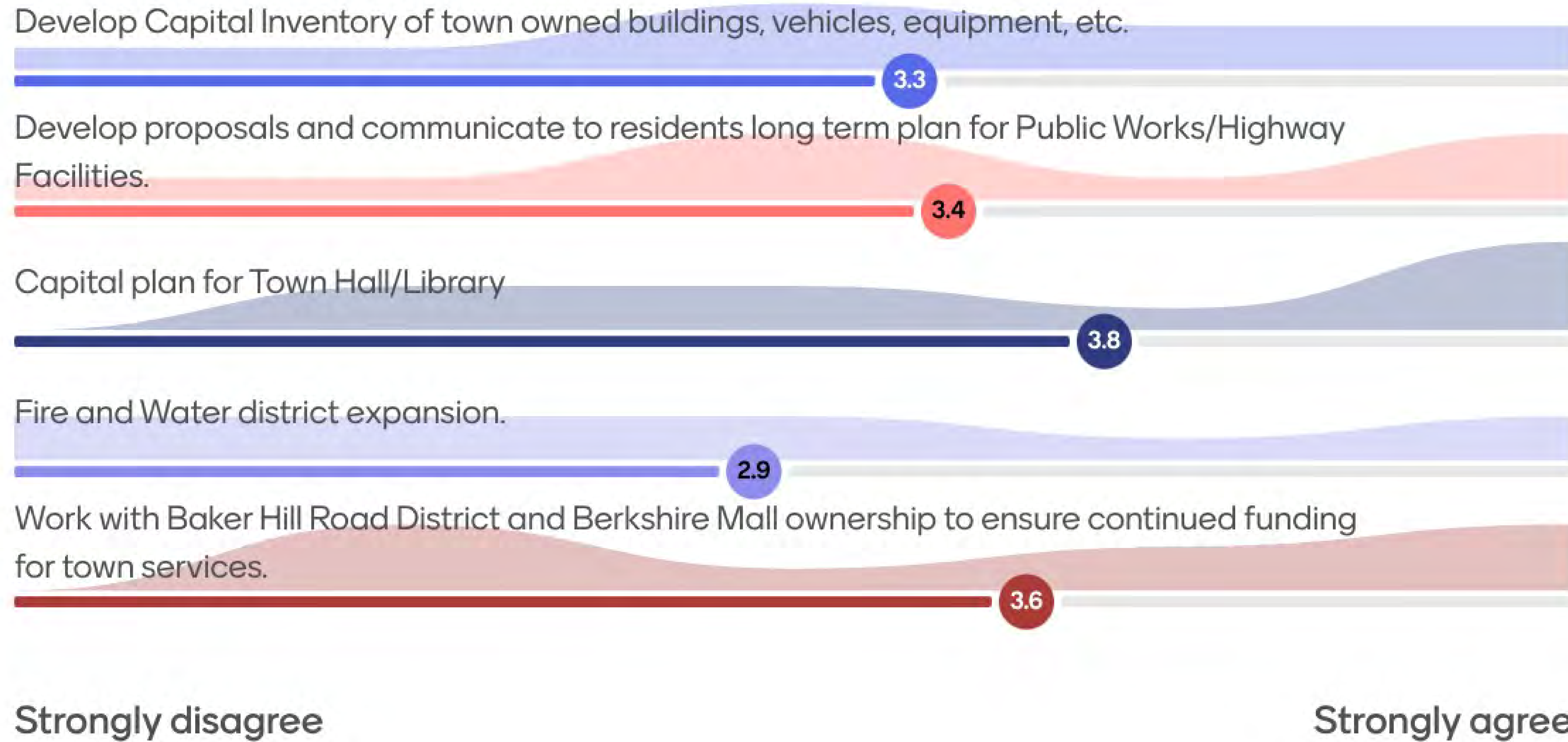
Diversify the economic base and types of businesses in the town.

Rate the following actions to promote the town as an outdoor recreation destination in Berkshire County..



Plan for the long-term provision of town services

Rate the following actions to plan for the long-term needs of the town services/infratrusture.



Plan for the long-term provision of town services

Rate the following actions to create an official Town Map.

Clarify Paper streets on Northern and Western sides of Lake Pontoosuc

4.2

Remove unbuilt streets from maps

3.7

Clarify differences between fully accepted roads and maintained private ways

4.3

Work with the State to resolve issues with pedestrian access to Scott Road

3.1

Determine extent of town responsibility for Rosenberg Road and other dead end town roads

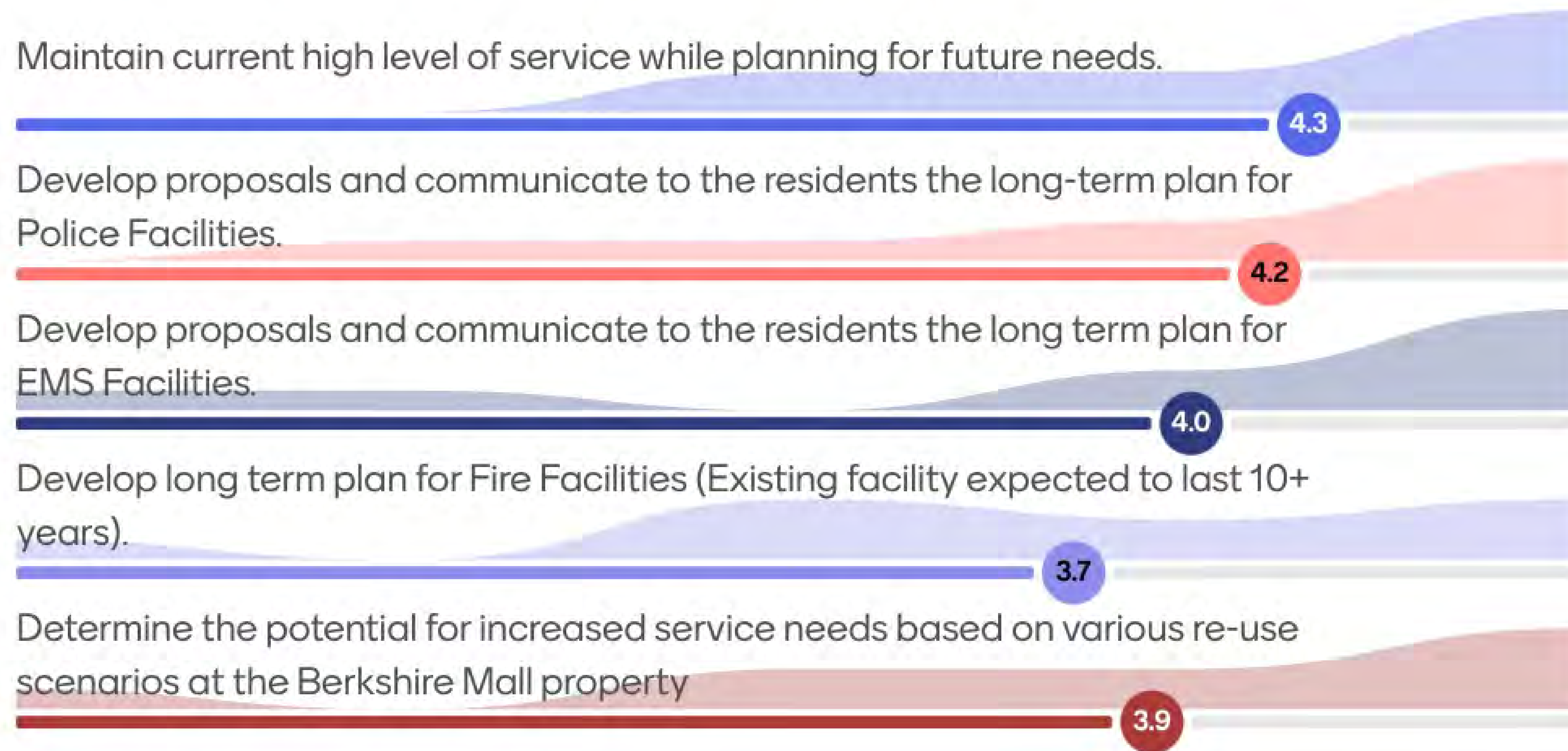
3.7

Strongly disagree

Strongly agree

Plan for the long-term provision of town services

Rate the following actions for continued emergency services for Lanesborough.



Strongly disagree

Strongly agree



Plan for the long-term provision of town services

Rate the following actions to redevelop former Police Station site



Redevelop site into a museum, park, or other community resource.

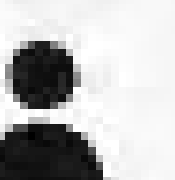
3.2

Reuse underutilized town land to create a different use on the site.

3.7

Strongly disagree

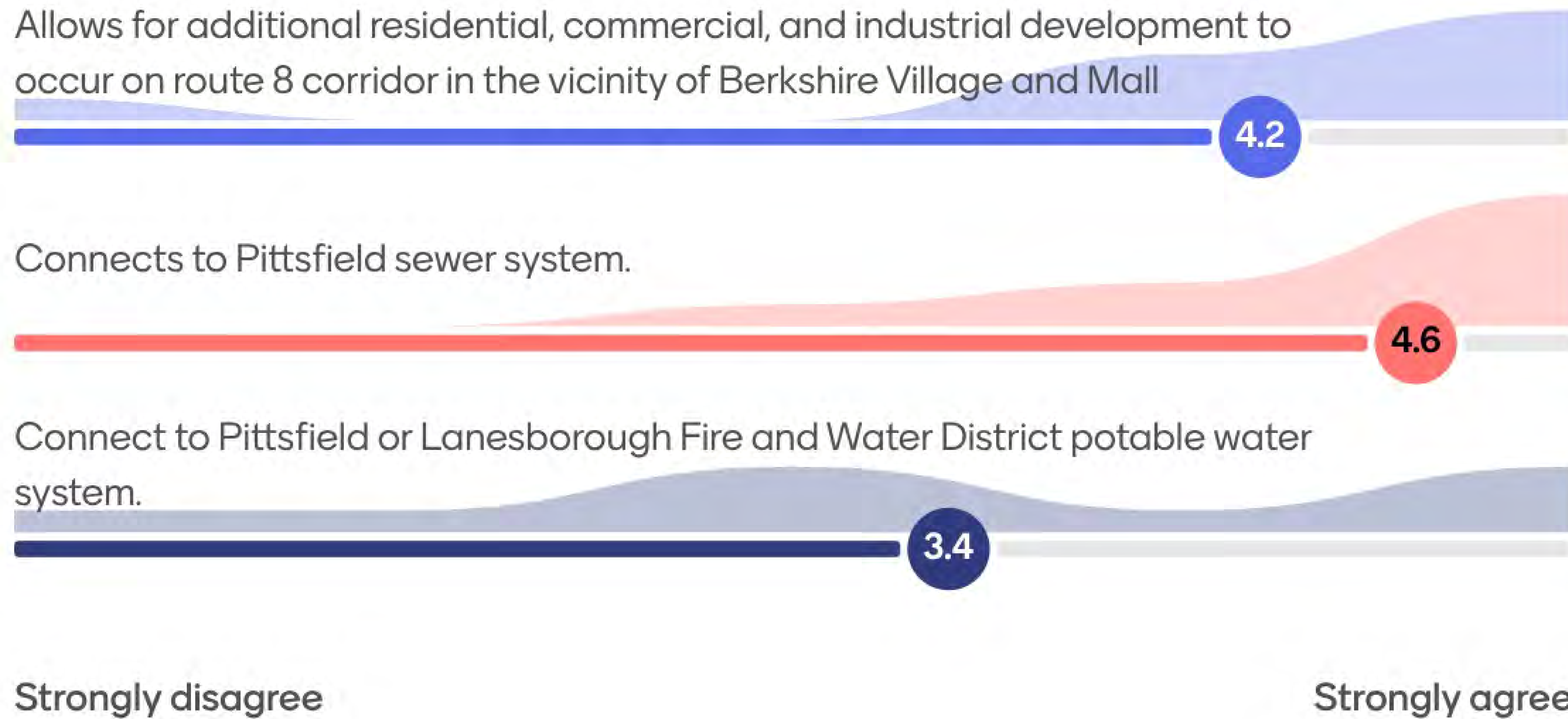
Strongly agree



9

Develop town infrastructure with environmental resilience and hazard planning.

Rate the following actions to extend a sewer line up Route 8.



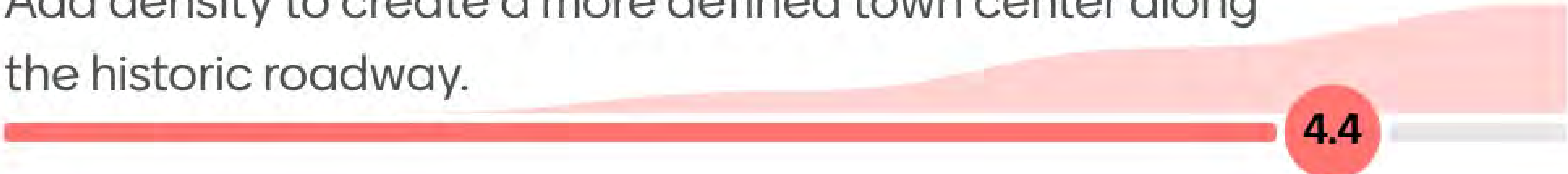
Develop town infrastructure with environmental resilience and hazard planning.

Rate the following actions to extend the sewer line up Route 7.

Create more business and housing opportunities on Route 7.



Add density to create a more defined town center along the historic roadway.



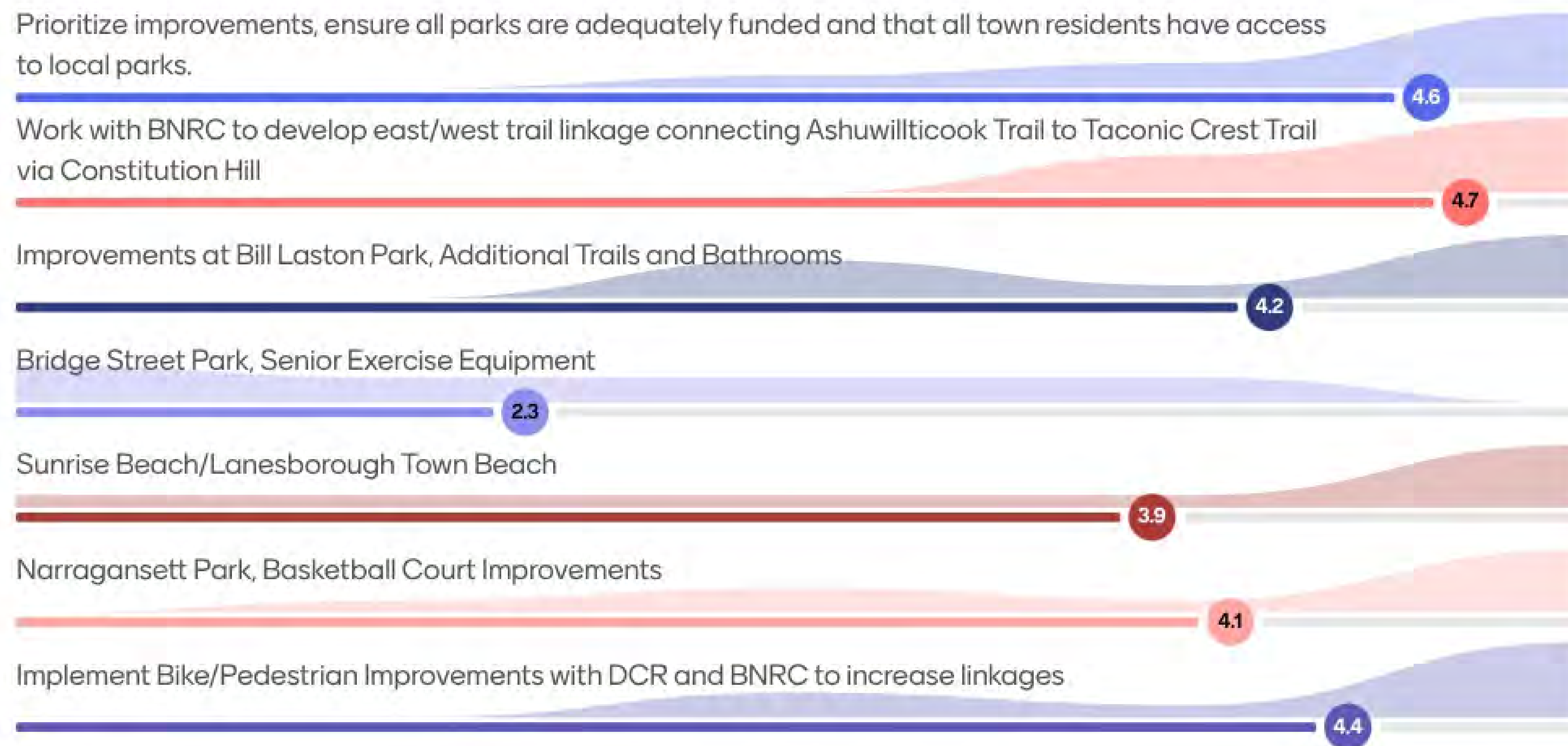
Strongly disagree

Strongly agree



Develop town infrastructure with environmental resilience and hazard planning.

Rate the following actions related to development of an Open Space and Recreation Plan to make town eligible for State grant programs.



Strongly disagree

Strongly agree





Develop town infrastructure with environmental resilience and hazard planning.

Rate the following actions to safeguard Pontoosuc Lake.

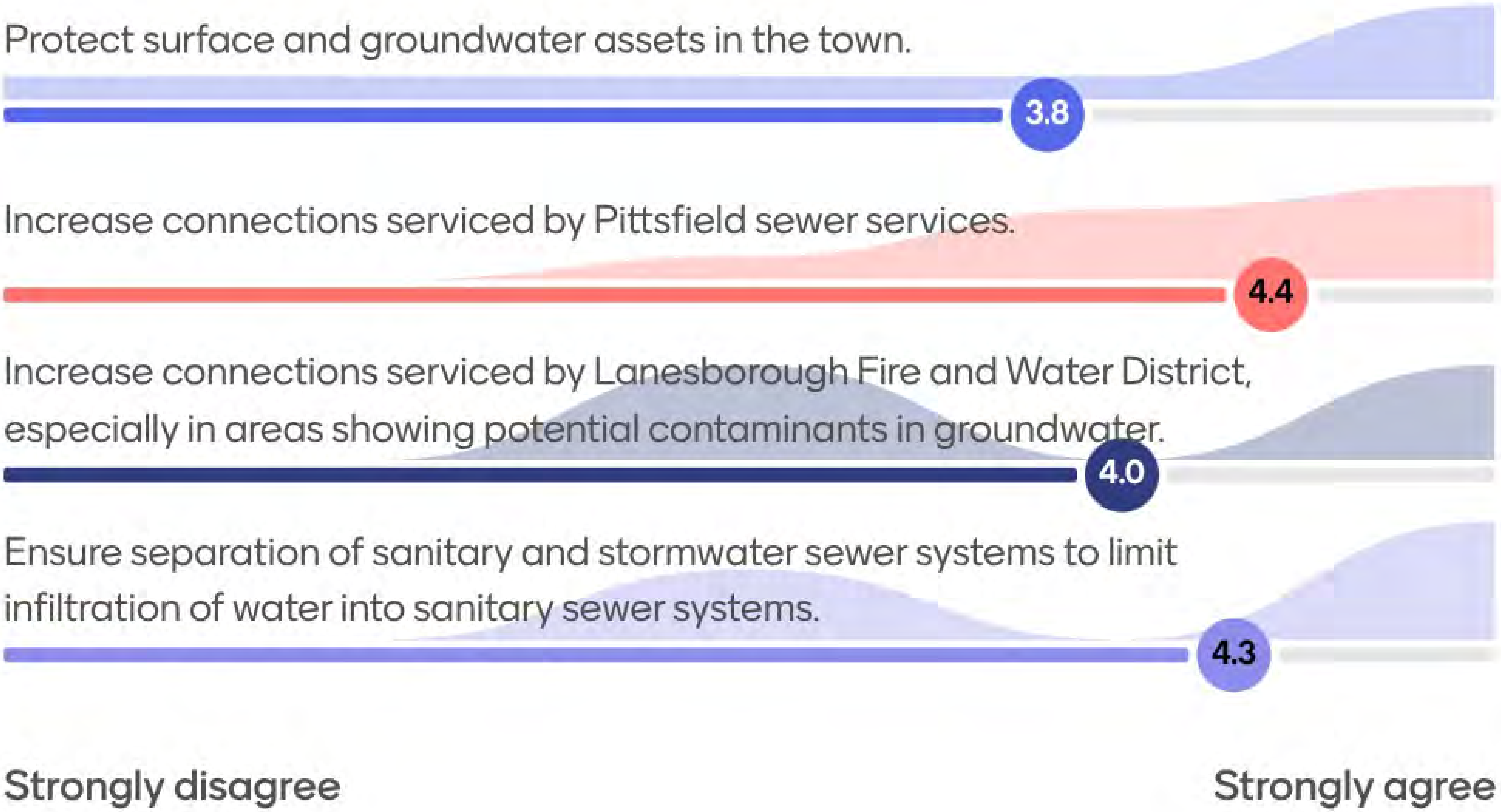


Strongly disagree

Strongly agree

Develop town infrastructure with environmental resilience and hazard planning.

Rate the following actions to adopt a stormwater bylaw and MS4 Regulations for the town.



Are there other actions you would like to see included in the Master Plan?

Upgrade Narragansett park equipment and basketball court

Face life for large sign at Laston Park

Allow dogs back in Laston park. Just not on the ball fields.

Development of Trail connection via Laston Park and Town-owned property (adjacent to BNRC's Constitution Hill Reserve)

Expanded select board to 5 members

Stop light at Bull Hill and 7

More outdoor activities. Improve bathroom sites. Flags/pictures of fallen soldiers on all utility poles along main routes

Town support for Shaker Ridge Trails network development and future expansion

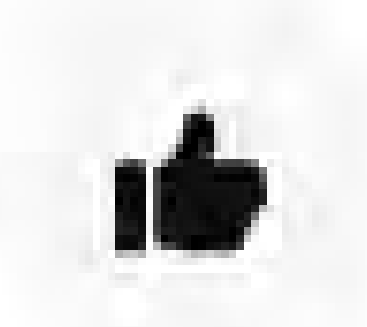
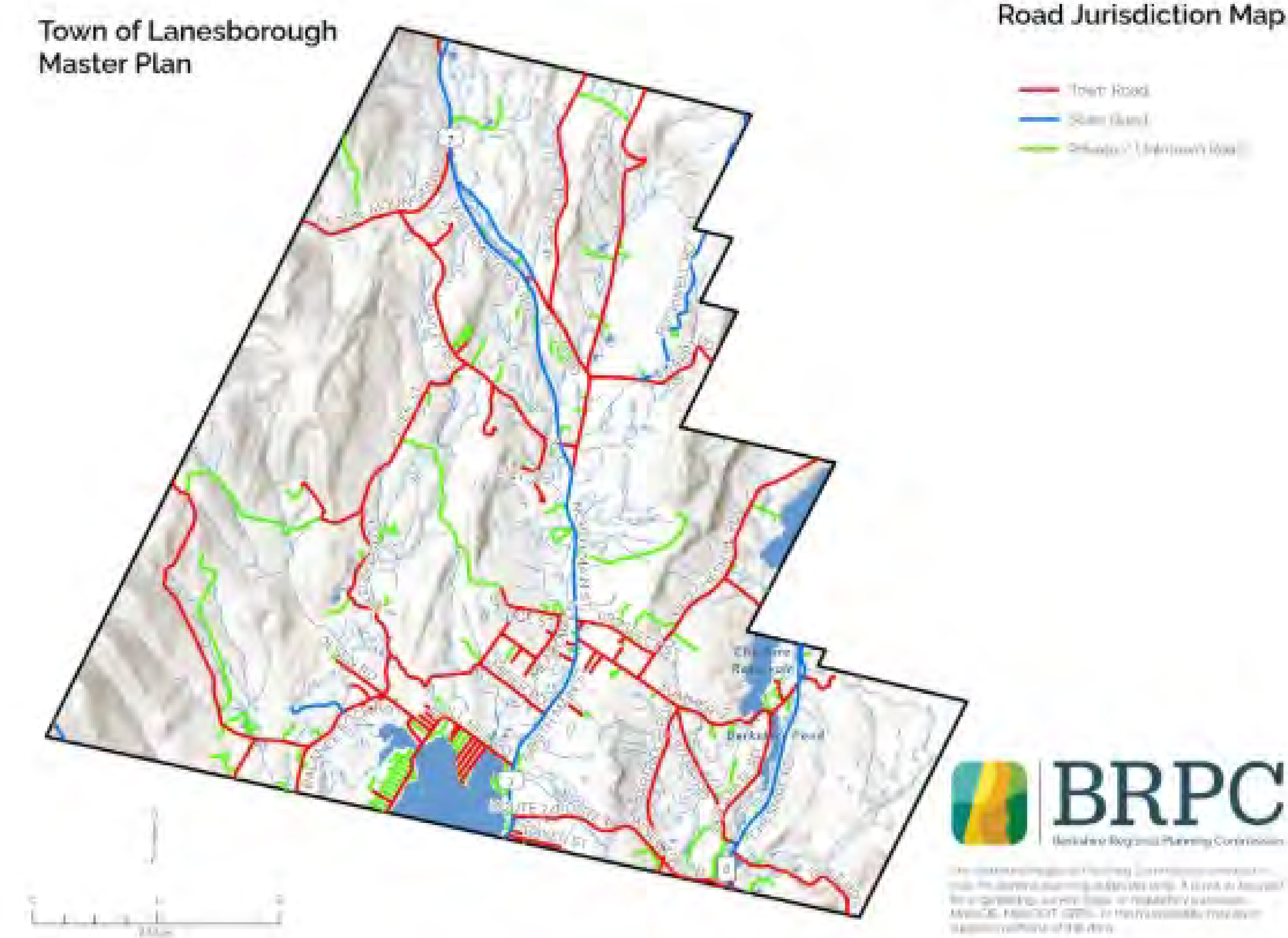
Are there other actions you would like to see included in the Master Plan?

Pedestrian crossing between Laston Park and BNRC's new Reserve

Secure a grant writer as part of town staff



3 questions
0 upvotes



Town of Lanesborough, Massachusetts

Master Plan Draft for Public Review

Adopted:



Acknowledgements

Lanesborough Planning Board

Courtney Dondi, Chair
Renee DeRagon
Tara Mullett
Joe Trybus
Leanne Yinger

Andrew Groff, Planning Board Consultant.
Through an intermunicipal agreement with Williamstown

Berkshire Regional Planning Commission

Cornelius Hoss, Community Planning and Development Program Manager
Seth Jenkins – Senior Community Planner
Andrew McKeever, Community Planner
Mark Maloy - GIS, Data, & IT Manager

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Grant funds included: \$50,000 EEOEA Grant funds, and \$10,000 each from the Town of Lanesborough and BRPC as part of the DLTA program.

The cover photo is looking south from the shoulder of Mount Greylock with Yokun Ridge and Pontoosuc Lake in the background. Photo Credit: Andy McKeever.

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Executive Summary

Remove for Public Comment-To Be Further Developed after public comment

Background & Purpose

The development of the *Town of Lanesborough Master Plan* began in 2023 and was completed in the Spring of 2025. This document expands upon other plans developed in Lanesborough including:XX and serves to guide the planning process over the next 10-20 years. It examines all aspects of the Town and provides a comprehensive analysis of Lanesborough’s people, land, economy, culture, and infrastructure. The Lanesborough Master Plan will work to XXX.

Process

The Lanesborough Master Plan was created through data collection and a public outreach process to gauge the needs of the Town on the ground level. This grassroots process has been guided by community engagement initiatives and the Lanesborough Planning Board and informed by local board and committee members, town staff, and Lanesborough residents. The strengths and challenges facing the Town are identified using data sources such as the U.S. Census Bureau, U.S. Bureau of Labor Statistics, the Massachusetts Department of Revenue Division of Local Services, the Massachusetts Municipal Associations, and the Town Assessors’ Office.

The chapters included in the Lanesborough Master Plan are as follows:

Introduction	Transportation
Demographics	Open Space and Recreation
Economic Development	Services & Facilities
Land Use	Implementation
Natural, Cultural, and Historic Resources	Appendices
Housing	

Summary of Recommendations and Goals Table

To Be Developed after public comment

Preface

A Master Plan is largely a data-driven document. For this reason, it is important to explain the data sources that are used in this report. The majority of the information presented has been collected from the United States Census Bureau. The Census Bureau is the largest statistical agency in the country and provides data on America's people, places, and economy.

The Census Bureau conducts a host of surveys and programs, but this report relies heavily on the Decennial Census and the American Community Survey. The Decennial Census is mandated by the U.S. Constitution to count each resident of the country every ten years on the year ending in zero. The Decennial Census questions account for population, age, gender, race, and some basic questions about housing. Since the goal is to reach every resident and the questions asked are easily quantifiable, the information gathered comes with a high degree of accuracy. The results of the Decennial Census determine the number of seats for each state in the U.S. House of Representatives and are used to draw congressional and state legislative districts and to distribute more than \$675 billion in federal funds each year. (U.S. Census Bureau, 2024)

The American Community Survey is an ongoing survey that provides vital information on a yearly basis. This survey is sent to approximately 295,000 addresses monthly, which equates to about 3.5 million per year. Since the number of people surveyed is less than during the Decennial Census and much more extensive questions are included, the results come with a lesser degree of accuracy compared to the Decennial Census.

The Massachusetts Municipal Association is a trade organization representing the 351 Municipalities in the State. They provide a forum for all municipalities to gather and share information, receive updates, and collaborate on projects. They publish valuable information on their Massachusetts Municipal Data Hub and other information for local elected officials. Information from their site was used to inform this plan. (Association, Massachusetts Municipal, 2025)

The Massachusetts Division of Local Services is responsible for ensuring fairness and equity in local property taxation. The Division oversees local municipalities accounting, distribution of state aid to cities and towns, maintains a municipal data warehouse and provides municipal consulting and training services. Much of the information contained in the plan regarding municipal finance comes from this site. (Division of Local Services, 2025)



Introduction

Welcome to Lanesborough!

The Town of Lanesborough is located in Berkshire County in westernmost Massachusetts. The Town has a total area of 29.6 square miles, of which, 0.7 square miles (or 2.4%) is water.¹ Lanesborough is bordered by New Ashford to its north, Dalton and Cheshire to its east, Pittsfield to its south, and Hancock to the west.

Located north of Pittsfield, the largest community in the Berkshires, the area was settled in the 1750's and first known as New Framingham. Through the early colonial period, the community became more established maintaining a population of just over 1,000 residents. From 1880-1900 the population decreased. In 1900 the town reached its lowest population of 780 but has since grown to over 3,000 residents.



A mural painted by Lanesborough Elementary School students in 2024 is a welcoming sight for those travelling into town on Partridge Road.

What Does this Plan Address?

This plan addresses a wide range of issues and priorities as expressed by the Town through community engagement initiatives, stakeholder interviews, and the efforts of the Lanesborough Planning Board. When assessing a town it is important to look at strengths that need to be maintained or expanded, deficiencies that need to be corrected, and prepare for future changes the Town may experience in order to plan accordingly. These topics are analyzed through the lenses of social demography, land use, housing, transportation, and public services.

About Master Plans

A master plan is a document that sets a blueprint for municipal decision makers to use in their day-to-day roles of public service. *Master plans are advisory documents, not regulatory documents.* The plan makes realistic recommendations and provides detailed actions on how to achieve goals but does not impose any kind of regulation for the Town as a whole or its people.

¹ U.S Census Bureau:

https://archive.vn/20200212154722/http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_DP/G001/0600000US2500377990

Under Mass General Laws Chapter 41 Section 81 D, a planning board established in any city or town... shall make a Master plan of such city or town. Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.

The purpose of this plan is to create an opportunity for Lanesborough to reflect and determine what it wants for its future. With this vision in mind, clear actions can be determined based on empirical data and proposed to the Town's elected and appointed officials. Using the actions described in the implementation chapter of this plan, municipal officials can make informed policy change and disperse municipal funds to priority projects.

Master plans take precedence over existing community plans, such as transportation and open space plans. Master plans are required by state law to cover a host of topics and, consequently, tend to be more general than plans dedicated to a singular subject. The contents of these existing plans greatly inform the master plan and can provide helpful recommendations. For this reason, master plans are not designed to replace existing plans but rather work in coordination with them. Likewise, future plans and projects can refer to the Lanesborough Master Plan for overarching guidance to specific topics and as evidence of documentation in the community.

Methodology of this Plan

All master plans generally begin by explaining how they work, how they are organized, and what they aim to achieve. This is because master plans tend to be lengthy documents, so it is crucial that the audience has a good grasp on what they are about to read. While master plans are used by municipal officials, they are ultimately public documents and need to be easily understood by anyone who chooses to read it.

The introductory chapters offer background information on Lanesborough to provide context for the topics to come. Part of these early chapters is being clear about what the Town's vision is, as this will guide the planning process. Early in the plan is a chapter on demographics which does not provide recommendations or any subjective information but rather has concrete data that will support recommendations made later in the plan.

The succeeding chapters delve into specific topics that consist of recommendations and supporting data. Additionally, these chapters provide a tiered order of how Lanesborough's vision can be achieved.

Goals

The vision is the "big picture" statement of where the town would like to be five, ten, or twenty years from now.

Objectives

Goal statements go into detail on the different strategies Lanesborough will need to pursue in order to make the vision a reality.

Actions

Actions are the specific tasks that individuals or groups will need to complete to achieve specific policy statements.

The Planning Process

The Lanesborough Master Plan was developed through a planning process that included participation and feedback from the community over multiple years. The process began when the Town Administrator applied for and received funding from the State of Massachusetts Executive Office of Energy and Environmental Affairs 2024 Planning Assistance Grant Program to create the town's first Master Plan. The Town then worked with the Berkshire Regional Planning Commission (BRPC) to develop a scope and sequence for the project.

The Lanesborough Planning Board served as the Steering Committee and began meeting with BRPC to understand the process beginning in late November 2023. The group spent the next six months developing a survey, meeting with community stakeholders, and publicizing the development of the Master Plan in the Town.

The survey was launched in coordination with the inaugural Lanesborough day and was open from August 1 until October 31st, 2024. The survey received a total of 326 responses. Among those responses, 39 said they were local businesses, and 12 stated they were local farmers. Demographic information shared by respondents indicated that responses represented 904 individuals in the town. Almost all respondents (96%) were year-round residents with approximately 2% each of seasonal and weekend residents. Results of the survey are interspersed throughout the document.

Some of the things we heard from the community in the survey were:

It truly is a small town in a good way.

There is a nice community of young families who are glad to be here.

We need more affordable housing options, especially for our elders and long time residents.

They are being priced out of town due to taxes and inflation.

The farm scene is so vibrant

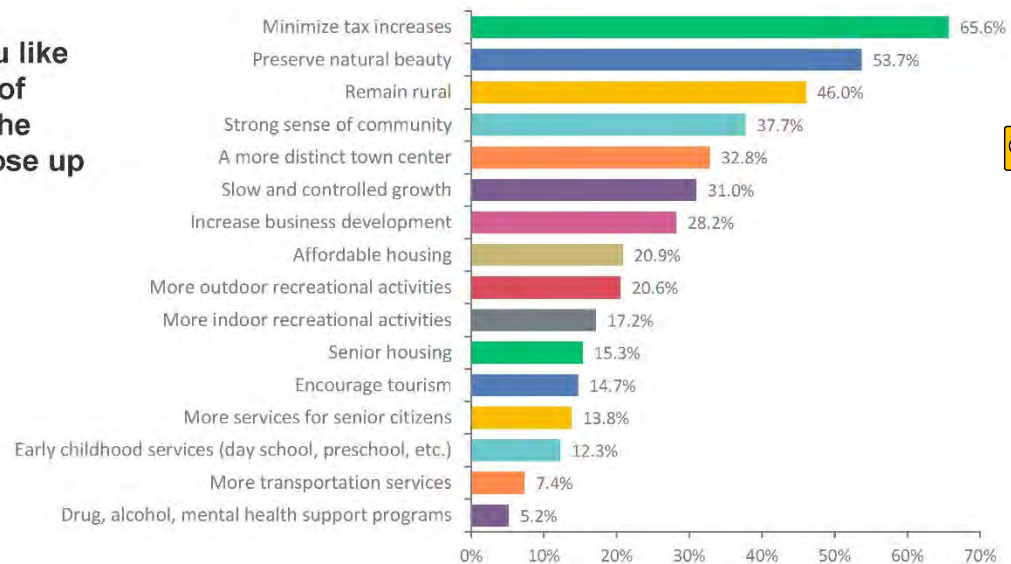
Sewer extensions, bring in more business, help with mall development, reduce taxes

Housing is number one, it's too expensive, especially for families.

The Planning Board presented the results of the survey to the Town's residents at a public forum on December 2, 2024 at the Lanesborough Elementary school. The event was advertised on the Town's website, with flyers at public buildings, and in the local news. The event featured an interactive online presentation that allowed participants to ask questions and provide feedback on town issues. The results of the public forum were posted on the town website and are included in the appendix to the Master Plan. Figures XX and XX graph the responses to the first two survey questions; what would you like to see in the coming twenty years and why do you chose to live in Lanesborough.

Answered: 326 Skipped: 0

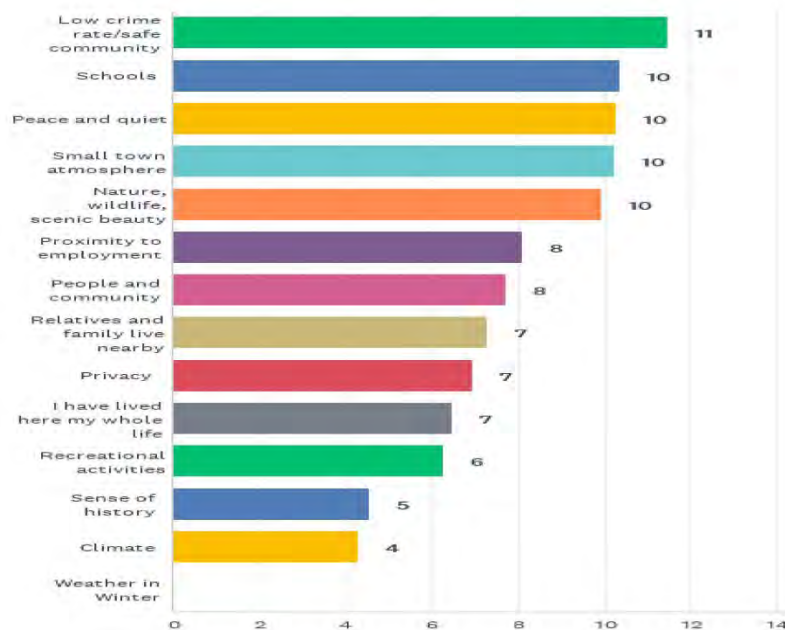
Q1: What would you like to see for the town of Lanesborough for the next 20 years (Choose up to 5)?



Powered by SurveyMonkey

Answered: 326 Skipped: 0

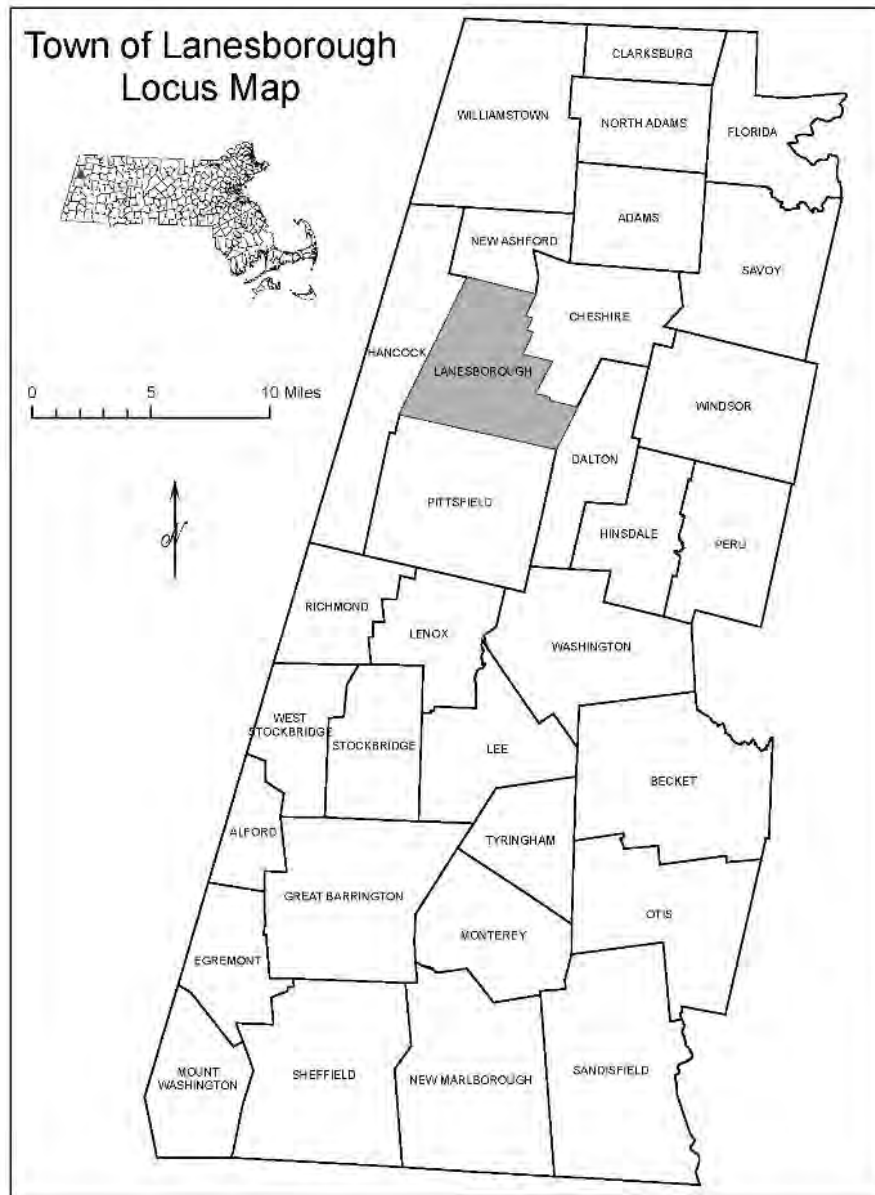
Q2: Click and drag the preference order for the reasons that you choose to live in Lanesborough (rank your choices)?



Powered by SurveyMonkey

Using those results, the survey responses, and stakeholder interviews with the various town boards, committees, and department heads; the Planning board developed a set of Goals, Objectives, and Actions during the Winter and Spring of 2025. Seeking additional public feedback, the Planning Board presented these Goals, Objectives, and Actions at a second public forum, held on March 31, 2025. These results were again posted to the town’s website for public review.

The Master Plan draft was released for public comment on May 27, 2025 on the News Banner of the Town's website and with printed copies in Town Hall and the Library. Public listening sessions were hosted at the Library and Council on Aging to give opportunities for residents to provide feedback on the draft plan. Using public comments, the draft plan was revised by the Planning Board and BRPC.



Town of Lanesborough Locus Map showing location in Berkshire County.

History of Lanesborough

Lanesborough is located on the ancestral homeland of the Mohican people, whose territory spanned from the Catskill Mountain to Lake Champlain, bordered by the Schoharie River to the west and the Berkshire mountains to the east, and southward into Northwest Connecticut northward to the Green Mountains in southern Vermont. These people lived here for generations prior to the arrival of European settlers. The arrival of these peoples displaced the indigenous people who were displaced westward. The descendants of the original Mohican people now reside in Wisconsin.



The original Northern Berkshire Registry of Deeds building on Prospect Street remains standing.

Dutch and English settlers moved into the land starting the 1600s, taking the Mohican land, killing and displacing thousands of people who lived there. Within three decades, the Mohican population dwindled by 90%.

In 1741 the Court authorized the settlement of the land, which included what is now Lanesborough but was then known as Richfield. Land proprietors began staking claim to land and setting the boundary line between what later became Pittsfield. In 1742, the General Court confirmed the newly created home lots and renamed the town as New Framingham. However, the French and Indian War and subsequent conflicts in the region, however, slowed the development of the land.

The earliest known settler, Moses Brower, moved to New Framingham in 1753. The town established a committee to map out the roads in 1759, and in 1760 the town formed its first school committee.

The early settlers include both Episcopalian and Baptists, a religious diversity that remained a constant influence in the town's formative years. By 1765, the Commonwealth incorporated many settlements across western Massachusetts, recognizing Berkshire County as its own region. The Court incorporated the town, and the governor renamed it as Lanesborough, an homage to the countess of Lanesborough, Ireland.

From 1761 until 1790, Lanesborough was home to the original Northern Berkshire Registry of Deeds, located on Prospect Street, at the intersection of Route 7, which still stands and is used an informal museum of local history by the Historic Commission.

Lanesborough residents played prominent roles in the American Revolution. What is known as "The Lanesborough Affair," was a town-wide act of rebellion against the Stamp Act is recognized as an early example of unrest throughout the country that led to the declaration of independence. Lanesborough



The original schoolhouse in Berkshire Village is on the shore of Berkshire Pond.

farmer Jonathan Smith, whose words are immortalized on a plaque outside of town hall, is recognized as an influential advocate in favor of ratifying the Constitution.

The town's economy in the early years centered on farming and marble quarrying. Quarrying took place in various places in town including in the Silver Street area, Quarry Road, and near the New Ashford town line and employed hundreds of people.

Around 1847, the Briggs Iron Works formed, mining iron ore on Ore Bed Road and building its furnace at the current location of town hall. The operation employed as many as 200 people at its peak.

Today's downtown area began to develop alongside the growth of the company. The company constructed a company store next to the furnace, on the south side of Bridge Street.

A series of fires devastated the company leading to its 1888 closure. In 1916, the town built the Newton Memorial Town Hall on the location, which featured both the library and the post office.

Berkshire Village established itself in the same era.

Berkshire GlassWorks, located in what was then known as East Lanesborough, drove the development of Berkshire Village. The company employed more than 100 people at its peak in the late 19th Century. In the neighboring town of Adams, the Cheshire Reservoir, originally known as Lake Hoosac, powered Arnold Printworks.

Berkshire Village established a schoolhouse in 1872, which is now home to the Veterans of Foreign Wars and the American Legion. Volunteers, mostly veterans, distribute more than 100 meals per week out of the building as the Berkshire Food Pantry today.

The concurrent developments created two distinct villages.

In 1846, a trolley system from Pittsfield to North Adams began operating along Route 7, up Summer Street, to GlassWorks, and northward. However, the introduction of the freight option placed Lanesborough companies at a competitive disadvantage and the industrial boon that drove the town's economy began to shrivel. By 1900, the population reached an all-time low of 780 people as workers began leaving the area to seek meaningful employment elsewhere.

The advent of automobile travel in the early 20th century changed Lanesborough's economy to one supported by tourism as visitors came to town for its scenic beauty and access to two lakes (Pontoosuc and Cheshire). As personal commutes to work became available, more and more families began to move to Lanesborough and worked elsewhere.



The Sheila is the town's most remembered boat which offered visitors tours Pontoosuc Lake. (Photo credit: Bill Tague/iBerkshires.com)

In the 1900s, General Electric purchased the Stanley Electric Manufacturing Company in the neighboring city of Pittsfield. The company grew throughout the 1900s, expanding significantly in the Post-World War II era, and employing thousands of people. Lanesborough became a suburb of Pittsfield while still retaining a tourism economy. General Electric closed in the 1990s.

Outdoor recreation at Pontoosuc Lake grew significantly in the early 20th Century. The lake became a tourist draw and became reknowned for recreation and socialization.

The large crowds of people and opportunities to utilize the lake led to the development of Gunn's Grove on Bull Hill Road. Lester B. Gunns built the first cottage and began subdividing the land spanning from Bull Road Road to the lake. On Narragansett Avenue, Jacob Wilburs began developing that neighborhood. By the 1930, approximately half of the town's households lived in the Pontoosuc Lake area.

The town built its current Town Hall in 1916 to host town offices and the library, adding services to support the residents. The town's development continued, and the expanding use of automobiles led to the creation of new main and side roads.



The 1937 GMC was the Firemen's Association's first brand new fire engine.

In 1922, a large barn burned and the town was ill-equipped to extinguish the blaze. The town's Fire Department formed shortly after and was incorporated in 1934. The Volunteer Fire Department began purchasing equipment and constructing its current station on Main Street.

The department opened the fire station in 1929, and the department purchased its first brand new, conventional fire engine in 1937, which served on the front lines for more than 30 years.

The town installed its first municipal water system and established the Fire and Water District in 1939.

The population increased dramatically following World War II when there was a post-war building boom to address a housing shortage. Many of the new homes constructed remained along the lake but the town also expanded by building new neighborhoods off the main roads, constructing new roads to accommodate the new neighborhoods. The sprawling, fast moving development led the town to adopt its first zoning bylaws in the 1950s.

From 1940 until 1960, the population steadily increased and doubled. By 1960, the town's population reach 2,933.

In the 1950s the town constructed a new elementary school and in the 1960s, the town constructed a regional high school in partnership with the town of Williamstown. The nearby city of Pittsfield grew a diversity of businesses in those years and Lanesborough residents more frequently traveled there for work, entertainment, and shopping. The town developed into more of a "bedroom community" to Pittsfield while still supporting small businesses, outdoor recreation, and hotels and motels to support tourism.

The Berkshire Mall became the town's largest taxpayer when it opened in 1988. Developed by Pyramid Companies, the mall featured five anchor stores. It remained a popular development until the late 2010s as consumers transitioned to shopping more and more online. The stores consistently closed until 2019 when the former owners of the mall closed it. Today, Target, which owns its suite on the property, is the only retailer still operating at the location.



Existing Conditions

Demographics

The 2020 Decennial Census estimates the town of Lanesborough's population to be 3,038 people. The town experienced significant growth in the post-World War 2 era, which coincided with significant growth of General Electric in the neighboring city of Pittsfield. During that period, Lanesborough's population increased from 1,238 in 1940 to 2,933 in 1960. The population has remained relatively stable since the 1960 Census. Figure XX shows the population in the town, along with surrounding communities since the 1800's. For comparison, several Berkshire County Towns are also included in the table. These communities were chosen because they share some similarities to Lanesborough, such as population size, governance structure, similar amenities, or proximity to the largest city in the Berkshires. These communities are Lanesborough, Dalton, Cheshire, Pittsfield, Hinsdale, and Berkshire County as a whole.

Figure XX Lanesborough Population Over Time

	1850	1900	1950	2000	2020
Lanesborough	1,229	780	2,069	2,990	3,038
Dalton	1,020	3,014	4,772	6,892	6,330
Cheshire	1,298	1,221	2,022	3,401	3,258
Pittsfield	5,872	21,766	53,348	45,793	43,927
Hinsdale	1,253	1,485	1,560	1,872	1,919
Berkshire County	49,591	95,667	132,966	134,953	129,026

The UMass Donahue Institute estimates that the town of [Lanesborough will see a steady decline in total population](#) during the next 25 years. The estimates show an approximately 12% decline in population between 2025 and 2050, reaching a population of 2,656 in the next three decades.

The Massachusetts Office of Rural Health defines [Lanesborough as a Level 1 rural community](#), which the office determines based on a weighted scoring system based on rural definitions defined by the U.S. Census Bureau, Office of Management and Budget, and the Economic Research Service of the U.S. Department of Agriculture. The scoring system accounts for population and density, transportation characteristics, and hospital licensure.

The Office of Rural Health classifies communities as urban, level 1 rural, and level 2 rural, with level 2 being more rural than level 1. The neighboring towns of Cheshire and Dalton are also Level 1 rural communities, and the neighboring town of Pittsfield is an urban community.

Age

The current population demonstrates most people are between the ages of 55 and 64, accounting for nearly one in five people in that age range. Lanesborough has a low percentage of residents between the ages of 20 and 30, which reflects nationwide trends following the “baby boom.”

Lanesborough is an aging community like the rest of Berkshire County. The median age has grown consistently over the last 40 years from 35.6 years old to 52, in the latest Census, American Community Survey -Table DP05.

Lanesborough’s median age is older than both the statewide and countywide median ages. Among the neighboring towns, Dalton is slightly younger with a median age of 49.8, Cheshire is slightly older at 52.1, and Pittsfield is younger at 43.4.

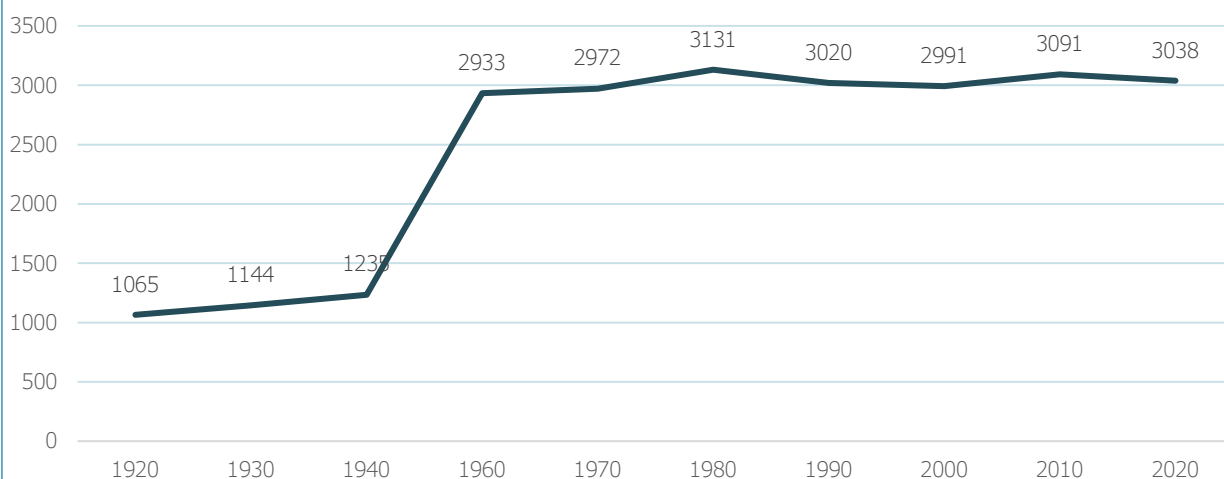
Berkshire County’s median age [dropped consistently following General Electric’s departure](#) from the city of Pittsfield. The county’s demographics saw a high

Median Age

Community	Median Age
Lanesborough	52
Berkshire County	47.5
Massachusetts	39.8
Cheshire	52.1
Dalton	49.8
Pittsfield	43.4
Hinsdale	47.1

The American Community Survey, Five-year Estimates demonstrate Lanesborough as having an older population than its neighboring towns and the Commonwealth as a whole. Year?

Lanesborough's Population Growth Over Time



Lanesborough experienced significant growth in the 1940s and 1950s and the total population has leveled since then.

volume of younger adults, ages 20-30, move out. Respondents to a 2017 survey of young adults who moved out of the county cited the [pursuit of career opportunities are the biggest reason for relocating](#).

Racial Demographics

The population is predominately white, representing 96% of the community, which is slightly less from the last two decades. In 2000, the population was 98% white.

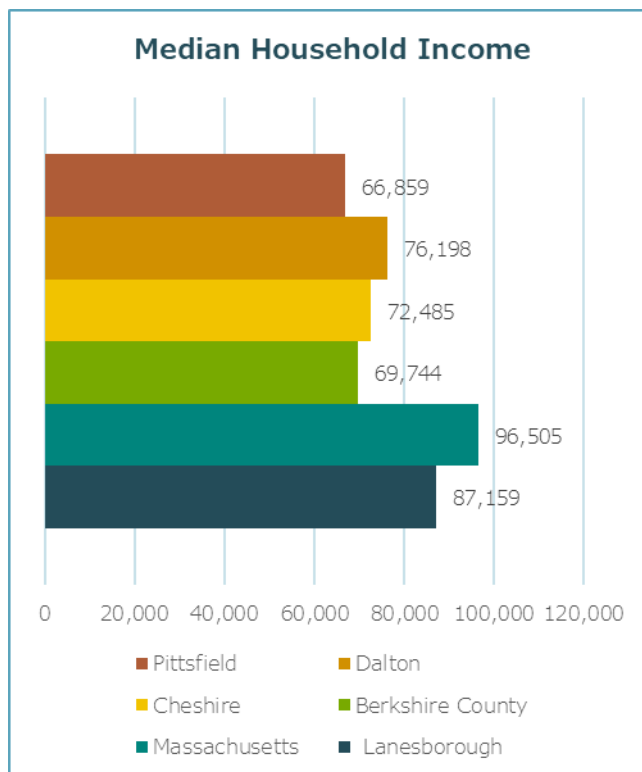
Approximately 2.1% of the population is Black, 1.5% American Indian or Alaska native, 1.6% Asian, and 4.2% some other race. Approximately 2.7% of the population has a Hispanic ethnicity, which has increased since 2000 when less than 1% of the population was Hispanic.

Overall, the Hispanic community grew from 20 people to 83 in the last two decades.

Educational Attainment

Ninety-five percent of Lanesborough residents graduated high school and 37% attained a Bachelor's degree or higher.

The town has a higher percentage of high school graduates than the state (91%) and the county (93%) but trails the state and the county in number of residents who obtained a Bachelor's Degree or higher, 46% for the state and 38% for the county.



Lanesborough's median household is the highest among its neighbors.

Employment and Income

Lanesborough has the greatest number of residents working in education, health care, and social assistance. Approximately one in three Lanesborough workers are employed in those trades.

Retail trade, arts, entertainment, recreation, food service, transportation and warehousing, and manufacturing are the next most occurring occupations among Lanesborough residents.

The employment fields align with the county's economic drivers. Countywide, 33% of workers are in educational services, health care, and social assistance, the county's leading employment fields.

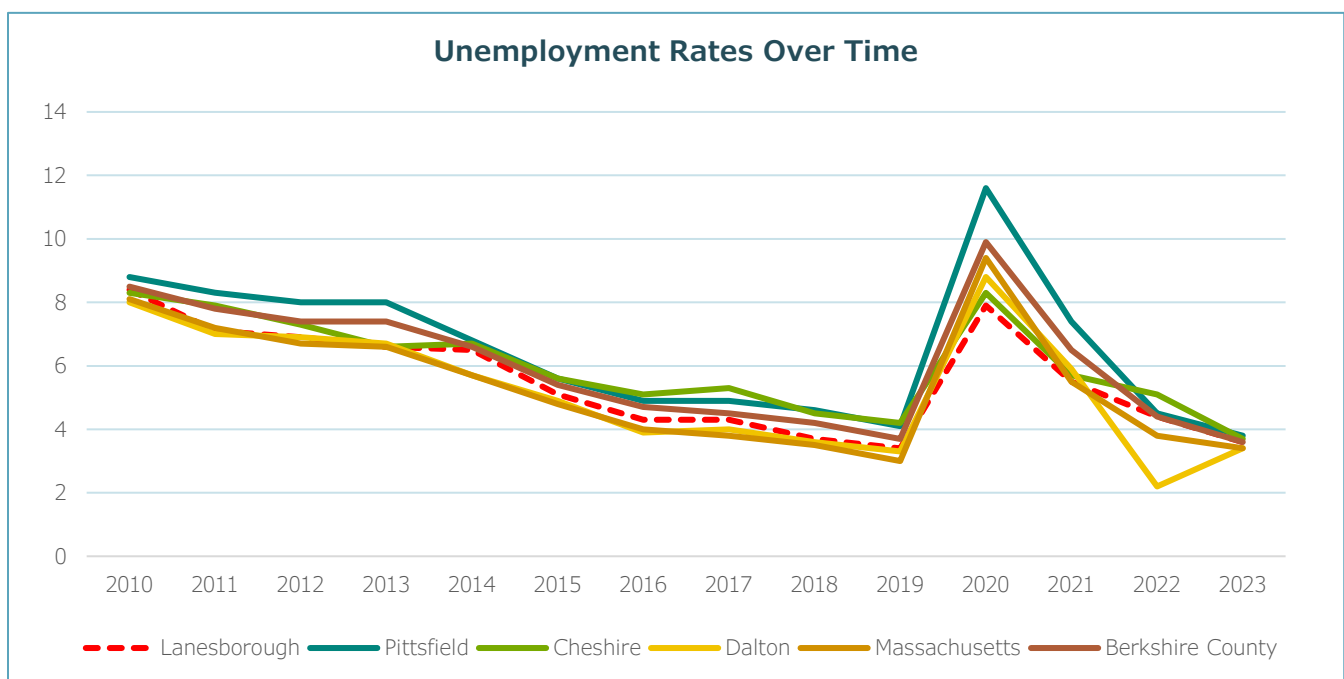
The town's per capita income is \$44,896, which trails both the state and county per capita incomes. The per capital income increased over the last 15 years from \$34,863 in 2010.

The median household income is \$87,159, which is above neighboring towns and the county but less than the Commonwealth's median.

The town's household income levels are consistently below the state but ahead of the countywide and neighboring towns.

Comparably, Massachusetts' per capita income is \$53,513 and Berkshire County as a whole is \$45,300. Among neighboring towns, Cheshire and Pittsfield have slightly lower per capita incomes than Lanesborough while Dalton has a higher per capita income.

The unemployment rate is 3.8%, according to the Department of Revenue. In 2020, Lanesborough annual unemployment rate spiked to 7.9%, which remained the lowest among comparable towns. In 2023, the annual unemployment rate of 3.6% is the lowest it has been since 2019.



Unemployment peaked during the 2020 COVID-19 pandemic and is at one of its lowest it has been in more than a decade.

In the first two quarters of 2024, Lanesborough's unemployment rate fluctuated between 3.5 and 4.2.

The unemployment rates followed countywide and statewide trends. During the 2010 recession, Lanesborough's unemployment rate went up to 8.4%, compared to Massachusetts's 8.1% and Berkshire County's 8.5%. The downward trends continued from there among neighboring towns, the county, and the state.

The American Community Survey estimates that 2.8% but the margin of error is significant at plus or minus 1.7% rendering the specific number unreliable. However, even if the percentage is undercounted Lanesborough still has a lower poverty rate than the county wide percentage.

The American Community Survey estimates that 2.8% of the population is living in poverty but the margin of error is significant, at plus or minus 1.7%, rendering the specific number unreliable. However,

even if the percentage is undercounted Lanesborough still has a lower poverty rate than the county wide percentage. By age, the largest cohort who are living with poverty is those over the age of 65. Approximately 85.7% of Lanesborough residents work in another town and 11.7% work out of state. (ACS S0801)



Figure XX King Elmer- the State Record Elm Tree on Summer Street.

Economic Development

Lanesborough is primarily a residential community that supports hundreds of small, local businesses ranging from restaurants to professional services, to farms and agriculture.

The town’s businesses are supported by 1Berkshires, a regional economic development agency borne from a merger with the former Berkshire Chamber of Commerce, Berkshire Visitor’s Bureau, Berkshire Economic Development Corporation, and the Berkshire Creative Economy Council. The county is also served by sub-regional chambers including Southern Berkshire Chamber of Commerce and the North Adams Chamber of Commerce.

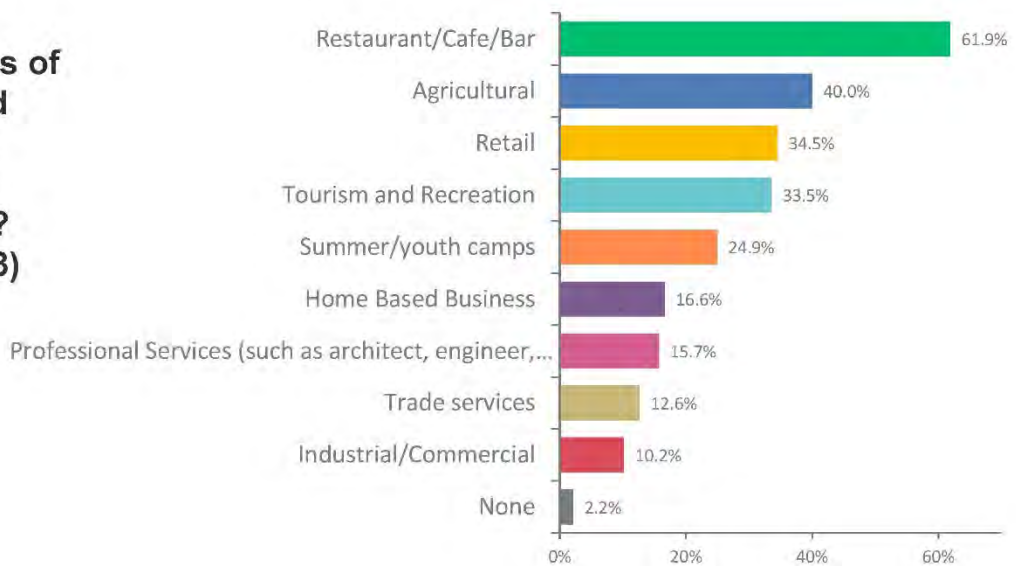


The town has a variety of businesses operating along Route 7.

The region has several community development corporations and additional economic development agencies including the Massachusetts Small Business Development Center, E for All Berkshire County, Lever, and the Berkshire Black Economic Council.

Answered: 325 Skipped: 1

Q3: Which types of business would you like to see encouraged in Lanesborough? (Choose up to 3)



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Businesses can also access the MassHire Berkshire Workforce Board and MassHire Career Center to recruit staff. MassHire provides workforce training, internship programs, job postings, and connects job seekers with opportunities.

The region and the state are buoyed by life sciences and advanced manufacturing. The Berkshire Innovation Center assists in providing incubator space for startup companies, workforce training programs, and access to emerging technologies and markets.

The tourism economy remains the county's strongest sectors, which is most heavily concentrated in the Southern Berkshires and Mass MoCa in North Adams. A burgeoning outdoor recreation economy remains a stable tourism driver, with the Greylock Glen in North Adams representing one of the county's most ambitious investment into outdoor recreation in recent years. Lanesborough's Ramblewild and nearby Jiminy Peak in Hancock are longstanding anchors and recreational anchors assisting Lanesborough's economy. Lanesborough also has premier outdoor spaces contributing to the county's outdoor recreational attraction including Mount Greylock, Balance Rock, Pontoosuc Lake, Constitution Hill, and caves for spelunking.

The county's landscape lends itself to many home-based businesses, but expansion remains challenging due to a lack of capital. The 2023-2027 Comprehensive Economic Development Strategy recognizes business needs of accessing capital, technical assistance, and opportunities for expansion.

In Lanesborough, the Board of Selectmen appointed a five-member board to support economic development and implement the 2017 Lanesborough Economic Development Plan.

The 2017 Lanesborough Economic Development Plan establishes four strategies:

- Communicate Lanesborough's favorable tax rate for commercial properties, available commercial spaces, and developable parcels to current and potential investors, while sharing information with current and potential residents about the school system, housing opportunities, and quality of life.
- Explore market feasibility and possible redevelopment scenarios through a methodical process in cooperation with Berkshire Regional Planning Commission and the Baker Hill Road District, as well as our elected officials at the state and federal levels.
- Promote the town as a gateway to the natural features that make the Berkshires unique, including the Ashuwillticook Rail Trail, Mount Greylock, Jiminy Peak, Ramblewild, and Pontoosuc Lake, along with golf courses and many equestrian and agritourism destinations.
- Leverage our network of resources to support the business community of Lanesborough, offering connectivity and marketing opportunities. Work collaboratively with planning and zoning boards.

Lanesborough's Commercial Properties and Centers

Berkshire Mall

The largest commercial/industrial property is the Berkshire Mall, which was the town's largest taxpayer and employer for decades following its 1988 opening. The building spanned 720,000 square-feet and opened with five anchor tenants. It sits on an 86-acre parcel of land along Route 8.

The construction included the creation of the Route 7/8 connector Road, also referred to as Baker Hill Road which traverses the hill separating the Housatonic River valley to the west and the Hoosac River valley to the east. The road provides a more convenient bypass previously served by Summer Street/Swamp Road and is used heavily by commercial traffic.

The Pyramid Companies operated the mall until 2016. Since then, the mall has switched ownership multiple times. It shuttered in 2019, leaving only Target and Regal Cinemas open, both of which owned portions of the mall. Regal closed in 2022.

It is the county's largest redevelopment opportunity. The Cheshire Road property is one of only approximately 10 properties in Berkshire County that is larger than 50 acres, zoned for industrial use, and with close access to main roads and utilities. It has an on-site water system and wastewater treatment facility; however, it is likely to require significant improvement to resume operation. It is connected to commercial electric and gas systems to the South.

The development of the Connector Road established the Baker Hill Road District. The District is a taxing authority responsible for maintaining the Connector Road. The owners of each individual suite on the property pay separate taxes to the road district for the road and associated costs for the town. The creation of the special taxing district shifted the costs of providing emergency services, road maintenance, and administrative services to owners of the mall parcels. It also created an oversight body with representatives from each of the interested parties.



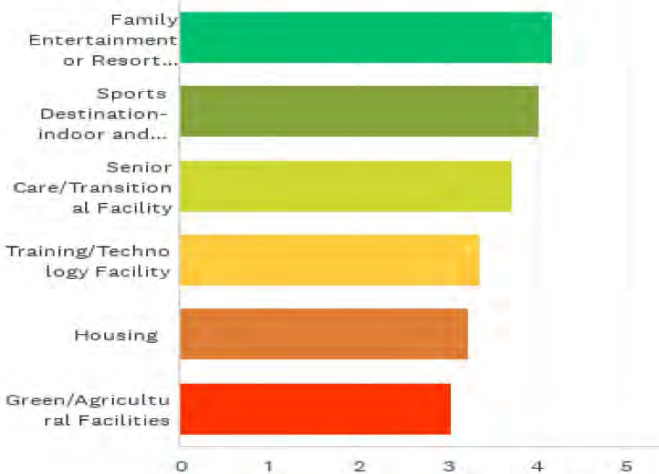
Redevelopment of the Berkshire Mall is one of the town's greatest economic opportunities.

Assessments from the mall have been decreasing as a result of the depreciation of the facilities. Table XX demonstrates the assessed value of the property since 2019. The town’s tax revenue is based upon the assessed value of the property multiplied by the tax rate. From 2020 to 2023 the property lost approximately 40% of its value. Currently, Lanesborough has a single tax rate for all property classes.

Year	Value
2019	\$24,780,600
2020	\$25,280,400
2021	\$18,192,100
2022	\$19,349,900
2023	\$15,342,400

Answered: 291 Skipped: 35

Q12: During a 2019 study of potential uses for the Berkshire Mall, the following re-use scenarios were suggested. Rank your preferences for the re-use of the property? (The town does not own the property, but local zoning does regulate the use of the site. The Master Plan can only make recommendations about town wishes to the current owner.)



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Vacation Village



The Village at Greylock is a more recent economic development featuring an array of businesses.

The 6.7-acre Route 8 property, known to many in town as the former Vacation Village, is home to multiple businesses. The property features six buildings.

The property was once home to Par 4, a recreational facility featuring mini-golf, go-karts, and ice cream. Patriot Resorts Corp purchased the property in 2002 and operated it as a sales complex until 2012. The property sat vacant and for sale for many years before businesses began to reoccupy the facility.

In 2020, the complex found new life as The Village at Greylock. The property was recently full of

tenants but its largest store, Berkshire Mantiques, recently moved to the former Skyline property.

Main Street Corridor

Dozens of businesses are located on Route 7 side of Lanesborough. Beginning at the border of Pittsfield, a variety of businesses including hospitality, restaurants, retailers, outdoor recreation, and professional services span both sides of Route 7 northward to town hall. From there, farming remains prevalent northward until the New Ashford border.

Route 8 Corridor

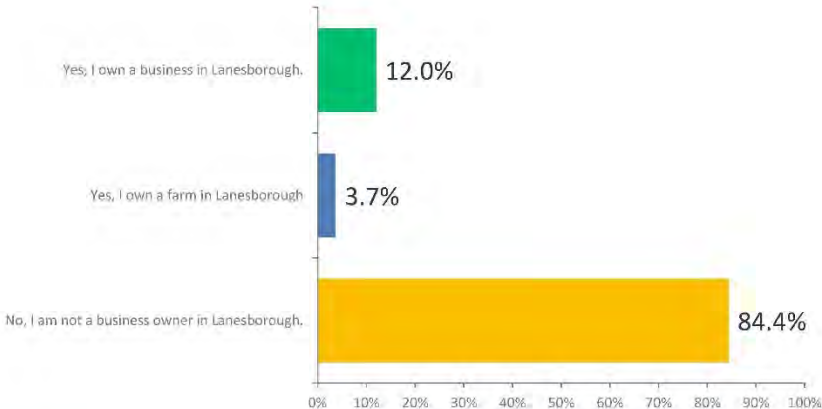
A smaller stretch of commercial properties spans Route 8 from the Pittsfield border northward. The businesses are restaurants and retail. The Berkshire Mall has two primary entrances on Route 8 and two restaurants

The town's original development along Route 7 in a diffuse way has led to a lack of a distinct town center so typical of many other nearby Berkshire County communities. This has led to a mixture of development along both Route 7 and Route 8. Many residents expressed concerns in the survey about the appearance of these important roadways and creating a more distinctive, welcoming town center. Additionally, some residents mentioned a need for architectural standards along these key business corridors to create a more unified appearance to the town.

The Master Plan Survey also asked for feedback from area businesses. Figures XX through XX present the results of respondents that identified as business owners in the town.

Q19: Are you a Lanesborough Business or Farm owner?

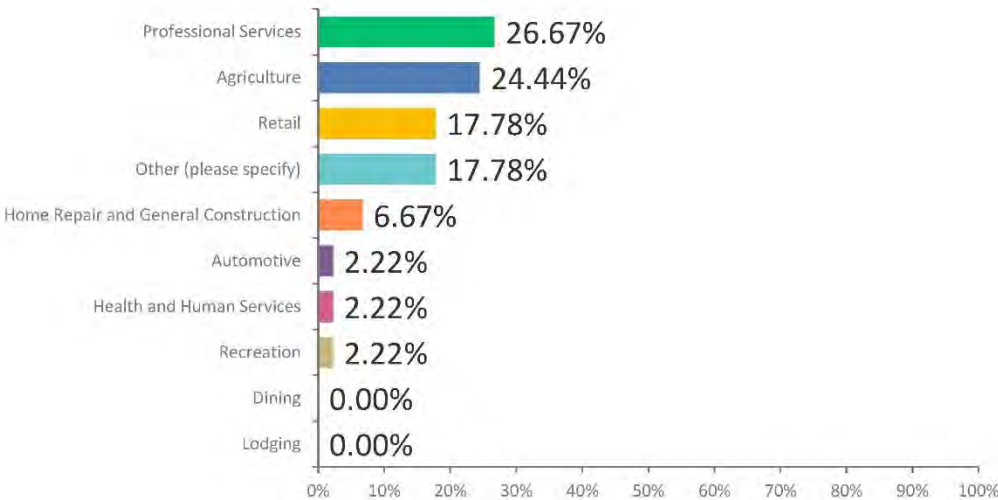
Answered: 326 Skipped: 0



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Q21: How do you classify your business type (categories are taken from the Lanesborough Business Directory)?

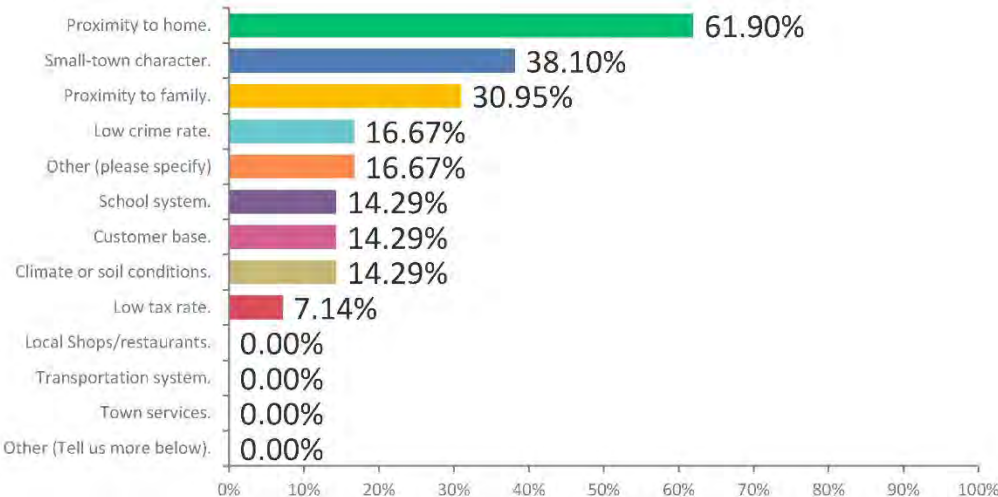
Answered: 45 Skipped: 281



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Q22: Lanesborough Farms/Business owners, please tell us why you operate your business in the town? (choose all that apply)

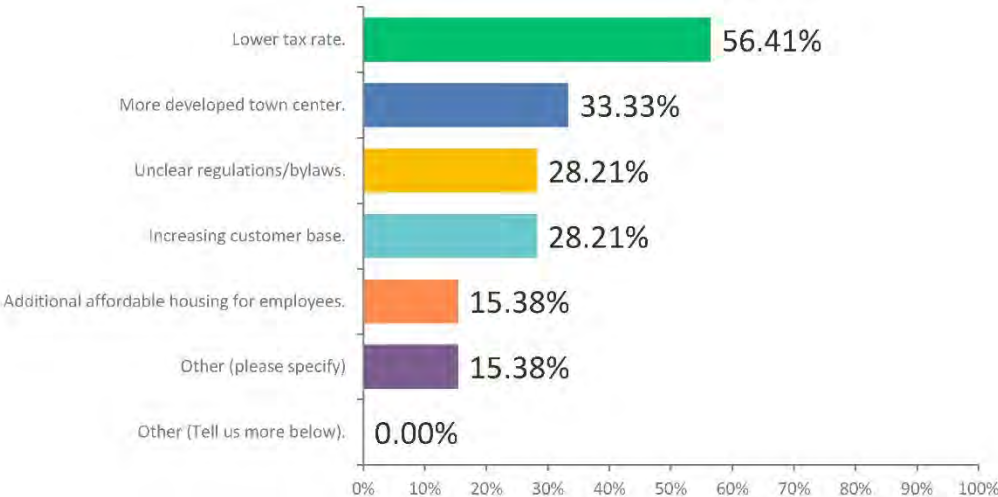
Answered: 42 Skipped: 284



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Q23: Lanesborough Farms/Business owners, please tell us how doing business in the town could be made easier? (choose all that apply)

Answered: 39 Skipped: 287



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The following list of businesses are featured on the town's website under the Business Directory. The town is actively working to make business development easier through a variety of economic development efforts. This includes publicizing local businesses through the business directory, providing links to forms and applications and online permitting for homeowners/contractors on the town's website.

Lanesborough Businesses

- Agriculture
 - Echo Farm
 - Flores Farm
 - Four Seasons Stables
 - Fubazi Farm
 - Heart and Soil Collective
 - Hill top Farm and Fiber Arts
 - Lakeview Orchard
 - Mountainview Farm
 - Nick of Time Equine
 - Olsen Farm LLC
 - R and R Wirtes Grain, INC
 - Red Shirt Farm
 - Salt Box Farm Flowers
 - Square Roots Farm
 - Talus Wood Farm
 - Wedgewood Stables
 - Whispering Pines, LLC
- Automotive:
 - Lanesborough Auto Sales
 - Lanesborough Gulf Station
 - Lanesborough Mobil Station
 - Mange Auto Sales and Service
 - R.A. Marine LLC
- Dining
 - Sayers Auto Wrecking, Inc.
 - Village Truck Sales, Inc.
 - Biggins Diggins
 - Bob's Country Kitchen
 - Brookhaus Sports Pub and Restaurant
 - Desserted 228 LLC Bakery
 - Hendricks Summit Lodge
 - Jakes Java
 - Krispy Kone
 - Lanesboro Pizzeria
 - Mad Jacks BBQ
 - Starbucks
 - Ye Olde Forge Restaurant
- Health and Human Services
 - Elder Services of Berkshire County
 - Elle Day Spa, Inc.
 - Greylock Medical Clinic
 - Greylock Physical Therapy Inc.
 - IDEAL Health and Wellness Solutions
 - Laurel Ridge Senior Living Residence
 - Operation Nehemiah
- Home Repair and General Construction
 - Missions International Inc.
 - St Lukes Episcopal Church
 - Seventh Day Adventist Church
 - Stress Less Ministries
 - 925 Brush Hour Painting
 - A.C. Wood Contracting, Inc.
 - AT Honest Renovations
 - All American Plumbing
 - Berkshire Green Septic Services
 - Berkshire Mountain Design Build, LLC.
 - Berkshire Pittsfield Septic Tank Cleaning
 - Cabinetworks
 - Carlow-Zepka Construction
 - D. Condron Construction Inc.
 - DR Billings Contractor
 - Daunais Building and Remodeling
 - Girard Custom Cut Hardwood
 - Hassan Drywall
 - HJ Pirzi

- Homestead Renovations and Design LLC
- Iron Spade Excavation
- Johns Tractor and Excavation Services LLC
- J Paris Roofing
- Knysh Excavating and Trucking
- MacPherson Stone Masonry
- M and J Dumpsters
- Mr Lawn Care
- Polson Electric Inc
- Precision Home Care
- Sanitary Septic Services Inc.
- Sinopoli and Son Construction
- Sinopoli Construction Corp.
- Steve McCann Construction
- Walsh Builders, Inc.
- Wooliver, DJ and Sons Roofers
- Lodging
 - Mount Greylock Campsite Park
 - Stone School Cottage
 - The Lake House
 - Weathervane Motel
- Professional Services
 - Absolute Services
 - Abrams Hospitality Marketing
 - Adams Community Bank
 - Aetherbind.com
 - Amentik, Inc.
 - American Towing and Transport
 - Alphadu
 - B and T Pump and Well Services
 - Barb Hassan Realty inc.
 - Barnaby Heating and Cooling
 - Berkshire Film and Video
 - Berkshire Woodworks
 - Boston Manhattan Group
 - Bryant Co. (Web Design)
 - Captured by Cody
 - Crazy Chameleon Body Piercing
 - Dean Messana Electrical
 - Dreamy Flower and Garden Design
 - Gilettes Taxidermy
 - H J JPirzi
 - House Doctor
 - Injected Solutions
 - Jacobs
 - Jamie Zdon Income Tax Preparation
 - Jeff Walter, Snap On
 - Judy Dias Photography
 - Lanesborough 525 Storage
 - Lansen Mold Co, Inc.
 - League of Their Own Electric
 - Lily and Oaks Properties
 - Locus Tutor Inc.
 - Mark's Tree Service
 - Meerkat Pest Control
 - Macintosh Upholstery
 - Maker Suppy
 - Nail Studio
 - Pioneer Valley Waste Solutions
 - Pratt Meadow Puppies
 - Professional Disposal
 - Rainbow Distributing
 - Raven Publishing Co.
 - Root 7 Salon
 - Stone School Consulting
 - Squaw Peak Travel, LLC
 - Unkamet Property Services
 - Weldon Trucking, LLC
 - Wendling Properties
 - Wolf Tree Plumbing and Heating
- Recreation
 - Bakers Golf Center
 - Berkshire Scenic Treks and Canoe Tours
 - Mount Greylock Campsite Park

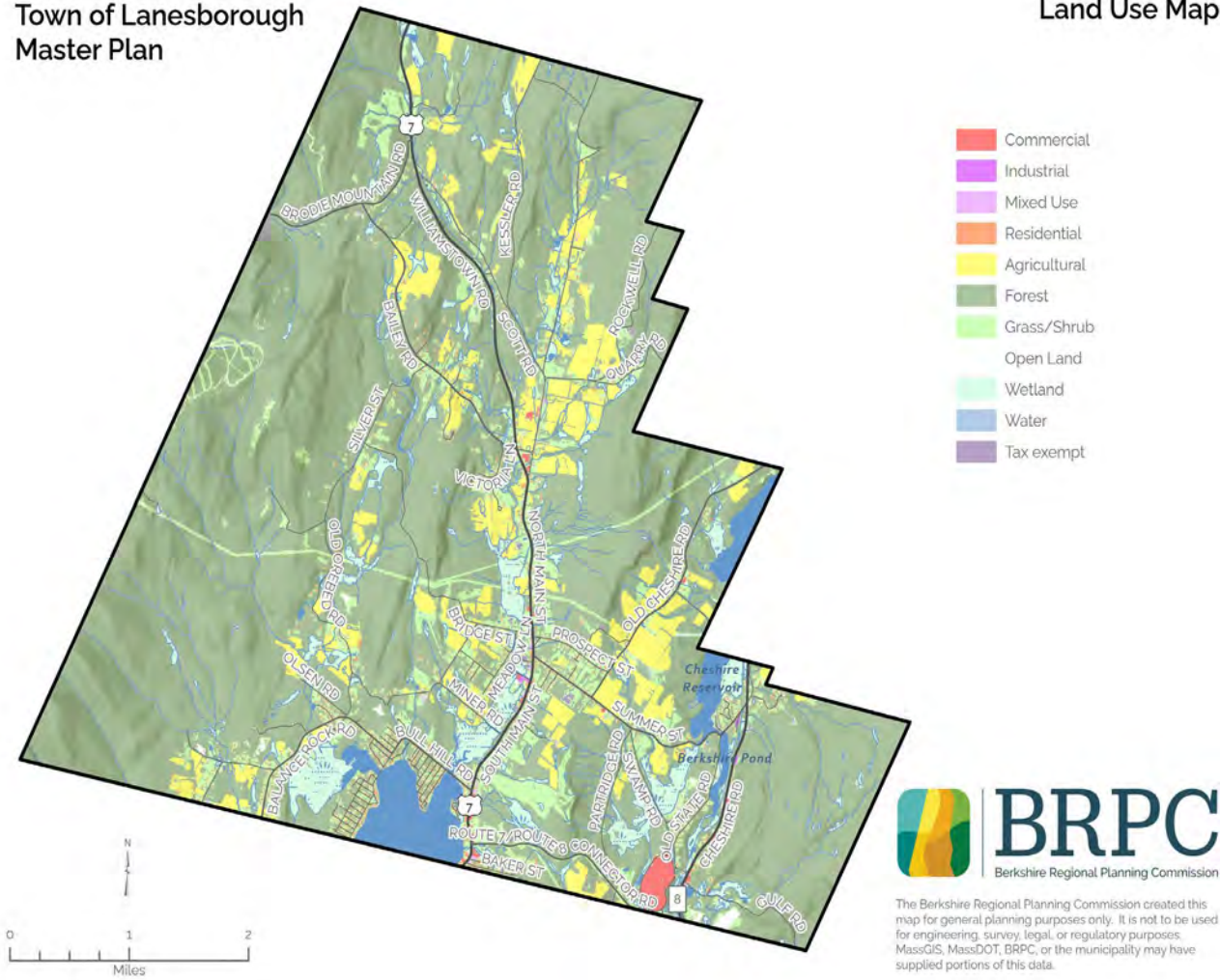
- Lakeview Orchard
- Ramblewild
- Retail
 - American Garage Door Sales
 - Berkshire Box
 - Berkshire Mantiques LLC
 - Berkshire Taxidermy
 - Caballian Games
 - CVS Pharmacy
 - Dollar General
 - Evans Software Services
 - Greylock Grounds LLC
 - LA France Inc/Imperial Pools
 - Lanesborough Auto Sales
 - Lanesborough Firewood
 - Lanesboro Junction
 - Lanesboro Liquor Center
 - Lanesborough Local General Store Inc.
 - Liberty Market
 - Mange Auto Sales
 - Moonspun Makers
 - Natures Way Dog Harness
 - Pontoosuc Package Store
 - R.A. Marine LLC
 - Savoy Books
 - Second Life Books
 - Ski Fanatics
 - Skyline Antique and Event Center
 - Target
 - The Berkshire Dog
 - Uniq Vape

Land Use

The Land Use Map (Figure XX) shows the 11 different categories of land use ranging from use description similar to the Zoning Map (e.g. commercial, residential, etc.) to landscape characteristics such as forest, water, and wetland. Table XX shows the number of acres of each category in the town.

Town of Lanesborough Master Plan

Land Use Map



The Berkshire Regional Planning Commission created this map for general planning purposes only. It is not to be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BRPC, or the municipality may have supplied portions of this data.

Land Use Classification	Acres
Commercial	80.92
Industrial	5.40
Mixed Use	28.50
Residential	1095.46
Agricultural	1359.93
Forest	14098.06
Grass/Shrub	638.18
Open Land	406.95
Wetland	978.11
Water	418.39
Tax Exempt	36.11

Historic Land Use

Patterns of Historic Development

Historical development patterns in the town are shown in Figures XX-XX. The first figure shows development through time with all eras of building shown on one map. Subsequent maps show building by era and are shown as: 1742-1850 as purple, 1851-1900 blue, 1901-1950 green, 1951-1975 yellow, 1976-2000 orange, and 2001-2021 red.-

Shortly after settlement, Lanesborough's development from 1742 through 1900 centered in two areas – North Main Street and Berkshire Village. Formerly known as East Lanesborough, Berkshire Village was the home of Berkshire GlassWorks, which employed more than 100 people by the end of the 19th Century.

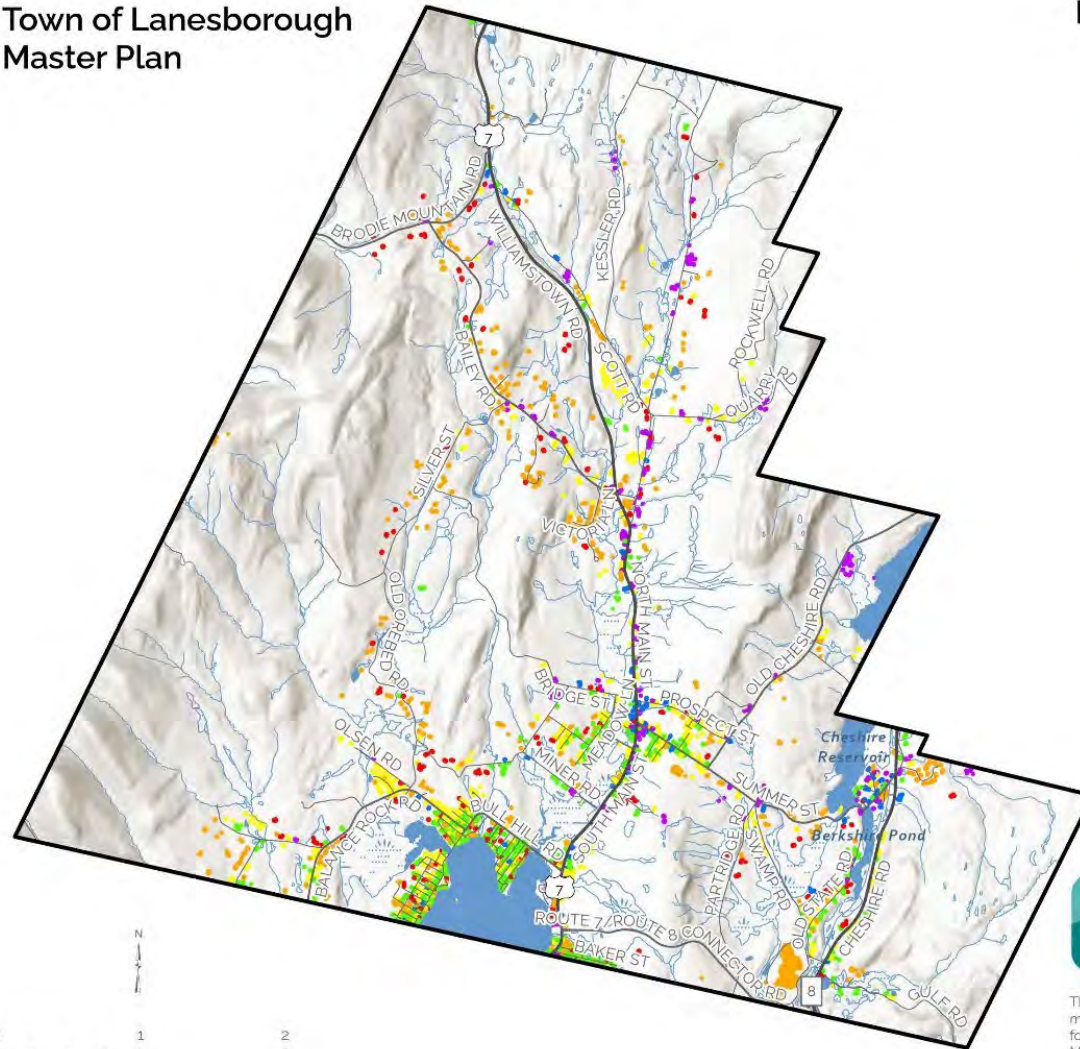
During the period from 1901- 1950, there was a large increase in development in the Bull Hill neighborhood, providing new homes with access to Pontoosuc Lake (see Figure XX).

From 1951-2000 development occurred throughout all traditional areas of the town and began to spread out toward New Ashford and Hancock. During this time the mall was built and development along the Pittsfield border intensified. Residential development occurred throughout town in various locations. The development of Bailey Road, Silver Street, and Old Ore Bed Road, which had previously been mostly wooded areas, expanded in the late 20 Century.

Since then, there have been few sporadic homes constructed throughout town.

The town amended its Zoning Bylaws multiple times over the years. Currently the town divides its land use regulations into seven types of usages – Residential, Residential and Agricultural, Business, Limited Business, Mixed Commercial, Major Retail, and Industrial.

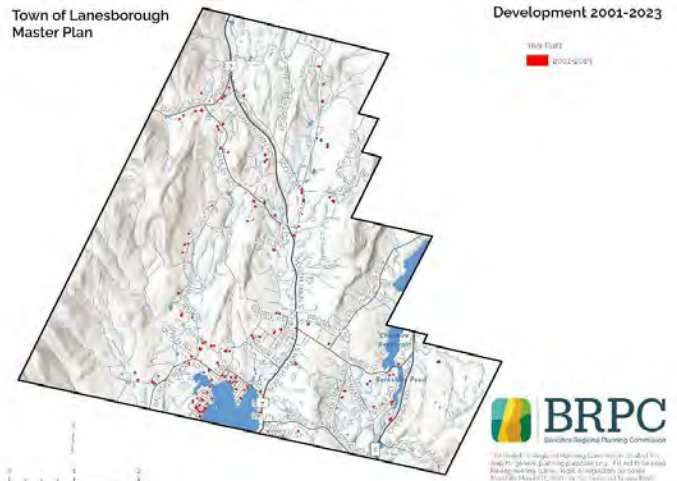
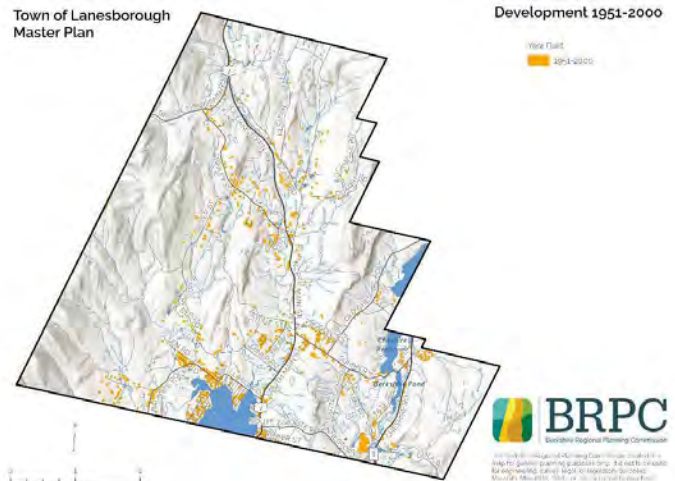
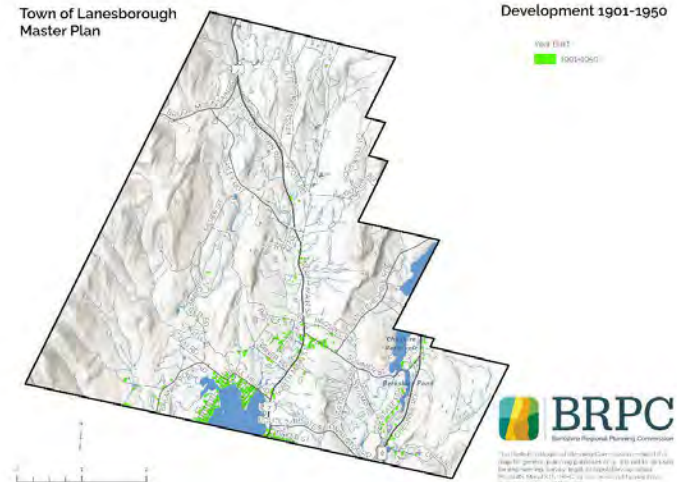
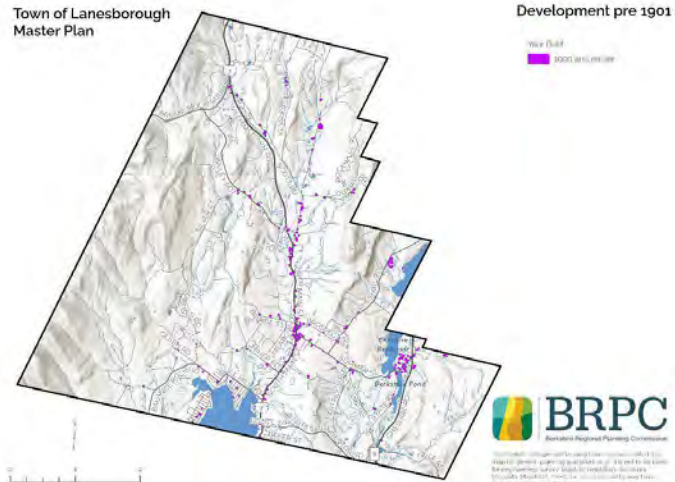
Town of Lanesborough Master Plan



Development Trends Map



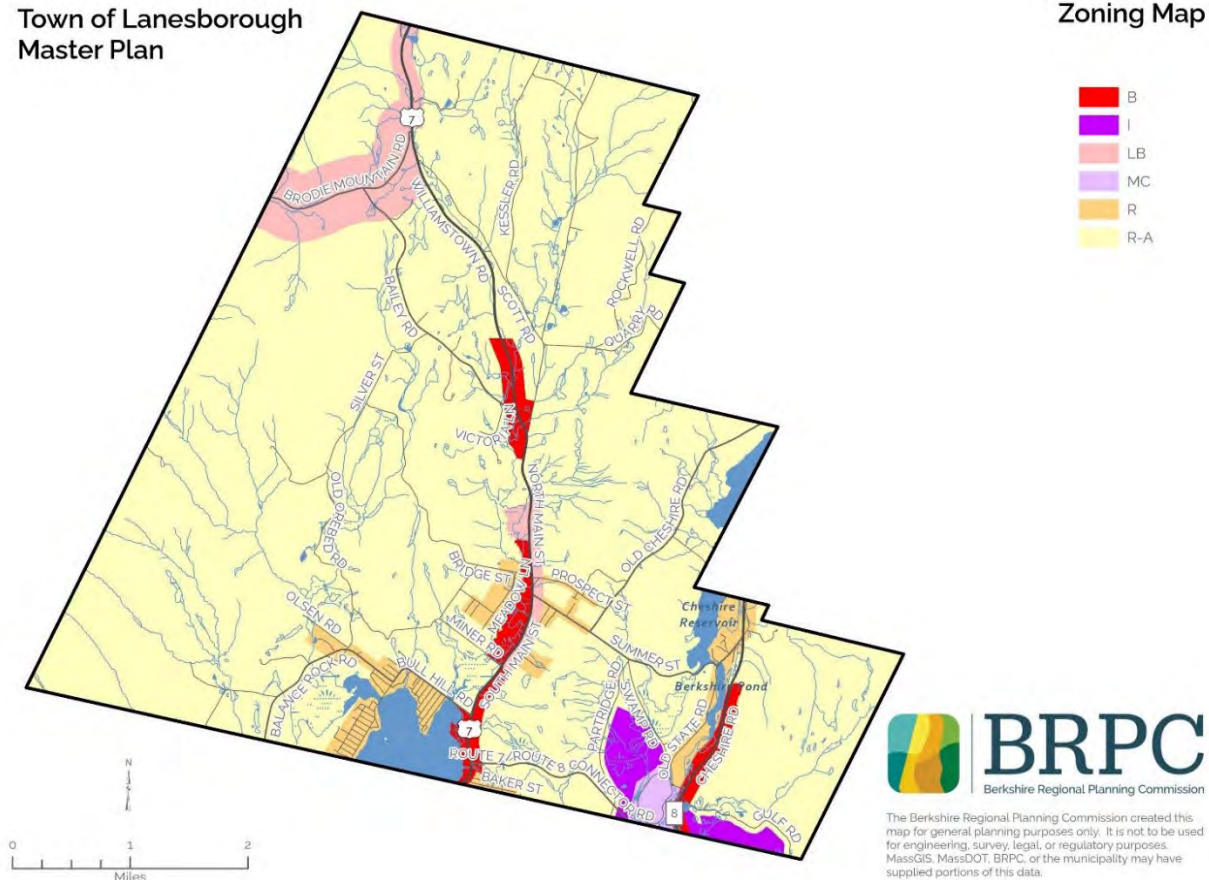
The Berkshire Regional Planning Commission created this map for general planning purposes only. It is not to be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BRPC, or the municipality may have supplied portions of this data.



Zoning

The majority of the land in Lanesborough is zoned for residential and agricultural (light yellow on Zoning Map, Figure XX) The residential and agricultural zoning allows housing of up to four units, farming and other agricultural uses by right, and has provisions allowing for various outdoor recreational activities such as campgrounds and ski areas.

Town of Lanesborough
Master Plan



The more densely developed neighborhoods along Pontoosuc Lake, Berkshire Village, and the neighborhoods west of the modern-day downtown are zoned for residential only (shown as orange on the zoning map), which restricts construction to just one or two-family homes. There is no permitted business use in those neighborhoods. Figure XX shows the Zoning Map for the town.

The business zone (red) is concentrated in commercial centers along Route 7, spanning from the Pittsfield Line to slightly north of Bridge Street, and along Route 8 from the Pittsfield Line to just south of the intersection with Old Cheshire Road. The business zones are the least restrictive, allowing by-right use of up to four housing units and most types of commercial usages.

The limited business zone is the west side of Route 7 until Bridge Street where the zone expands to both sides of the road until just north of Bailey Road. There is a second limited business zone on the North side of town along Brodie Mountain Road, which previously connected businesses such as Brodie Mountain in New Ashford to Jiminy Peak. The area currently has RambleWild operating, and the former Donnybrook Golf Course remains for sale.

The limited business zone (pink or salmon on zoning map) provides developers the by-right ability to construct up to four housing units, agricultural use, and some commercial usages. The limited business district has greater provisions for developers to seek Zoning Board of Appeals or Planning Board approval for a number of other commercial uses than the residential zones.

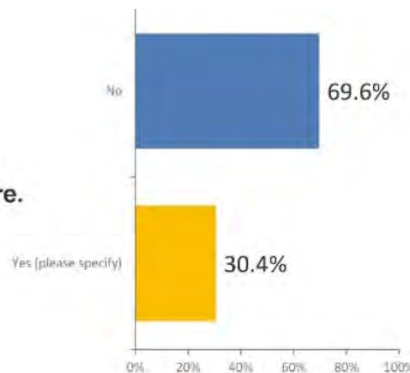
The major retail zone (light purple) consists of the Berkshire Mall property and the Industrial Zone (dark purple) is the land between Swamp Road and Partridge Road to the North and West and on the Eastern Side of Route 8, next to the Unistress property.

Questions 8 and 9 of the Master Plan survey asked residents about their preferences for revising the

town’s zoning laws and are featured in Figures XX and XX. Most residents did not support expanding housing or commercial zones to additional areas of the town.

Answered: 299 Skipped: 27

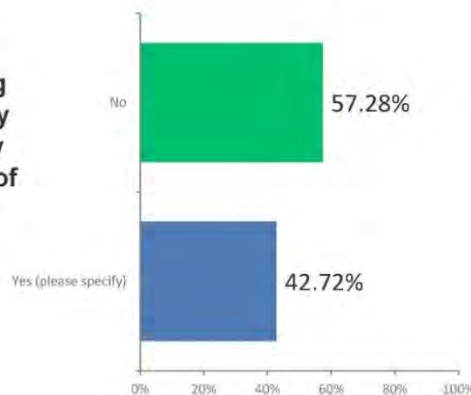
Q8: Would you be in favor of expanding or enlarging commercially zoned areas in the town? If you said Yes, tell us more. (Refer to zoning map, above)



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Answered: 309 Skipped: 17

Q9: The town's zoning bylaw controls the location, size, and shape of housing in the town. Most of the community only allows the development of single-family homes by right. Would you be in favor of revising the zoning bylaws to promote more housing opportunities/options?



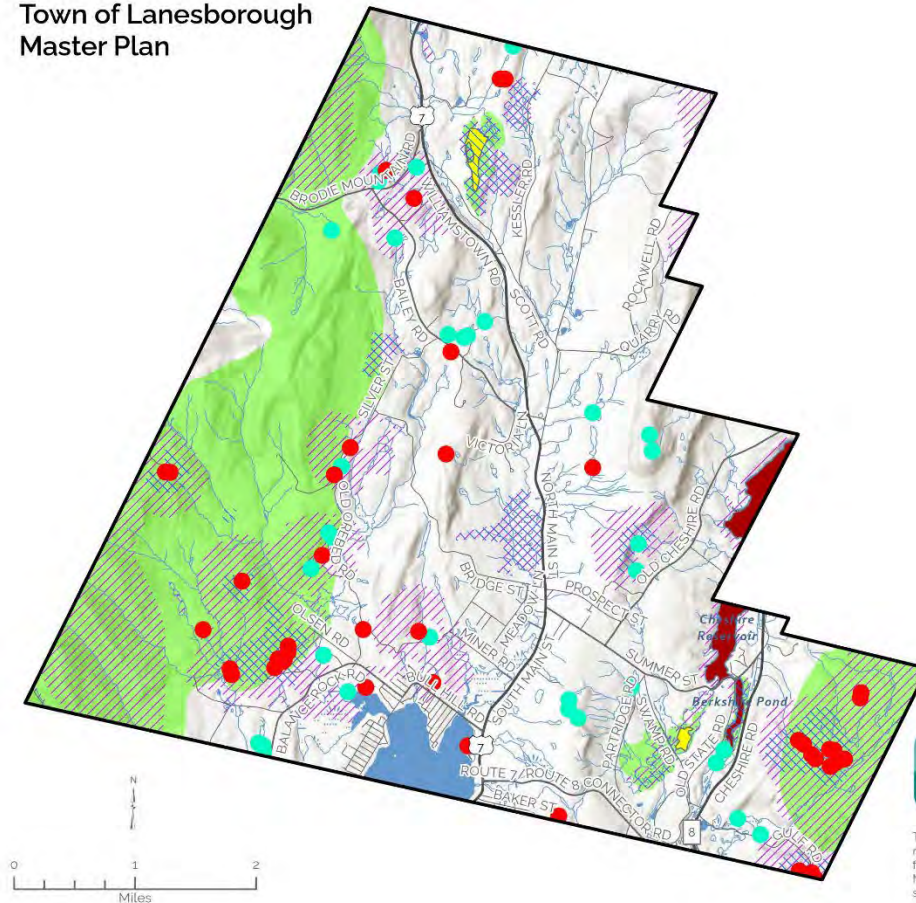
Existing Conditions

Zone	Description	Type of Use	Area	Frontage	Front	Side	Rear	Maximum Lot Coverage	Stories	Maximum Height	
R	Residential	Single dwelling unit	10,000	75	25	10	30	30	2.5	35	
R	Residential	Double dwelling unit	15,000	100	25	10	30	30	2.5	35	
R	Residential	Other than dwellings	20,000	100	35	20	30	30	2.5	35	
LB and B	Limited Business and Business	Single dwelling unit	22,500	100	25	20	30	30	2.5	35	
LB and B	Limited Business and Business	Double dwelling unit	27,500	150	25	20	30	30	2.5	35	
LB and B	Limited Business and Business	Multi-unit dwelling (3 units)	32,500	150	30	20	40	30	2.5	35	
LB and B	Limited Business and Business	Multi-unit dwelling (4 units)	37,500	200	30	20	40	30	2.5	35	
LB and B	Limited Business and Business	Apartment buildings	See § 165-19	200	50	50	50	30	2.5	35	
LB and B	Limited Business and Business	Other than dwellings ^{1,2}	22,500	100	35	20	30	LB - 30	2.5	35	
								B - 50			
R-A	Residential and Agricultural	Single dwelling unit	87,120	200	30	20	40	20	2.5	35	
R-A	Residential and Agricultural	Double dwelling unit	87,120	200	30	20	40	20	2.5	35	
R-A	Residential and Agricultural	Multi-unit dwelling (4 units)	108,900	250	30	20	40	20	2.5	35	
R-A	Residential and Agricultural	Other than dwellings	87,120	200	40	40	50	20	2.5	35	
I	Industrial	All	87,120	200	35	40	40	50	N/A	35	
MC	Major Commercial	Commercial	87,120	200	35	3	40	40	97	N/A	80

Natural, Cultural, and Historic Resources

The remnants of the early days of the town’s 258-year history remain present today, adding to the character and charm that attracts many families to move and stay in Lanesborough. The downtown area is home to many historic buildings and the farmland which coalesces to create a bucolic setting. Natural resources attract visitors and residents alike. Figure xx shows unique habitats in the town including vernal pools, rare habitat, conservation areas, and important water resources.

Town of Lanesborough Master Plan



Unique Habitats Map

- Certified Vernal Pools
- Potential Vernal Pools
- ▨ Priority Habitats of Rare Species
- Living Waters Core Habitats
- Natural Communities
- ▨ BioMap3 Core Habitat
- Priority Conservation Area



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National Register of Historic Places



Known as the old stone church, St. Luke's is listed on the National Register of Historic Places.

Two properties in town are included in the National Register of Historic Places. The national program is overseen by the National Park Service and the Massachusetts Historical Commission. The Massachusetts Historical Commission maintains a database of historic properties in the town and is accessible at: <https://mhc-macris.net/> Currently 77 properties have been inventoried in the town and registered with the Historical Commission. Appendix XX features the current inventory of properties.

St. Luke's Episcopal Church was built in 1836 in the rare Adamesque Gothic architectural style.

As settlers from the New Haven, Conn. area moved northward into Lanesborough, the Episcopal community grew prominently in the town's early formative years. The parish's records date back to 1767, when they were founded in the living room of William Bradley's farmhouse, which makes Lanesborough's parish the 11th oldest Episcopal parish in Massachusetts. The parish also boasts of being the first church in New England to host a Christmas tree inside the building.

Shortly after construction, lightning struck the church tower and for more than two centuries it leaned slightly. In 1898, the parish constructed St. Luke's Parish Hall and stopped using the stone church regularly.

In 2017, the parish celebrated its bicenquagenary and undertook a restoration project to preserve the windows and an 1862 Johnson Organ. In 2021, the Episcopal Church sold the building to a private entity and now known as Hinterland Hall is a bed and breakfast resort. The new owners reconstructed the historic bell tower.



Pettibone Farm is listed on the National Register of Historic Places.

The building is the only one in town with a historic preservation restriction.

Pettibone Farm is also listed on the National Register of Historic Places. The farm is located near the Cheshire border on Old Cheshire Road. The farm features a 1780 farmhouse, four period barns, cabins, and other outbuildings.

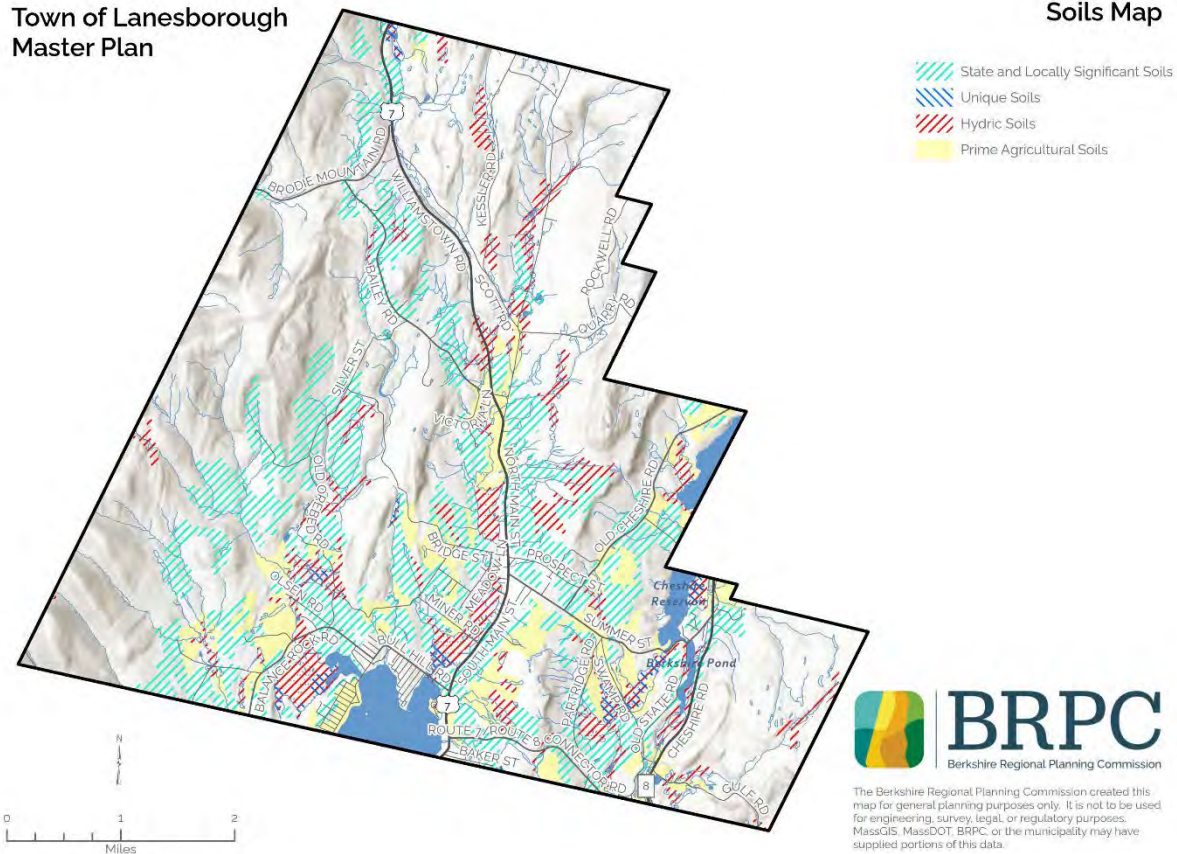
Col. Jonathan Pettibone, who served as a lieutenant during the Revolutionary War, built the home between 1787 and 1789 and it stayed in the family for more than a century. The property,

which over time grew to encompass 350 acres, was farmed until the family sold it. In 1936, Frederick Westphal turned the property into Camp Mohawk. The change in use aligns with Berkshire County's transition from a farming community to a tourism-based economy.

The Schulman family acquired the property in 1946 and expanded Camp Mohawk and added cabins behind the main house. The Schulmans closed the camp in 2017 and in 2024 listed it for sale.

Agricultural Preservation Restrictions

Town of Lanesborough
Master Plan



The Commonwealth operates a voluntary program to assist farmers maintain the financial value of their land. The Department of Agriculture pays landowners to deed restrict their property to ensure it is retained for farming.

There is a total of 340.37 acres of preserved farmland in Lanesborough. Figure XX shows soils in the town. State and locally important lands are shown in green, unique soils are shown as blue, hydric soils are shown as red, and prime agricultural soils are shown as yellow (all areas shown as hashmarks)..

Located on North Main Street, **Wirtes Farm** preserves a total of 102.57 acres among three parcels. The restriction includes the farm 28.9 acres of land the to the North, South, and West of the farmhouse properties. The other two acres are open located along Greylock Road, 56.71 acres on the North side of Greylock Road and 16.96 acres on the South.

Windy Ridge Farm preserves 112.85 total acres on two parcels. The two connected parcels space from Lanesborough Cheshire Road to Cheshire Reservoir.



The Collins N Tr APR consists of three parcels along Lanesborough Cheshire Road.

Collins N Tr APR land consists of three parcels. The APR consists of 56.32 acres on the eastern side of Old Cheshire Road at the intersection with Summer Street, the adjacent 26.36 acres, and 29.12 acres on the West side of Old Cheshire Road.

Figure XX shows Land of Conservation and Recreation interest. This map shows Federal, State, Land Trust, municipal protected land and Agricultural Protection and Conservation restriction lands.

Chapter 61 lands are not shown on this map as this tax abatement program is a temporary protection and can be withdrawn from protection. It is important to note that in exchange for a reduced tax liability for agricultural producers, the town can protect these lands by exercising their first right of refusal and can work with local land trusts to protect important agricultural lands.

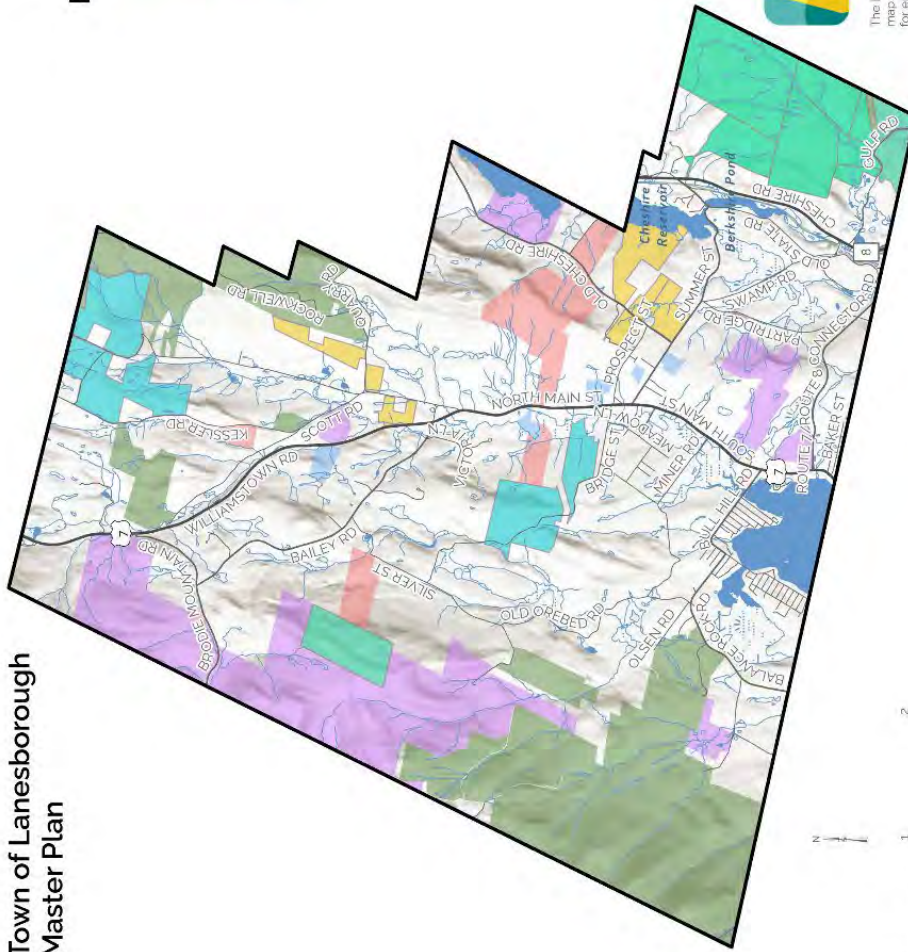
Echo Farm
 Flores Farm
 Four Seasons Stables
 Fugazi Farm
 Heart and Soil Collective
 Hil Top Farm and Fiber Arts
 Lakeview Orchard
 Mountainview Farm
 Nick of Time Equine

Olsen Farm LLC
 R and R Wirtes Grain Inc.
 Red Shirt Farm
 Saltbox Farm Flowers
 Square Roots Farm
 Second Drop Farm
 Talus Wood Farm
 Wedgewood Stable
 Whispering Pines Farm, LLC.

Town of Lanesborough Master Plan

Inventory of Land of Conservation and Recreation Interest Map

- Federal Protected
- State Protected Land
- Land Trust Land
- Municipal Protected Land
- Private Recreation Land Not Protected
- APR
- CR



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Cultural Resources

Lanesborough Youth Sports

The Lanesborough Recreation Committee coordinates Youth Sports in the town as well as all age activities. The committee meets on a monthly basis and is appointed by the Select Board. The following sports are currently organized in the town. Most use Bill Laston Memorial Fields for both practice and games.

- Lanesborough Youth Baseball
- Lanesborough Youth Basketball
- Lanesborough Youth Soccer
- Lanesborough Youth Softball

Lanesborough Library

Located in the Town Hall Building, the library is open approximately 25 hours per week with hours Monday-Thursday and Saturday. The library hosts a variety of programs for all ages from children to seniors and from arts and crafts to technology use. They have museum passes, have an active book group, and are members of the CW Mars Interlibrary loan system. The Library circulates XX materials a year.

Lanesborough Day

In 2024 the town launched its first annual Lanesborough Day to celebrate all things Lanesborough at Bill Laston Memorial Park. The event featured entertainment, activities, food vendors, and highlighted local businesses and organizations.

The Community Development Committee organized the event, and it drew more than a thousand people to the park throughout the day.

Memorial Day Parade

The town hosts an annual Memorial Day Parade and ceremony on the Sunday morning, the day before Memorial Day. The parade features town organizations, youth groups, and other local organizations.

The parade route is along Route 7 from the Olde Forge restaurant to Center Cemetery, where town leaders invite a guest speaker to provide remarks recognizing the day.



The Mount Greylock Regional Middle and High School Band marches in the Memorial Day Parade and performs patriotic music at the ceremony at Center Cemetery.

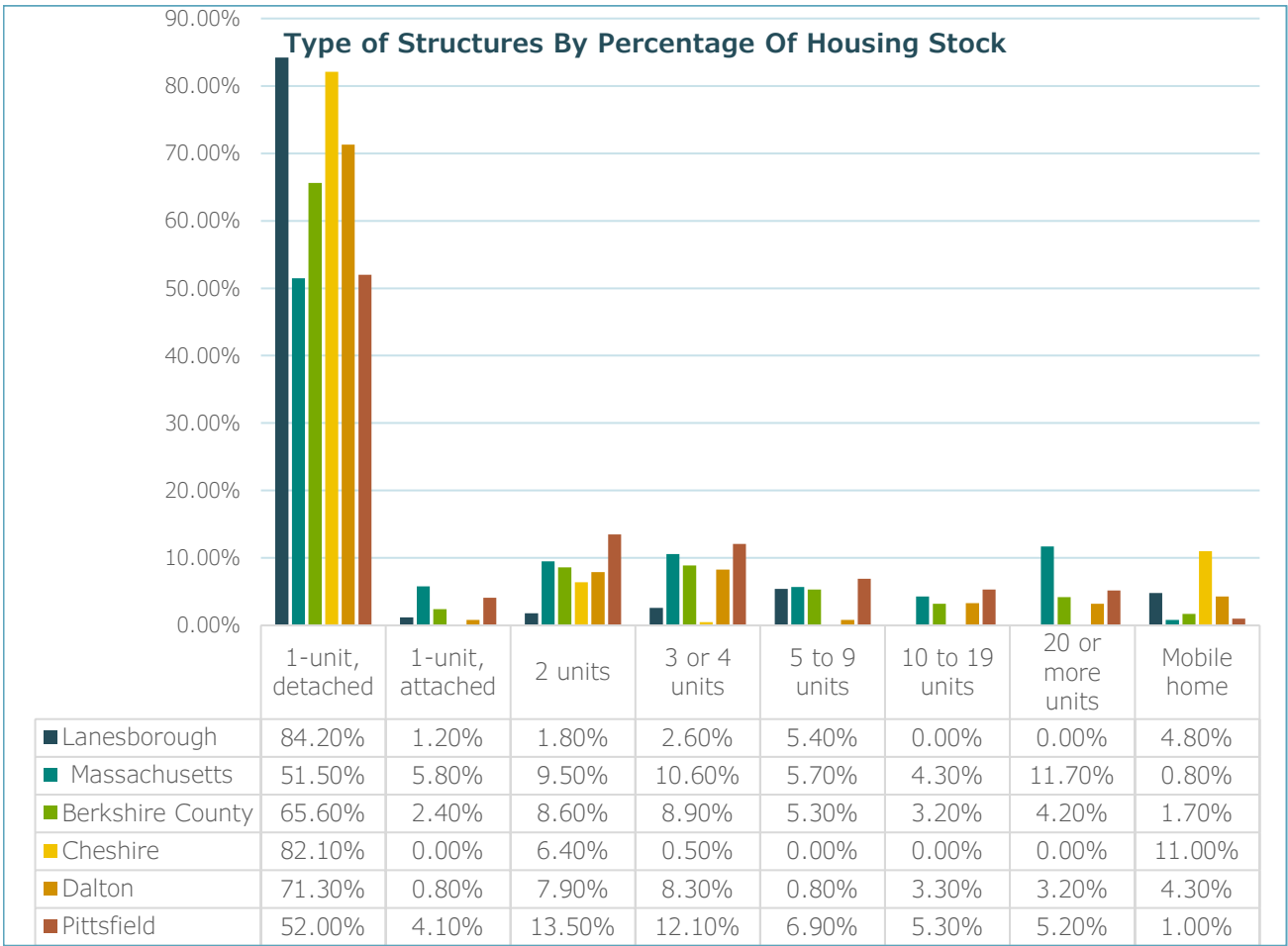


Housing

According to the American Community Survey, 2022 Five-year Estimates, Table DP04 there are 1,574 total housing units in the town of Lanesborough (with a margin of error of 158). Approximately 84.8% of the units are occupied and 15.2% are vacant. Vacancies include houses for sale or rent, second homes which are not primary residences, and uninhabited and abandoned properties.

The housing units are predominantly single-family homes. A greater percentage of Lanesborough’s housing stock is single-family homes compared to its neighbors, the county, and state. See Figure XX.

Lanesborough has a much higher percentage of owner-occupied housing units than the state, the county, and comparable towns. Approximately 95.7% of Lanesborough’s housing units are owner-occupied compared to 64.2% of Massachusetts, 88.6% of Cheshire, 76.7% of Dalton and 61.6% of Pittsfield (ACS DP04).



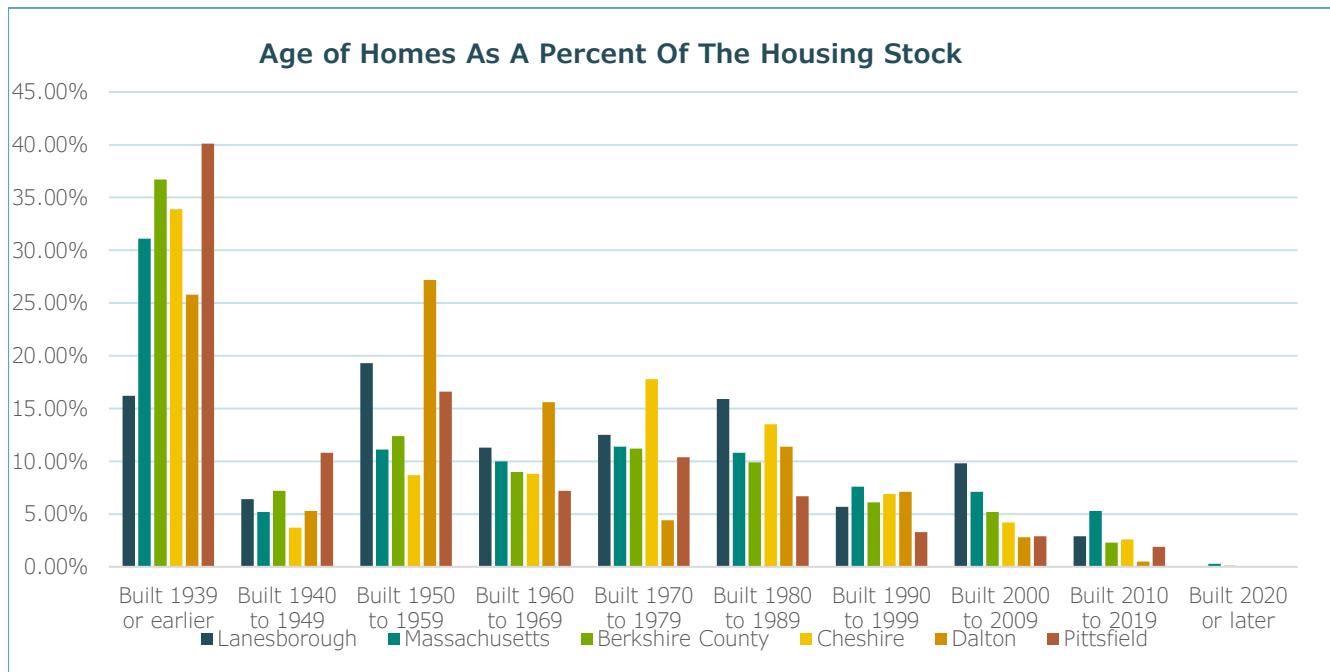
Lanesborough’s housing stock is primarily single-family homes.

The median owner-occupied home value is on par with the countywide level and slightly above its neighbors. The American Community Survey is a five-year estimate between 2018 and 2022, and national trends showed significantly increased values in the last three years. The American Community Survey likely has an undercounted number.

The fluctuation in Lanesborough’s housing values aligns with countywide trends, which include a decrease in value following the 2010 recession and a steady year after year increase since then.

The current housing stock reflects the town’s prior growth. Approximately one in five Lanesborough homes (19.3%) were originally constructed in the 1950s and another 11.3% were constructed in the 1960s.

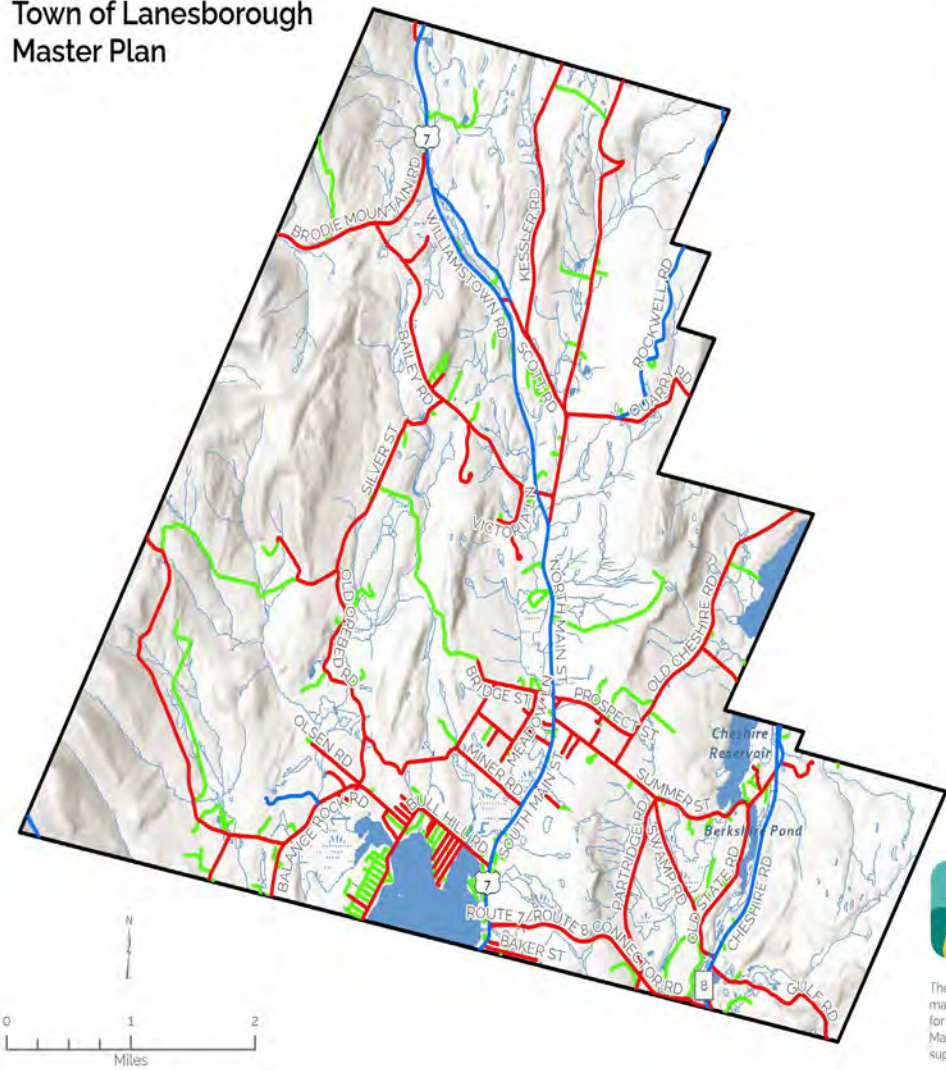
The town further developed in the 1970s and 1980s at a lower rate before new construction on homes declined significantly. Less than 20% of the housing stock was built after 1990.



Most of the town’s housing stock was constructed prior to 1990.

Transportation

Town of Lanesborough Master Plan



Road Jurisdiction Map

- Town Road
- State Road
- Private / Unknown Road



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Municipality	Road Miles
Lanesborough	64.87
Cheshire	58.31
Dalton	47.81
Hinsdale	42.54
Williamstown	77.56

Vehicle transportation throughout town is primarily accessed by either Route 7 or Route 8, both of which are north-south highways owned and maintained by the Commonwealth. Route 7 connects from Pittsfield’s west side, through town, and into New Ashford and Williamstown. Route 8 connects Pittsfield’s east side, through town, into Cheshire, Adams, and North Adams.

The Commonwealth owns 10.58 miles of highway, according to the division of local services, of roadway. The town has 47.46 miles of accepted, municipal roadways and 4.3 miles of unaccepted roads. There is an additional 2.53 miles of public roadways in Mount Greylock State Park, also managed by the Commonwealth.

Route 7 features the most extensive sidewalk system in town. The route has large spans of sidewalks along the commercial area to the south, bordering Pittsfield, and in the downtown area. There is a sidewalk network that connects downtown to the Elementary School. Beyond that, there are few sidewalks providing safe pedestrian travel throughout town.

The Department of Transportation accepted the town’s “complete streets” policies in 2018 and subsequently approved its prioritization plan in 2019. The adoption of “complete streets” policies allows the town to access additional funding to construct roads that provide safe and accessible means of transportation to all users, including vehicles, bicycles, pedestrians, and transit systems.

Lanesborough has limited public transportation options. Approximately 91.90% of workers drive to work, 76.2% of which drive alone. Less than 1% of workers use public transportation while 2.6% walk and 4.7% work from home (ACS S0801).

The Berkshire Regional Transition Authority is the county’s public transportation agency. The organization operates three bus lines through Lanesborough – Route 1, Route 5A, and 5B.

Route 1 departs the Intermodal Center in Pittsfield, travels Tyler Street and Dalton Avenue to the Allendale Plaza, and then into Lanesborough, where riders can request a stop at the Berkshire Mall. The route continues along Route 8 into Cheshire, Adams, and ends at Walmart in North Adams. The bus operates Monday through Friday on an hourly basis starting at 5:30 a.m. (stopping at the Mall by request sometime around 5:45) until 8:30 p.m. On Saturday the BRTA starts the route at 6:30 a.m. and ends at 5:30 p.m., also departing on an hourly basis.

Route 5A and 5B will travel to the Lanesborough Post Office, Elementary School, Village at Greylock Plaza, and Mount Greylock Visitor’s Center by request only. Otherwise, both routes have stops in Pittsfield only, one traveling from the Intermodal Center to Berkshire Medical Center and onto North Street and the other

Residents Means of Travel to Work

Means of Transportation	Percentage of Residents
Drove Alone	76.2%
Carpooled	15.7%
Public Transportation	.8%
Walked	2.6%
Bicycle	0%
Taxi	0%
Worked From Home	4.7%

The American Community Survey, Five-year Estimates, 2018-2022, Table S0801.

traveling from the Intermodal Center onto Linden, Pecks, and Wahconah Streets. The Lanesborough options are available from 6:30 a.m. until 4:30 p.m. every other hour on weekdays and from 8:30 a.m. until 4:30, departing every two hours, on the weekend.

The Council on Aging partners with the BRTA to provide older adults with van transportation at a low fare.

Currently there are several issues related to jurisdiction over roadways in the town. Status of town acceptance of roads around Pontoosuc, removal of unbuilt paper streets, water rights vested among property owners off Narragansett Avenue, usage of Scott Road, and town responsibilities over Rosenberg Road are all situations that could be clarified with an official town map. Working through these varied issues will take the participation of varied parties including the Select Board, Highway Department, property owners and will require concerted effort by all parties to resolve.

Figure XX and XX Town Owned Roads and Paper Streets around Pontoosuc Lake



Open Space and Recreation

The Town of Lanesborough is split between two river valleys by the southern spur of the Mount Greylock massif. Most of the town is nestled in the valley of the Housatonic River which originates in the town with Town Brook at the foot of Mount Greylock and the New Ashford border to the North. Most of the center of town is built around this river and its tributaries. Mount Greylock rises to the east of town which contains parts of Mount Greylock State Reservation. The brook flows south to where it is dammed to create Pontoosuc lake.



Photo Caption

The eastern third of the town forms the headwater of the Hoosac River. The Ashuwillticook Rail Trail, a multi-use path follows the path of the river northward from the Pittsfield border to Cheshire. The trail is heavily used by both town residents and Berkshire County residents and connects Adams to Pittsfield on an off-road open to pedestrian uses. Future plans for the trail connect it to North Adams and Williamstown in the north and Lenox to the south. The Appalachian Trail follows the southeastern border with Dalton on its way from Georgia to Maine.

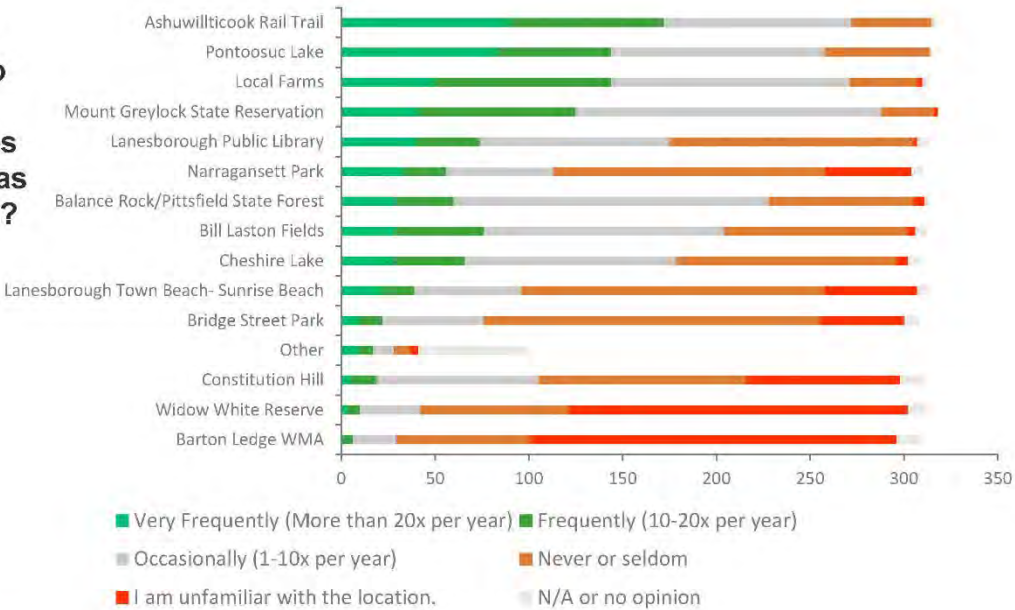
Open spaces include local, state, and national parks and properties, Land Trust lands and other publicly accessible lands, agricultural lands, and lands dedicated to conservation and wildlife habitat. While considered part of open space, brownfield and other redevelop-able industrial sites are reviewed in the Economic Development section.

The Master Plan Survey asked respondents about their use of Parks and Open Spaces in the Town. The results of these questions is featured in Figures XX through XX. Respondents use the Ashuwillticook Trail, Pontoosuc Lake, Local Farms, and Mount Greylock Reservation the most frequently and Barton Ledge, Widow White, and Constitution Hill the least.. The information is displayed according to properties used very frequently by respondents.

Residents were asked about improvements they would support at Town Parks. These results are displayed in Figure XX. The respondents said additional bathrooms, additional hiking trails, and water access points were preferred; while additional playgrounds, senior exercise equipment, and additional playing fields also garnered support. Lastly, respondents were asked about support for the Community Preservation Act which helps to fund open space, historic preservation, and affordable housing in the town. Respondents stated that they would support the passage of a CPA Bylaw, which would require passage at Town Meeting.

Answered: 322 Skipped: 4

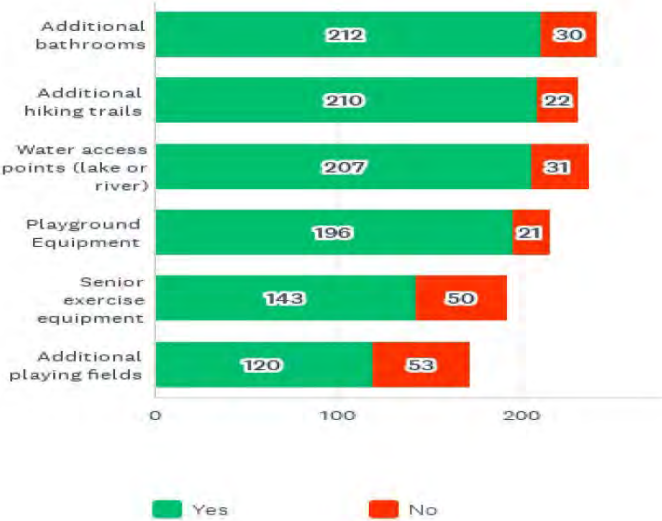
Q4: How often do you use the following facilities or recreation areas in Lanesborough?



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Answered: 307 Skipped: 19

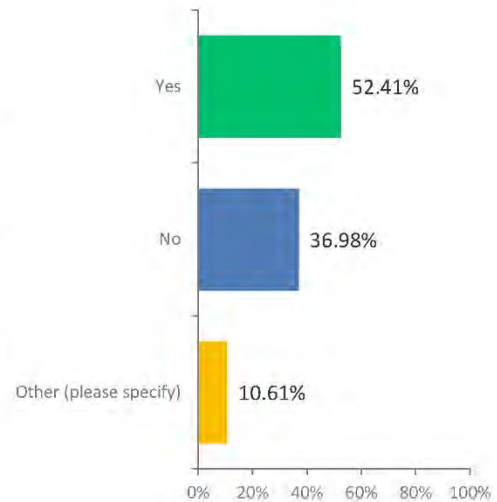
Q11: What improvements would you support at town parks?



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Answered: 311 Skipped: 15

Q10: Would you support the town's adoption of the Community Preservation Act, or CPA, to facilitate projects in open space, historical preservation, and affordable housing? (CPA allows communities to create a local fund that can only be used for open space protection, historic preservation, affordable housing, and outdoor recreation. These funds are raised locally through the imposition of a surcharge of up to 3% of property tax bills. Municipalities must adopt CPA by ballot referendum. Communities enrolled in the program receive annual funding from the state that contributes to the local fund. For more information visit- <https://www.communitypreservation.org>



Powered by SurveyMonkey

The following list of open space properties in the town is categorized by ownership.

Town Properties

- Bill Laston Memorial Park** is the largest town park at just under 15 acres. The site features a baseball field, softball field, basketball court, football field, playground, bathrooms and concession stand. An open-air pavilion has recently been built by the town and is used for community events including for Lanesborough Day (Figure XX.) The space is available for rental by town residents and visitors alike. A trail along the southern edge of the property features an arboretum installed by the Town's Tree and Forest Committee. The western edge of the property allows access to the Town Brook. Future plans for the site include additional improvements to the pavilion and working with Berkshire Natural Resources Council to create an east/west connection between the Ashuwillticook Rail Trail and the Taconic Crest Trail.

Figure XX and XX Pavillion and Basketball Court at Bill Laston Park



- **Bridge Street Park**, immediately behind the Town Hall property, this park is currently closed due to necessary repair work on the bridge over Town Brook. The site features a T-ball field and basketball court. Currently a town committee is considering a variety of park improvements to the site, including an age friendly exercise area.
- **Elementary School Grounds and Playgrounds** the school has several soccer fields, playgrounds, and a basketball court that are open to the public during non-school hours.
- **Town Beach/Sunrise Beach** at the end of Sunrise Street on the north side of Lake Pontoosuc, a small sand beach is available for town residents. Parking at the site is difficult due to the narrow, residential street. The .1-acre site allows residents to access the lake for wading, swimming, and launching of canoes or kayaks. No lifeguard is on duty and swimming is at the risk of the user.

Figure XX and XX Lanesborough Sunrise Beach and Bridges Park from Town Hall



- **Narragansett Park** across the lake on the western shore, Narragansett Park is a 1-acre triangular park on the street of the same name. A dilapidated basketball court on the site is scheduled to be improved by the Parks Committee during the summer of 2025. The site also has a small playground and a lake access point for canoes and kayaks.
- **Old Registry/Police Station**, a triangular 1-acre parcel sandwiched between Route 7, Church Street, and Prospect Street. The site of the First and Second Meeting Houses and former Police Station has potential for the development of a small roadside park or historical museum.
- **Landfill/Gravel Pit**, at almost 50 acres, the capped landfill is off Orebed Road near Balance Rock State Park.
- **Zucker Property** almost 30 acres of forested hillside on the westside of Route 7. Access to Town Brook and State Highway pull off and rest area. The property has a deed restriction limiting uses to conservation but an opportunity exists to develop trails in coordination with BNRC.
- **Olsen Road on Laurel Hill** 47 acres of land. Recently the timber was harvested by the town. BNRC is interested in developing a trail through the property??

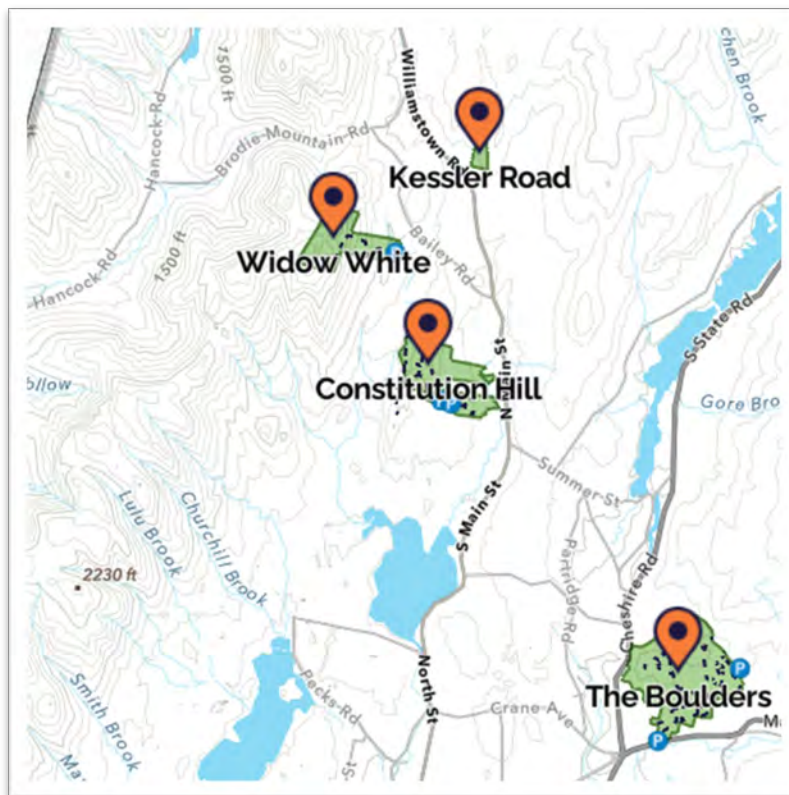
Cemeteries

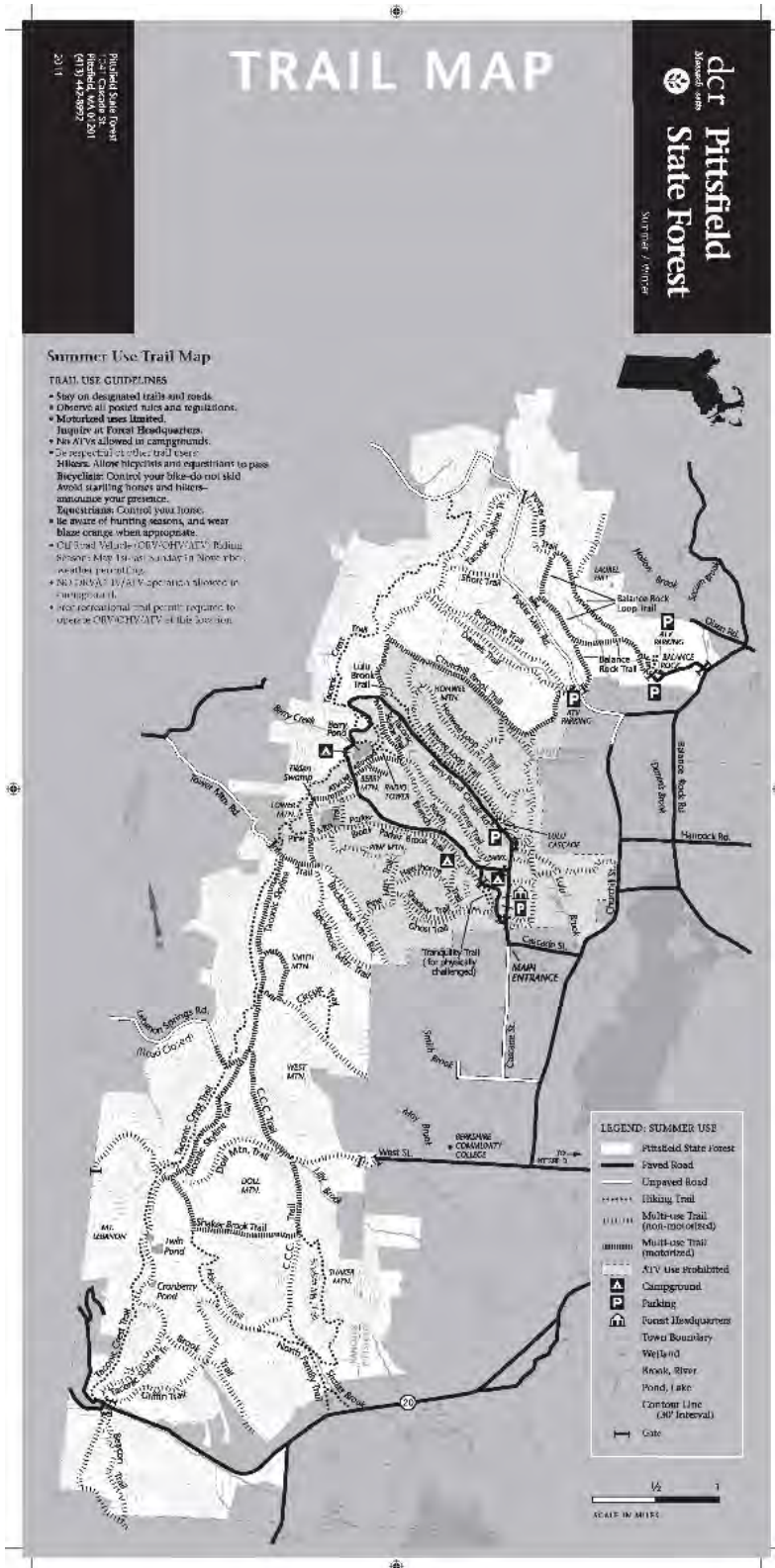
- **Center Cemetery** is almost 2 acres in the traditional center of town on South Main Street/Route 7.
- **Mountain View Cemetery** 5.76 acres between Summer and Prospect Street.
- **Pettibone Cemetery** .39 acres off Old Cheshire Road on the Cheshire border. Historic cemetery dating to Revolutionary War?
- **Talcott Cemetery** 1 acre north of Bill Laston Park.

Berkshire Natural Resources Council Properties

- **Widow White** the forested 270 acre parcel is open to hunting and features sections of Secum Brook which flows underground in several spots throughout the property. Several historic sites mark the long history of Lanesborough including an abandoned quarry and a chiseled message from a bitter suitor during the late 1800's..
- **Constitution Hill** with several miles of trails open to a variety of outdoor recreational activities. These include horseback riding, dog walking, cross country skiing and hunting. The site was named by town farmer Jonathan Smith who lit a bonfire on the summit after the ratification of the US Constitution by Massachusetts. He announced the news to the surrounding community after representing the town at the convention in Boston..
- **Fletcher Farm** is a small 2 acre farm dedicated to APR? or CR?
- **Nesbit Property**- this 30 acre woods is open to hunting and features a mature stand of trees, some of which may be over 150 years old.
- **The Boulders** in the far southeastern corner of the town, a small section of the Boulders property is accessible from Gulf Road. While the majority of the property is located in nearby Dalton and Pittsfield, almost 50 acres of the 645 total are in Lanesborough. The more than 6 miles of trails bring visitors to a rocky summit with views south toward October Mountain.

Figure XX Screenshot of BNRC Properties Map, Lanesborough





State of Massachusetts Properties

o Balance Rock State Park is named after the glacial erratic boulder seemingly balanced on one point. The park is a popular spot for picnicking, mountain biking, hiking, and ATV riding. This area is part of the larger Pittsfield State Forest managed by the Department of Conservation and Recreation.

Figure XX The Balance Rock

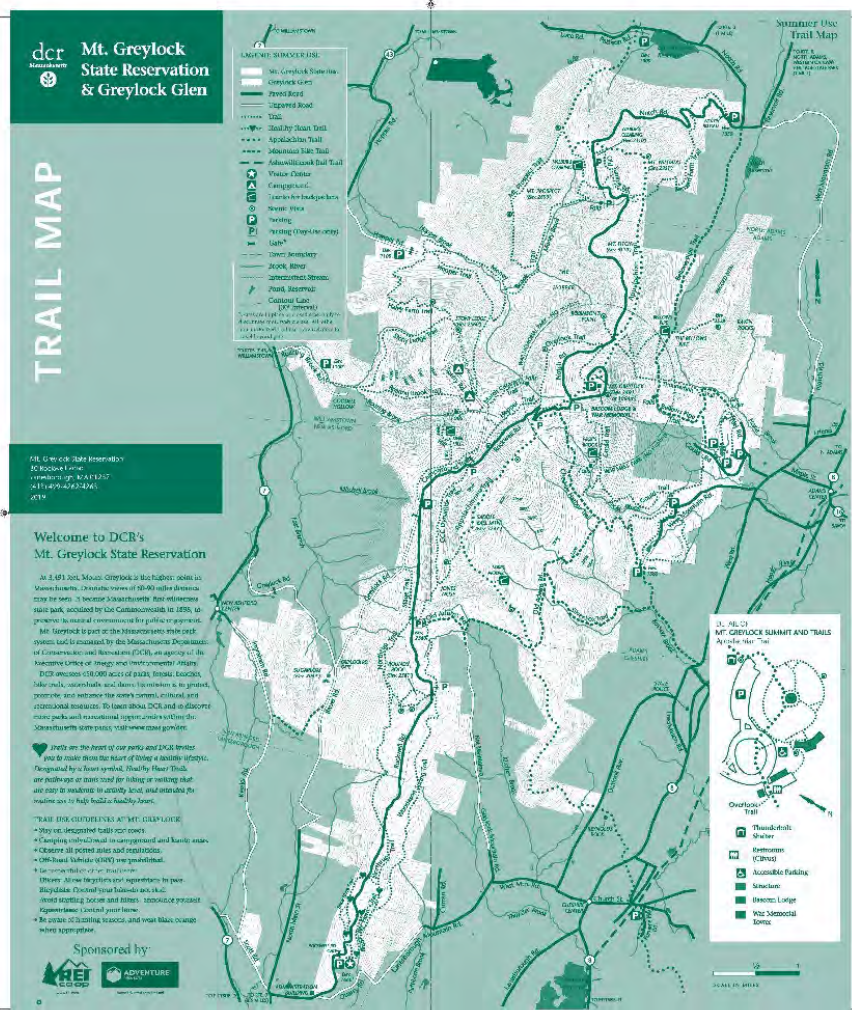


o Pittsfield State Forest at more than 11,000 acres and 30 miles of trails, this park is shared with Pittsfield and Hancock to the south and west. Berry Pond at the top of the Taconic Range features vistas west toward the Hudson River valley. The park is open both summer and winter and has several different campgrounds.

Figure XX Off Road Vehicle Trails in Pittsfield State Forest



- o Mount Greylock State Reservation at 3,491 feet, Mount Greylock is the tallest mountain in Massachussetts and the summit is accessible from Lanesborough. Roads to the summit are open from May through October and are popular with visitors who come for the 90 mile vistas. At the summit, visitors find the newly renovated Veteran’s War Memorial Tower and the CCC constructed Bascom Lodge. The lodge hosts both day visitors and Appalachian Trail through hikers and is open during the summer for meals. Visitors entering the park from Lanesborough and points south will find the visitors center and the road to the summit. The park is open to a variety of activities including hiking, hunting, snowmobiling, and camping. The Appalachian Trail passes through the park from north to south and several shelters are available for camping on a first come first served basis. The Thunderbolt Ski Trail is a historic ski trail on



the eastern face of the mountain and requires dedication to hike to the summit from nearby Greylock Glen.



the eastern face of the mountain and requires dedication to hike to the summit from nearby Greylock Glen.

Figure XX Mount Greylock view west toward New York

- o **Ashuwillticook Rail Trail** is a 10 foot wide path connecting Pittsfield, Lanesborough, Cheshire, and Adams. The trail has many parking areas including at the Berkshire Mall. Future plans extend the trail through Pittsfield and north to North Adams with a connection to Williamstown. The Trail follows an abandoned rail line along the Hoosic River and features views of Mount Greylock along Cheshire Lake. The trail is open to a variety of uses including rollerblading, dog walking, cycling, walking and running and is fully accessible. Many Lanesborough residents report using the Ashuwillticook Trail on a regular basis.

Figure XX Ashuwillticook Rail Trail Brochure

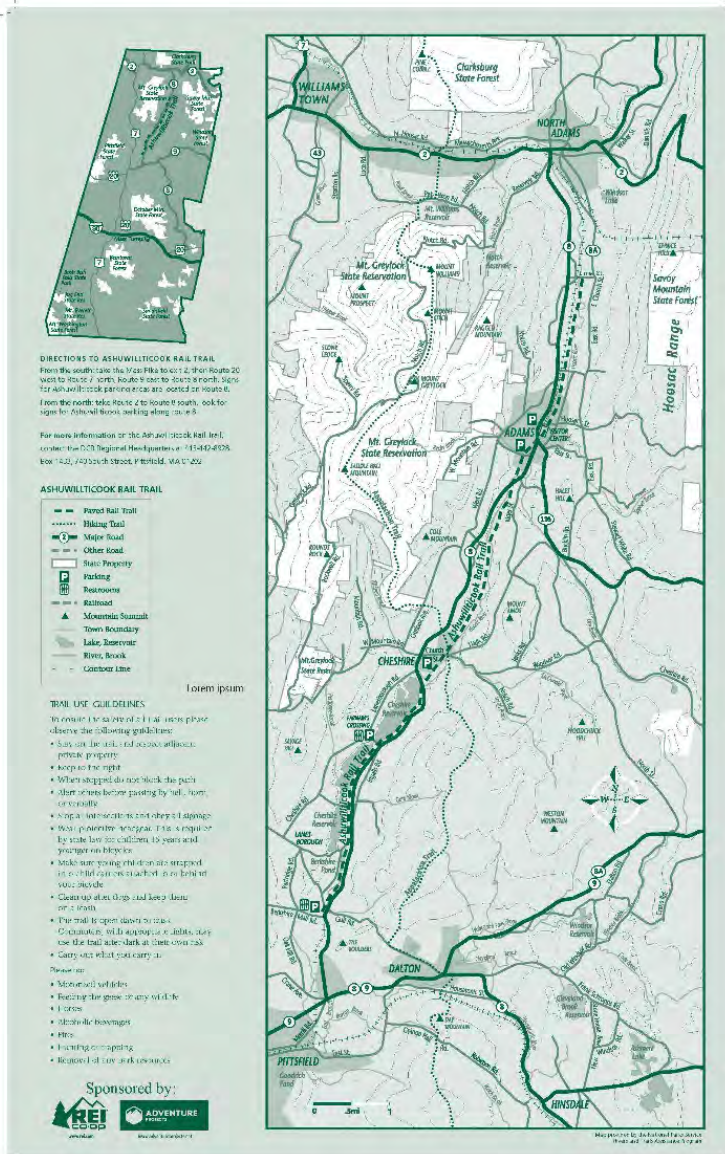


Figure XX Ashuwillticook Rail Trail at the Mall looking north



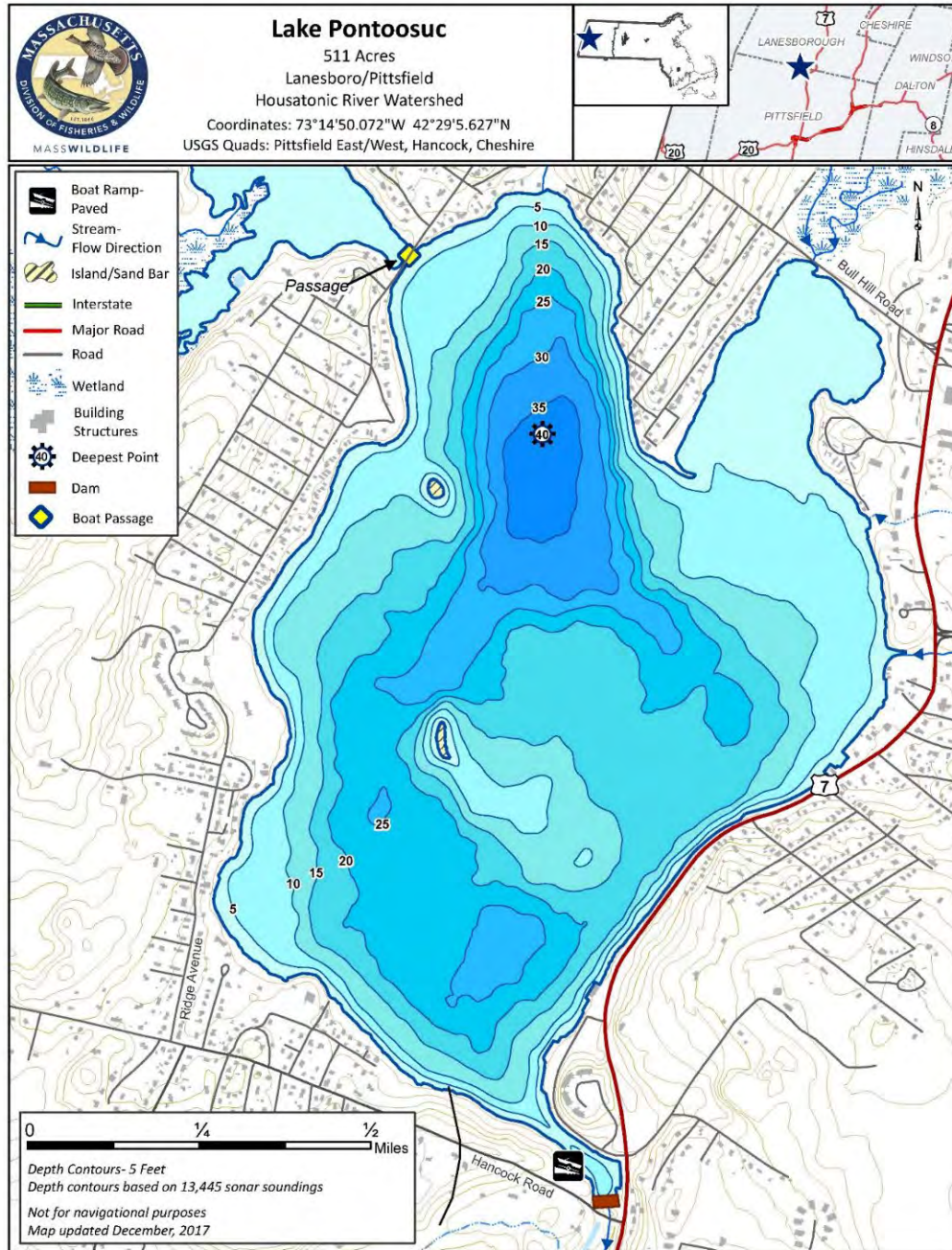
Figure XX Ashuwillticook Trail Sign



- **Barton's Ledge Wildlife Management Area** 88 acres between Kessler Road and Route 7 this land is open to the public for hunting and wildlife viewing but doesn't have trails or improvements.
- **Chalet Wildlife Management Area** between Route 8 and Gulf Road, a small portion of the larger Chalet Wildlife management area is in Lanesborough. The State Fish and Wildlife land extends into Cheshire, Dalton, and Windsor. The land is unmanaged and lacks trails but is open to hunting and wildlife viewing.
- Outdoor Related Business in Town
 - Bakers Golf –a locally owned business at the corner of the 7 8 connector/Berkshire Mall Road this business features a miniature golf course and 300 yard driving range.
 - Potter Mountain- hiking and Biking –
 - Ramblewild-Adventure Park is an aerial adventure park of almost 1000 acres along the Taconic ridgeline in the northwest corner of the town. Several different levels of aerial adventure course meander through the property and offer something from the relatively tame to a challenging aerial course through the treetops.
 - Jiminy Peak Ski Area is primarily located in nearby Hancock but some portions of the ski area are located in the town. The ski area has a vertical rise of 1,150 vertical feet and 167.4 acres of skiable terrain. With an average snowfall of 68 inches and 96% coverage for snow making. The mountain has 9 lifts servicing 45 trails with a variety of beginner, intermediate, and advanced ski trails.
 - Pittsfield Sportsmen's Club with almost 400 acres on Silver Street this members only club has a shooting range, sponsors youth events, and allows members to hunt on the property. The property is bordered by Pittsfield State Forest and Jiminy Peak.



- **Pontoosuc Lake** a 511 acre Great Pond with an average depth of 15 feet. The lake is shared between the two municipalities of Lanesborough and Pittsfield. The deepest point of the lake is 40 feet (see Bathymetric Map figure xx.) The lake has extensive plant growth with a mixture of native and non-



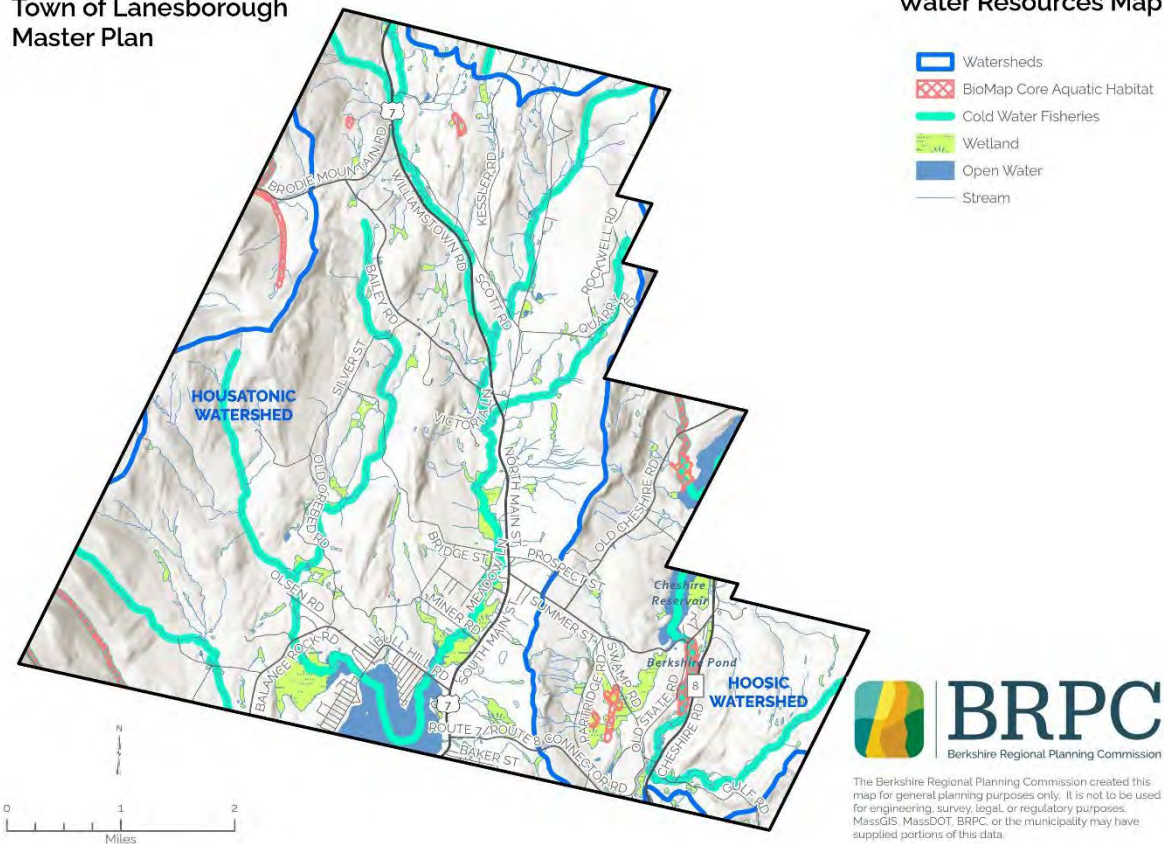
To help control the growth of invasive species, the lake is annually drawn down in the winter approximately 3 feet. This also helps to protect the dam and shoreline structures from ice buildup. A public boat ramp is maintained by the City of Pittsfield on the southern end of the lake at Pontoosuc Park and has room for approximately 30 car/trailers. The lakeshore is developed with housing along the majority of the shoreline. Fish species in the lake include: Small and Largemouth Bass, Northern Pike, Chain Pickerel, carp, perch, crappie, pumpkinseed, and a variety of minnows and baitfish. The State of Massachusetts

annually stocks the lake with trout. The lake is popular with anglers both summer and winter.

- o **Harbormaster** the Town Harbormaster is appointed annually by the Board of Selectman. The position has several responsibilities including managing the macrophyte control program in coordination with the Pittsfield Harbormaster, managing the annual drawdown, monitoring the water quality in the lake, representing the town to state agencies with control over Pontoosuc Lake, issuing permits for moorings, floats, and buoys, and assisting residents for obtaining dock permits.
- o **Friends of Pontoosuc Lake/Watershed Inc.** is a corporation incorporated in 2003 to improve the quality of Pontoosuc Lake. In its charter, the organization states that it will provide advice to the public agencies responsible for the management of Pontoosuc Lake and its watershed, coordinating activities which impact the lake, organizing volunteers to improve the lake, and raising public and private funds to accomplish all these activities. Membership is open to any individual interested in the preservation of the lake and dues are \$5 for individuals and \$10 for a family. The organization holds an annual meeting to elect officers and a board and quarterly meetings of the board.

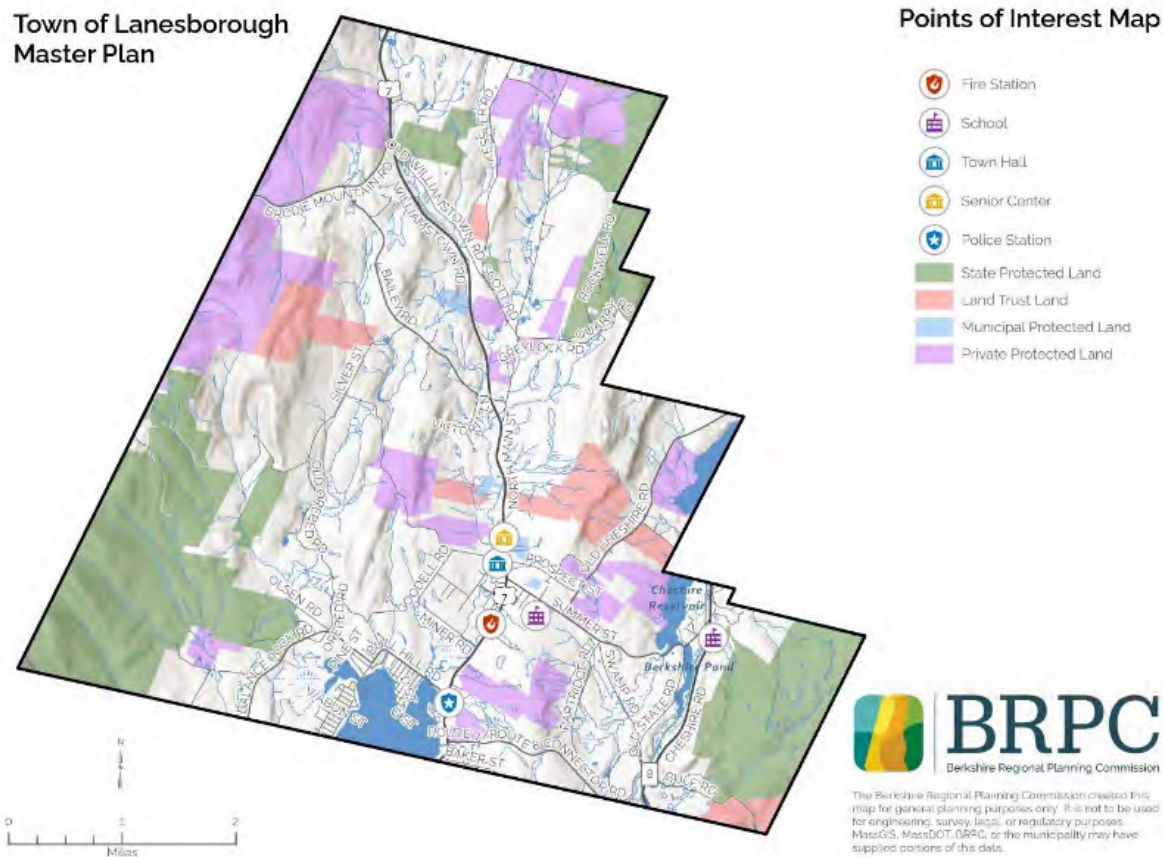
Figure XX shows the water resources in the town including wetlands, coldwater fisheries, and the two watersheds in the town.

Town of Lanesborough Master Plan



Services and Facilities

Many of the Town's services and facilities buildings are located near the intersection of Route 7 and Prospect Street. The Town Hall, Highway Department, Lanesborough Elementary School, and Lanesborough Volunteer Fire Department are all within ½ mile of this intersection. The police department is farther south in a temporary location north of the Route 7/8 Connector Road. The locations of these sites are shown in Figure XX.



Lanesborough Police Department

The Lanesborough Police Department is staffed by six full-time and four part-time officers. The department responds to an average of 6,500 calls for service each year. The department also employs an Animal Control Officer.

The officers are part of the Lanesborough Police Officer's Union and currently under contract through June 30, 2026. The department is overseen by a five-member Police Advisory Review Commission.

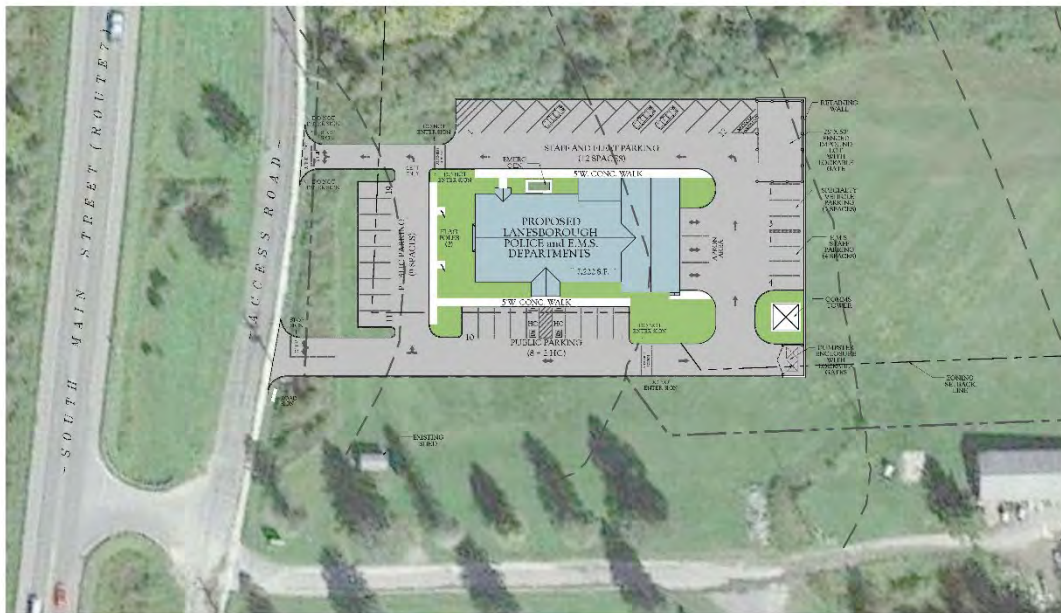


The Lanesborough Police Department responds to more than 6,500 calls for service each year.

The department frequently only has one officer available to respond to calls and relies on mutual aid from nearby police agencies. Mental health and substance use is some of the top issues it faces, and the department is actively involved in the Northern Berkshire Community Hub, which is a multi-disciplinary cooperation with nearby communities addressing the underlying causes of crime before police intervention is required.

The town currently leases space in the shopping plaza located at 545 South Main Street after moving out of its prior location on Prospect Street in 2022. The town shuttered the former station due to the building's physical condition.

The proposed combined Police and Emergency Services facilities plan is presented in Figure XX.

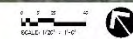


September 9, 2024

Proposed Site Plan - Option C



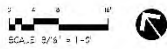
NEW
LANESBOROUGH POLICE AND EMS FACILITY
TOWN OF LANESBOROUGH, MA





SPACE FUNCTION LEGEND

Blue	Public - Classroom
Light Blue	Public - Reception/Reception/Ventilation
Green	Public - Reception/Reception/Ventilation
Yellow	Public - Reception/Reception/Ventilation
Pink	Public - Reception/Reception/Ventilation
Purple	Public - Reception/Reception/Ventilation
Light Green	Public - Reception/Reception/Ventilation
Light Purple	Public - Reception/Reception/Ventilation
Light Blue	Public - Reception/Reception/Ventilation



Proposed Floor Plan - Option C

September 9, 2024

Police and E.M.S. Departments
with Sallyport and Bays

Total Area: 7,222 S.F.



NEW
LANESBOROUGH POLICE DEPARTMENT
TOWN OF LANESBOROUGH, MA



Lanesborough Ambulance Service

The Lanesborough Ambulance Service responds to emergency medical calls and combined response calls with the Police and Fire Departments. The service responds to approximately 500 calls per year and has a staff of 13 full time and part-time Emergency Medical Technicians. The service is part of the countywide mutual aid system and assists with emergencies in nearby communities. The organization also supports the community with wellness checks on seniors, meal deliveries, and participation at community events.



The Lanesborough Ambulance Service currently operates out of the Lanesborough Volunteer Fire Department Facility. This facility is inadequate for the current needs of the ambulance service. The need to store medical equipment and supplies in a climate controlled environment, the need for 24 hour staffing along with restroom and storage facilities for employees. Finding a permanent facility for the service is a priority need for the community.

Lanesborough Volunteer Fire Department



The Volunteer Fire Department currently has a membership of approximately 30 who respond to various calls for service.

The volunteer fire department currently consists of 28 members, including firefighters, EMTs, inspectors, and educations. In 2023, the department responded to 414 calls for service.

The department also issues burning permits, controls spills and leaks of toxic substances, pumps out flooded basements, helps with animal rescues, assists the police, and provides mutual aid to neighboring towns.

The station is located at 180 South Main Street. The Department currently maintains a fleet of apparatus including two pumper trucks and several command, rescue, and operations vehicles. The department

has developed a capital plan and is currently contributing to a revolving fund to purchase a new pump truck. The current facility is expected to remain serviceable for 10-15 years in the future. Recruitment of volunteer firefighters remains difficult. Training and state requirements for volunteers make it difficult to retain members.

Council on Aging

The Lanesborough Councils on Aging provides social and support services for older adults, families, and caregivers. Staffed by a director and a van driver, the Council on Aging provides older adults with referrals to services, transportation, meals, and hosts programming, which includes fitness, recreation, wellness, and health insurance benefits counseling.

The Council on Aging on the basement level of Town Hall and is open Monday through Thursday from 8 a.m. until 3 p.m. They offer luncheons on Tuesday's and Thursdays and have a variety of activities including bingo, yoga, and classes. The Council on Aging operates van transportation in partnership with the Berkshire Regional Transit Authority, which provides older adults with reduced fares for transportation throughout the county.

Veterans Services

The town is part of an inter-municipal agreement with eight other towns to share a Veterans Services Office to assist veterans and their families apply for federal benefits, most commonly through Veterans Affairs, and wraparound support.

The veterans' service officer assists veterans living in Lanesborough, Clarksburg, Dalton, Adams, Williamstown, Florida, Savoy, Cheshire, and North Adams. The office is in North Adams.

Separately, the Veterans of Foreign Wars Post 10338 and American Legion Post 446 operate the Veteran's Outreach Food Pantry in Berkshire Village. The pantry is open from 9 a.m. until 11 a.m. on Fridays.

Municipal Operations and Finance

The Town has developed an employee handbook and a number of policies and procedures that are featured on the website. Expectations and guidance for town employees and volunteers regarding conflicts of interest, social media, and CORI checks are available on the site. Many different boards and committees have forms available on the town's website including Animal Control, Board of Health, Conservation Commission... through Planning Board, Police Department, Select Board, and Zoning Board of Appeals. The need to continue refinement and standardization of town policies and procedures has been recognized at a variety of board and committee meetings. The Town Administrator has worked closely with the Select Board to identify areas of concern and address human resources issues in the town.

In FY 2023, the town is operating on a \$11.3 million budget (excluding enterprise accounts), 77.18% of which is derived from the tax levy. Approximately 5.07% of the revenues came from state aid; 11.24% from local receipts; and another 6.51% came from other sources.

Slightly more than half of the annual expenses in FY23 support the education system (56.85%); 10.59% supported public works; 12.47% supported the general government; and 6.60% for police.



Town Hall is located at the intersection of Bridge and Main Streets.

The \$9,421,115 the town collected in taxes primarily comes from residential property taxes (83.48%) while 10.57% comes from commercial and industrial property and 5.85% derives from personal property tax. The town historically maintained a flat tax rate, meaning all property classes are taxed at the same rate. In 2023, the tax rate was \$17.67 per \$1,000 of assessed value.

The average single-family tax bill in Lanesborough is above neighboring communities but significantly below the statewide average.

The tax bill also accounts for a greater percentage of the town's per capita income than neighboring towns.

Contributing to the greater tax bill is a lack of state aid. In fiscal year 2024, the town derived only 5.07% of its income from state aid, which ranks in the bottom fifth among all Massachusetts cities and towns and lower than neighboring towns. Pittsfield derived 34.99% of its revenues from state aid; Cheshire derived 13.33%; and Dalton derived 8.30%.

The following tables compare Lanesborough to a number of nearby communities from a variety of different perspectives including: average single family tax bill, population, tax rate, town employees,

expenditures per department and per capita, and assessed values for different property classes. All data referenced based on 2025 Tax Rate and Revenue Data and 2024 Expenditures available numbers.

Town	Average Single Family Tax Bill	Average Tax Bill as a % of Per Capita Income ²
Lanesborough	\$5,313	18.06
Cheshire	\$3,258	10.54
Dalton	\$4,995	14.59
Williamstown	\$7,287	15.95
Hinsdale	\$3,713	9.06
Pittsfield	\$4,546	16.42
Massachusetts	\$7,056	Unknown

Municipality	Population	Populatin Density	Land Area	DOR Revenue Per Capita	EQV Per Capita	Tax Rate: Residential	Tax Rate CIP	Tax Levy per Capita	Free Cash 7/1/2024
Lanesborough	3007	104	28.84	38946	201003	\$16.73	\$16.73	\$3,293	1,252,853
Cheshire	3195	119	26.81	38048	140202	\$11.13	\$11.13	\$1,565	713,353
Dalton	6,200	285	21.78	38962	152883	\$16.47	\$16.47	\$2,548	2,455,469
Williamstown	7,385	158	46.76	43591	193022	\$13.80	\$13.80	\$2,790	1,248.858
Hinsdale	1896	91	20.73	43699	262247	\$11.15	\$11.15	\$2,828	298,991

³

	Total Employees	Total Salaries and Wages	Per Employee Wage
Lanesborough	22	1,634,558	\$74,298.09
Cheshire	17	1,055,709	\$62,100.53
Dalton	49	2,978,484	\$60,785.39
Pittsfield	2,238	90,343,236	\$40,367.84
Williamstown	109	4,648,664	\$42,648.29
Hinsdale			

² 2025 DLS Statistics

³ DLS, [Community Snapshot](#)

Existing Conditions

All Data Financial Year 2024

Municipality	General Government	Public Safety	Education	Public Works	Human Services	Culture and Recreation	Fixed Costs	Intergov Assessments	Debt Service	Total Expenditures
Lanesborough	850,016	1,219,717	6,930,756	1,152,539	106,187	143,562	1,016,240	113,143	0	11,532,160
Cheshire	872,688	423,470	3,512,910	1,190,815	157,598	51,904	488,850	65,343	272,947	7,036,525
Dalton	1,290,605	1,726,436	10,689,549	3,077,460	346,021	314,562	1,568,135	50,569	408,047	19,471,384
Williamstown	1,667,025	2,108,101	13,543,804	2,586,433	454,568	753,605	2,471,196	47,864	547,188	24,179,784
Hinsdale	562,806		3,270,577	1,182,270	40,532	117,870	501,236	21,626	18,176	6,306,149

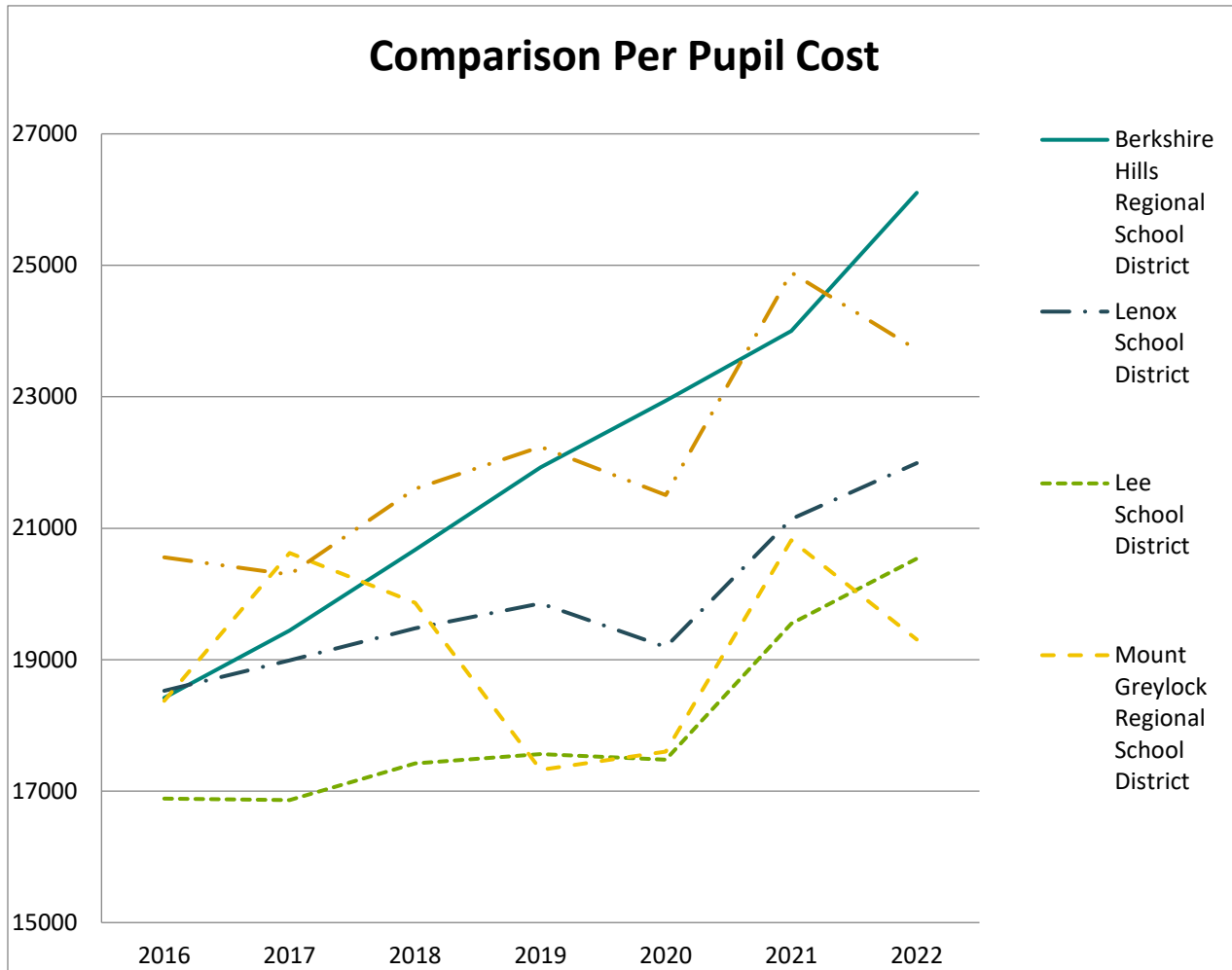
Municipality	General Government per Capita	Police per Capita	Fire per Capita	Other Public Safety per Capita	Education per Capita	Public Works per Capita	Human Services per Capita	Culture and Recreation per Capita	Fixed Costs per Capita	Intergov Assessments per Capita	Debt Service per Capita
Lanesborough	283	262	33	111	2,305	383	35	48	338	38	0
Cheshire	273	85	34	13	1,100	373	49	16	153	20	77
Dalton	208	231	0	48	1,724	496	56	51	253	8	66
Williamstown	226	243	0	42	1,834	350	62	102	335	6	74
Hinsdale	297	248	47	16	1,725	624	21	62	264	11	10

Existing Conditions

Municipality	Assessed Value Residential	Assessed Value Commercial	Assessed Value Industrial	Assessed Value Personal Property	Total Assessed Value	Residential and Open Space % of Total Value	Commercial Industrial, Personal Property % of Total Value
Lanesborough	431,250,687	46,655,214	7,959,800	30,749,515	516,615,216	83.48	16.52
Cheshire	356,671,659	22,331,867	1,772,615	14,265,675	395,041,816	90.29	9.71
Dalton	660,104,932	32,325,972	51,599,100	40,106,610	784,136,614	84.18	15.82
Williamstown	1,343,051,038	106,946,266	11,644,957	31,642,684	1,493,284,945	89.94	10.06
Hinsdale	377,349,160	27,766,330	7,912,600	67,861,385	480,889,475	78.47	21.53
Hancock	196,518,070	113,235,915	16,176,900	15,604,870	341,535,755	57.54	42.46
Pittsfield	3,582,488,605	418,098,525	155,279,207	332,497,570	4,488,363,907	79.82	20.18

Public Education System

Lanesborough is part of the Mount Greylock Regional School District. The district encompasses Lanesborough Elementary School, Williamstown Elementary School, and Mount Greylock Regional Middle and High School. It is a Title 1 school district. Figure XX compares the cost per pupil at Mount Greylock Regional School District with several other nearby schools between 2016 and 2022. Mount Greylock was less than most of the other schools, per pupil throughout this time period and comparable to Lee and Lenox schools but generally less than Berkshire Hills Regional School District.



The partnership with Williamstown extends back to 1960 when the two towns partnered in building Mount Greylock Regional High School on Cold Spring Road in Williamstown. The towns operated the schools under a supervisory union agreement until 2017 when votes in both towns created the Mount Greylock Regional School District. The district is overseen by a regional school committee consisting of four Williamstown residents and three Lanesborough residents.

Lanesborough Elementary School

Lanesborough Elementary is a pre-K-5 school on Summer Street, educating more than 200 students per year. The teaching staff of approximately 38 consists of teachers, special educators, specialists, paraprofessionals and support staff.

In FY25, the school operated on a \$3.3 million budget.

Enrollment increased during the last decade. In 2014, 205 pupils attended Lanesborough Elementary School and in 2024 the number grew to 229.

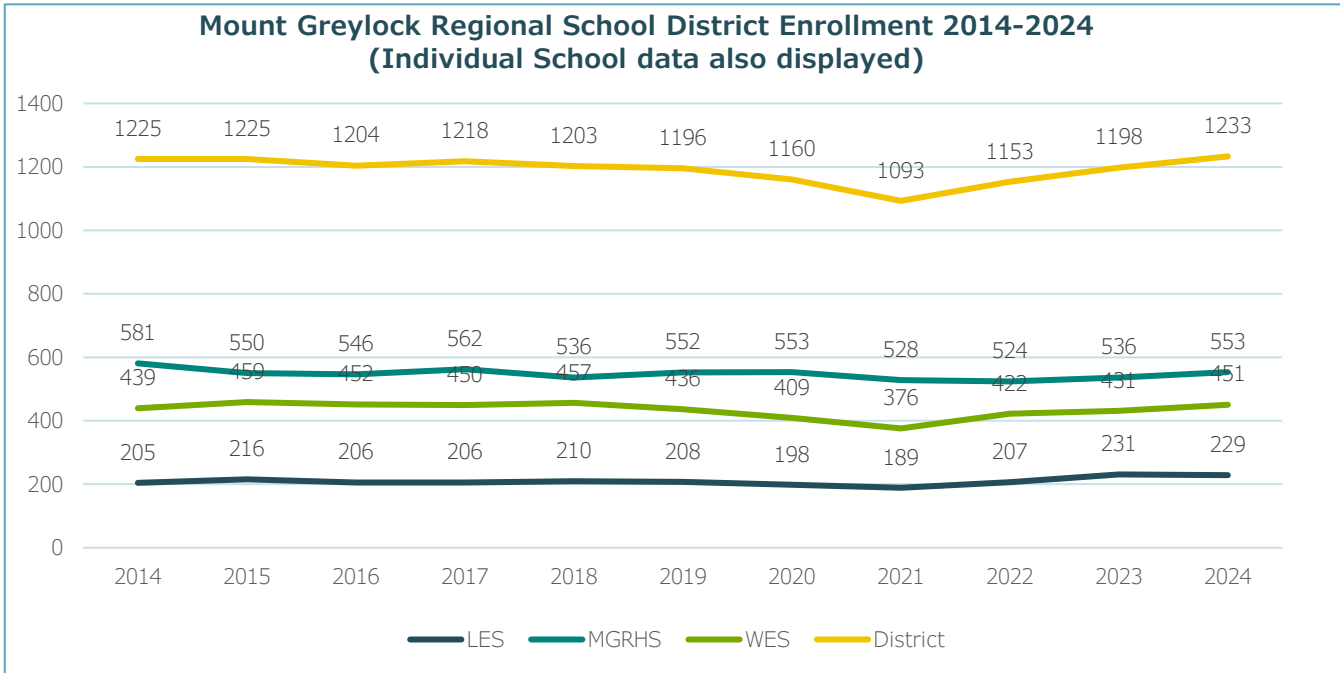


Lanesborough Elementary School.

Mount Greylock Regional Middle and High School

Located in Williamstown, Mount Greylock Regional Middle and High School serves grades 7-12 from Williamstown and Lanesborough. The district also has tuition agreements with Hancock and New Ashford.

The student body of approximately 550 is supported by a staff of approximately 100 educators and professionals. The school operates on a \$7 million budget in fiscal year 2025, with Lanesborough paying \$2.5 million of that cost based on number of students.



The school recently underwent a partial renovation and new construction project, welcoming students to

The schools in the district have kept a relatively stable level of enrollment during the last decade.

the new building in the fall of 2018. Both towns contribute to the bond payments and other capital expenses each year.

The district maintains a relatively stable enrollment, with a dip during the 2020 Covid-19 pandemic and a subsequent rebound.

Department of Public Works

The Lanesborough Department of Public Works is responsible for the maintenance and improvement of roads, bridges, drainage and parks.

The Department of Public Works provides plowing and sanding of streets, road repair, culvert oversight and replacement, sign replacement, equipment and facility maintenance, as well maintaining and conducting burials at the local cemeteries.

The Department consists of a director, foreman, and a laborer. The workers are represented by the International Union of Operating Engineers.

Municipal Properties, Utilities and Special Taxing Districts

Sewer Line-

Existing Sewer connections to the Pittsfield Municipal Water Treatment plant are limited in scope and currently service the neighborhoods off Route 7 up to Bull Hill Road. An additional connection on the western side of Lake Pontoosuc service a limited number of houses on and around Naragansett. The utilities in the town are shown in Figure XX.

Extending the sewer line northward from the current terminus on Route 7 would enable the town to increase the density of development along the existing commercial route and would enable the following additional connections to be made:

- ~1.5 miles from existing terminus at Post Office to Town Hall
- Adds ability to connect to sewer services for
 - Town hall
 - Town owned land across from town hall
 - Fire Department
 - Police/EMS facility
 - Summer Street and Lanesborough Elementary
 - Route 7 Commercial businesses
 - Greater density of housing on Route 7
- ~1.3 miles from Town Hall to Jake's Java Plaza
- Adds ability to connect to sewer services for
 - Bill Laston Fields
 - Mobile Station
 - Olde Forge
 - Route 7 Commercial businesses
 - Greater density of housing on Route 7
 - Potential connections at Bailey Hill road and Lynne Court

Perhaps just as importantly, enabling new development that does not require onsite wastewater treatment would allow more dense housing, additional businesses and environmental benefits or removing failing systems from polluting local surface waters.

Lanesborough Fire and Water District

Lanesborough Fire and Water District provides potable water and a fire suppression system for customers in the town. The district created an asset management plan for the water distribution system in 2021. The district is served by two gravel packed wells on Miner Road off Route 7. This 18 inch well is 67 feet deep. A second well serves as a backup supply. Plans for an additional well are currently in development on recently acquired land near Bull Hill Road. A 750,000-gallon tank serves as storage and to provide sufficient pressure throughout the system. The district provided 66 million gallons of water to its customers in 2019 through more than 22 miles of water mains. In 2021 and 2022, the district expanded over summer street to approximately 40 new customers in Berkshire Village. The district reports that until the new wellhead comes online in 2028 there is limited capacity for additional customers.

Baker Hill Road District

An independent municipal district within the larger municipality of Lanesborough, Massachusetts, the District is a governing body that maintains the Route 7/8 Connector Road as a public way, and may provide other **services for economic and business development within the district.** With the revenue it collects, the District pays for municipal services to **ensure adequate emergency services in the district,** and it ensures that the property owners meet their financial obligations to the town regardless of the ownership of the property. The District collects taxes from the property owners at the mall, currently two condominium owners at the Mall, and a third that owns the remainder from the Mall to Route 7. Those property owners pay a proportionate share of taxes covering the expenses related to the budget of the district. The majority of those expenses are paid to the Town of Lanesborough for emergency services and highway maintenance related items. The remainder of the districts expenses are dedicated to administrative costs such as collector costs to the Town, staff treasurer, clerk, legal representation, insurance, and stipends for prudential committee members **(some members waive this),** and capital infrastructure improvements.

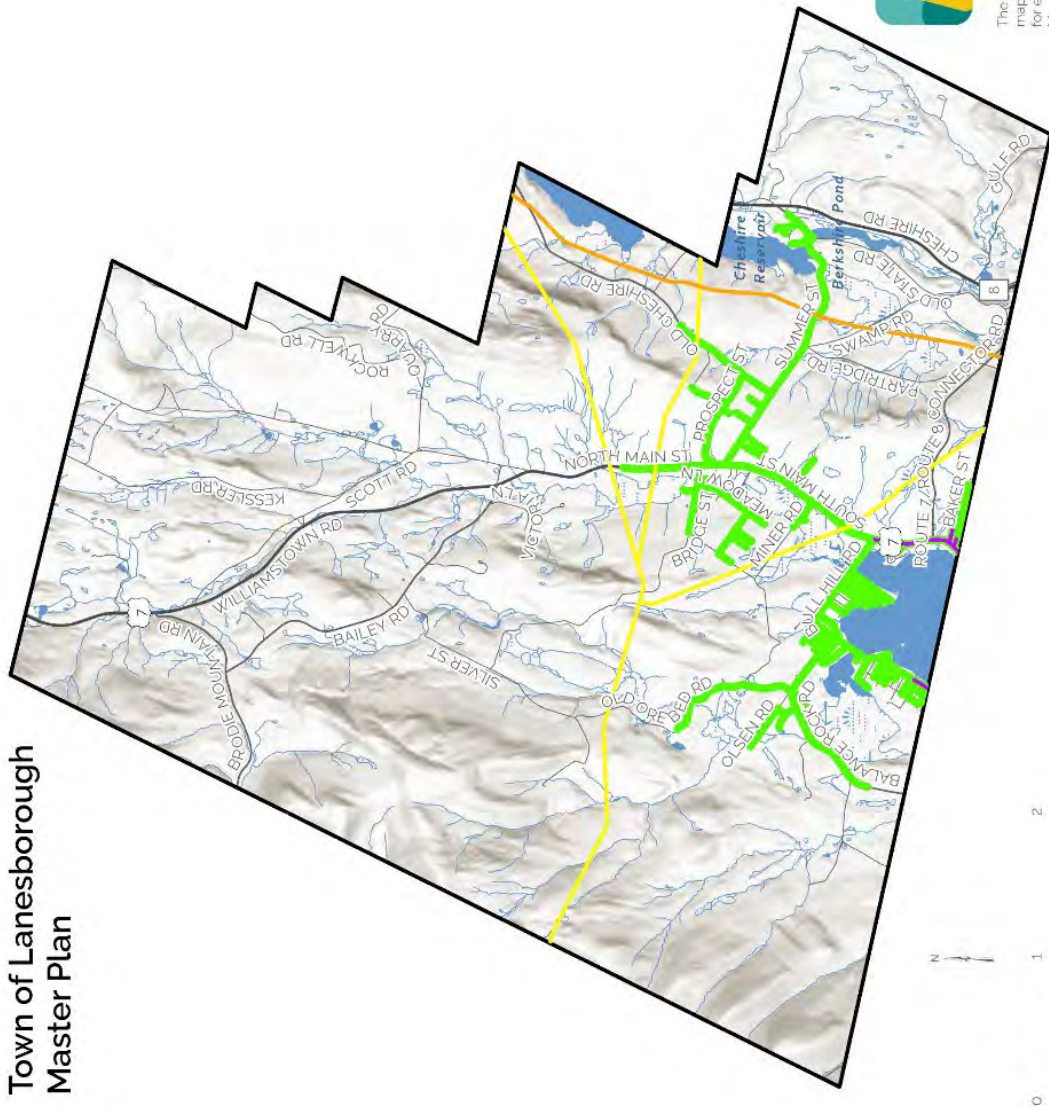
The District contribution to the Lanesborough Fire Department goes into a gift account for the purchase of fire equipment able to service any facility in the district, the Lanesborough Police Department for the annual salaries of two full time police officers and a replacement police cruiser every other year and contracting with the highway department for year-round maintenance on the road.

The District was established by an act of the Massachusetts State Legislature in 1989 which defined its boundaries, purposes, requirements, the composition of the prudential committee, budget, bylaws, ability to issue bonds, and the manner of dissolution. The language of the act was modified in 2018 when the powers of the District were expanded to include Economic Development Efforts and the ability to acquire and hold real property within the District. The District worked with the Berkshire Regional Planning Commission to develop a reuse study for the property in 2018 when it became apparent that the mall would no longer remain economically viable.

The Prudential Committee consists of three members, three residents appointed for 3-year terms. Two of the members are appointed by the Town's Select Board and one is appointed by the property owners in the District. Collection of taxes owed to the District has been problematic in the past with some property owners in significant arrears and several lawsuits filed against those owners. More recently, real estate transactions have resulted in the payment of back taxes to the District. The District continues to work with the property owners and the Town of Lanesborough to refine a vision for the redevelopment of the former Berkshire Mall consistent with the frameworks of the Re-Use Study and the changing realities of the redevelopment of the site.

Utilities Map

- Water
- Wastewater
- Electrical Transmission Lines
- Natural Gas Pipeline



Town of Lanesborough Master Plan



The Berkshire Regional Planning Commission created this map for general planning purposes only. It is not to be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BRPC or the municipality may have supplied portions of this data.

Public Participation Process

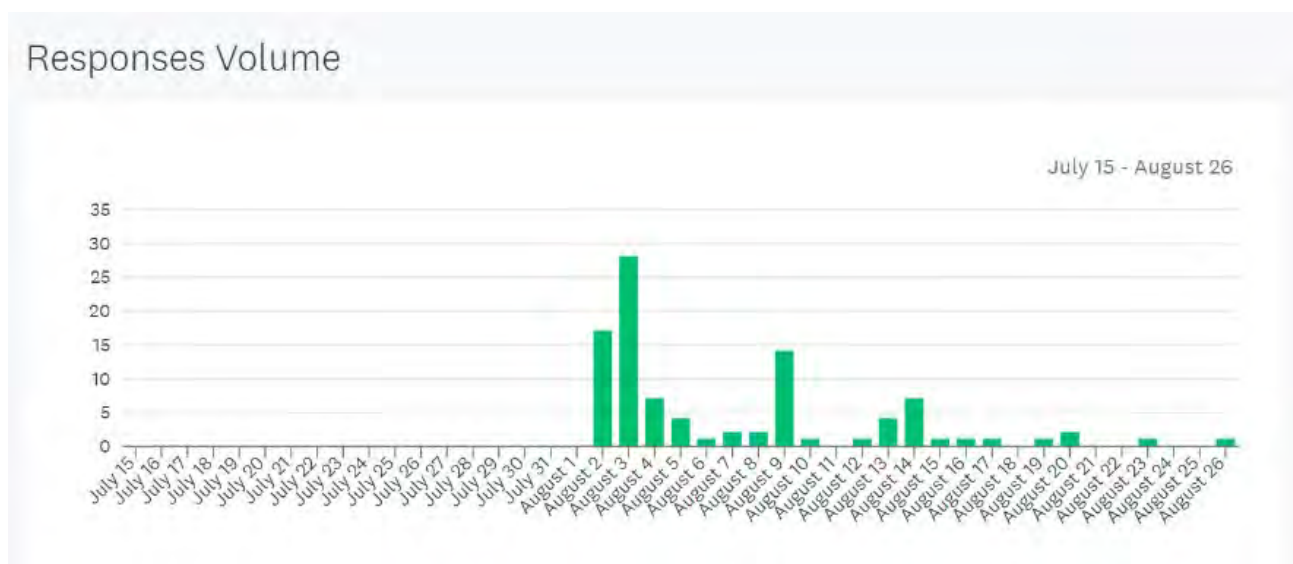
The development of the Master Plan began in the Fall of 2023 when the Planning Board met with consultants from BRPC to discuss the contents of a master plan, the scope and sequence of development, and a timeline to complete the project by Spring of 2025.



The Planning Board met xx times to discuss the existing conditions in the town, develop a survey and public outreach efforts, review drafts and presentations, and incorporate public feedback into the 2025 Master Plan.

Public outreach included the SurveyMonkey survey, multiple public forums (see Figure XX), stakeholder meetings with town Boards and Committees, and public comments when the public was asked to provide feedback on the various versions of the plan.

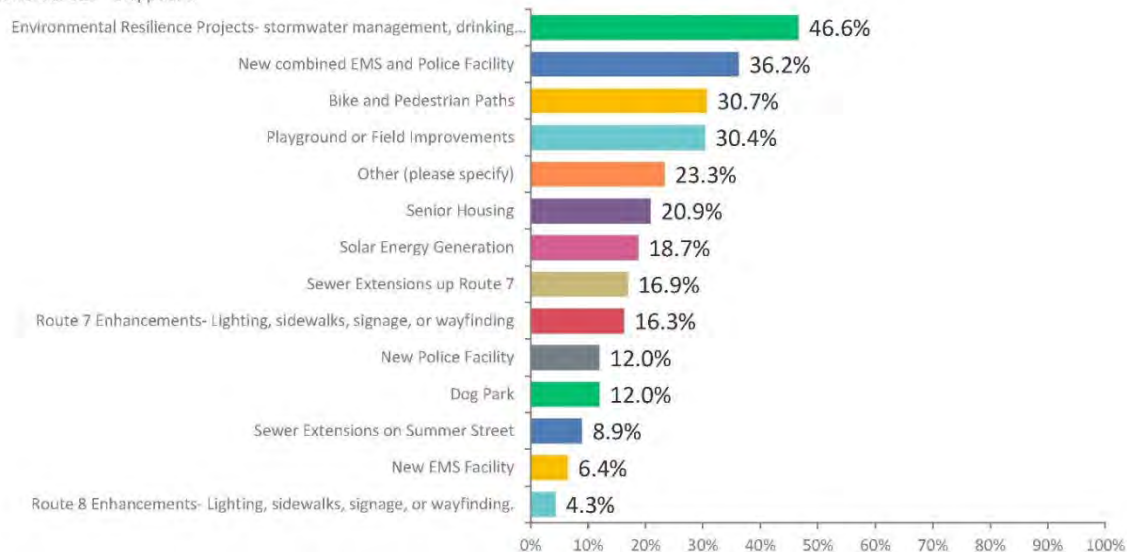
Figure XX shows the dates and volume of responses during the Master Plan Survey.



Survey responses started strong with a public awareness campaign and attendance at Lanesborough day by BRPC Staff members. Later efforts at publicizing the survey including a Berkshire Eagle and iBerkshire Articles, publicizing at local businesses, and at committee meetings helped to maintain a steady rate of participation in the survey. Any Survey results not presented elsewhere in the plan are featured here and were instrumental in developing the Action Plan which follows.

Q5: What infrastructure project or improvement do you think should be a priority in Lanesborough (Choose 3)?

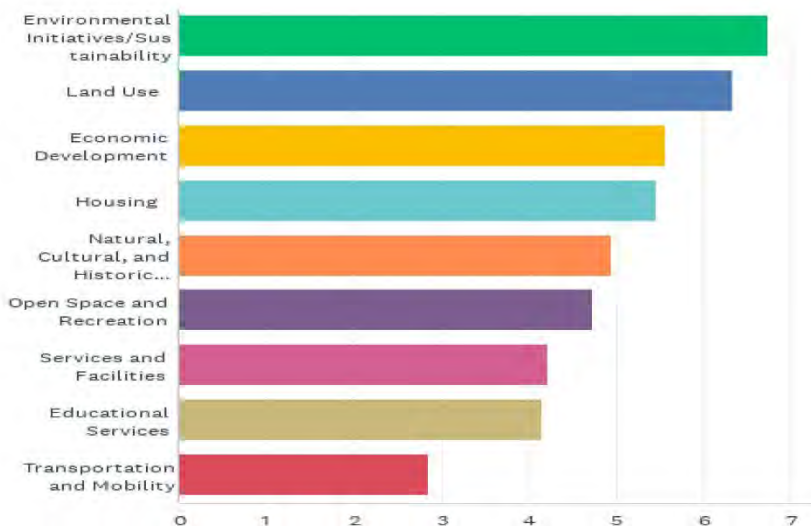
Answered: 326 Skipped: 0



Powered by SurveyMonkey

Answered: 326 Skipped: 0

Q6: Which of the following areas do you think should be high priorities for Lanesborough during the next 10 to 20 years? (Rank from High to Low Priority)



Powered by SurveyMonkey

Question 7 This question received 162 responses and asked-

Tell us more about your most important topic- what concerns or issues should Lanesborough town government address?

- *build a new police station that is adequate for this town.*
- *As the population ages we need more public transportation. A real draw to live in Lanesboro for me was its semi-rural nature yet closeness to Pittsfield and cultural centers. That would be made even better with more public transportation.*
- *Housing is number one, it's too expensive especially for families. We need more families in Lanesborough. And a building for EMS and Police, that should be priority too.*
- *I would love to see the mall turned into something useful. Indoor recreational facility, restaurants, etc. I hate to see it crumble when it has so much potential.*
- *Infrastructure such as roads, sidewalks, water and sewer are important to create an attractive and functional place to live and work.*
- *Keeping taxes down*
- *Maintenance and planning for existing facilities/buildings/roads/services etc rather than deferring/ignoring until there's a crisis or failure which costs more to resolve*
- *My first and second choices, environmental initiatives/ sustainability and natural, cultural and historic preservation are closely tied. We have a unique and irreplaceable natural landscape in the Berkshires and Lanesborough specifically that if not thoughtfully protected from over development, deforestation and pollutants will be destroyed. Infrastructure like sewer extensions around Pontoosuc Lake, wetland and open forest protections, preservation of farmland, serious considerations of development must be made priorities in order to maintain Lanesborough's ecosystems and future.*
- *Need to get the mall area re-vitalized. It would help reduce the tax burden on the town and would provide much needed jobs to Berkshire county. Some of the plans to have the area used as a partial location for senior housing, apartments, and hospitality would allow for some unique solutions that would help out the county.*
- *Sewer extensions, bring in more business, help with mall development, reduce taxes*
- *Taxes keep increasing to an unaffordable measure with many town residents struggling to make ends meet. When is enough, enough?*
- *We have a great and beautiful town - let's maintain its beauty. Let's organize town clean-up days. Let's have a town fund to help repair and beautify homes of those who need a hand. Let's take steps to preserve our bodies of water. Let's support local farms. Let's improve transportation options for our elderly.*

Question 18 This question received 74 responses and asked-

Please use this space to provide any additional comments or suggestions.

- *I would like the town to gather emails from homeowners and circulate update information, monthly newsletter for example. I think its great that we are now using emails for tax payments.*
- *More community building. Days where we gather to clean up cemeteries, streets, empty spaces. Days like the recent Lanesboro Day! Brainstorming ways for neighbors to meet neighbors. An annual town barbecue. Our own version of the Josh Billings races - he's one of ours! Movies in the park. Closed streets for street fairs, festivals, walking and biking. A celebration of town artists: painters, musicians, etc. Meet and greets with local folks - like show and tell but for the whole family. Focus on a resident and post a video interview with them on the town website. "Get to know Jane Doe" type of video. Eventually all of us could be featured that way! There are millions of ways we could all get to know each other better. We could be one big family - the town is small enough to make that happen!*
- *Thank you for asking residents for feedback. I always want to get involved but it seems like the town isn't really welcoming to new people. Its nice to be asked for feedback this way, to not feel scared about getting yelled at for making different suggestions.*
- *Thank you to everyone working on gathering this information on this really important project. Lanesborough is a special place, and there is so much a we can do to keep this town beautiful. We just need a longterm plan that can be referred to so everyone is on the same page and misinformation doesn't get in the way. Keep Lanesborough rural, focus on the positives we have here instead: clean water, good schools,*

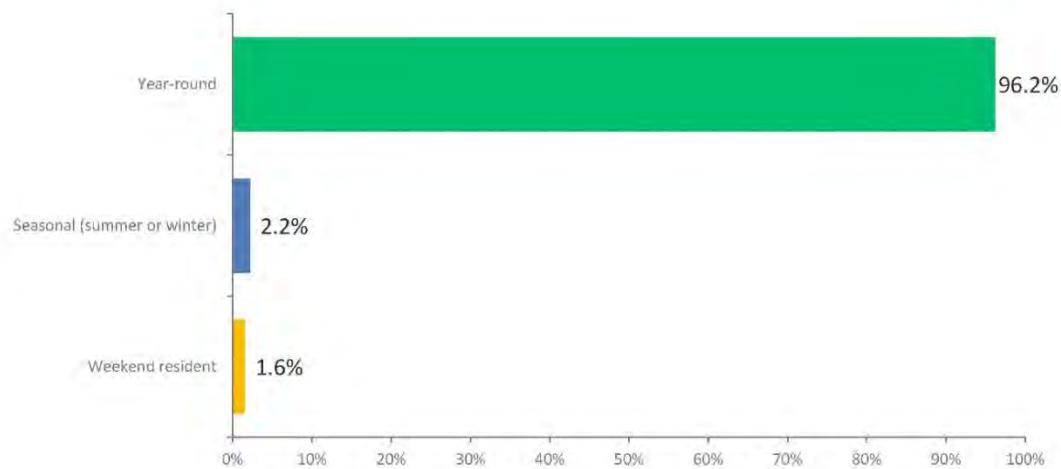
emergency services with familiar faces, nature all around instead of being obsessed with the tax rate. We've got it pretty good here.

- This seems like a pretty good thing for the town to do, I hope it helps make some consistant rules and policy that everyone is held to no matter who you know or how long you lived in town. Thanks for doing this and asking for opinions on it.

The following survey questions asked for the demographic characteristics of respondents. This provides a snapshot to compare respondents with the expected characteristics of the townspeople. Survey responses reflected expectations of income, residency, and age. Question 17 asked about how the respondents hear about news in the local community. This provides insight into the most effective methodologies to communicate with townspeople.

Q13: What type of Lanesborough resident are you?

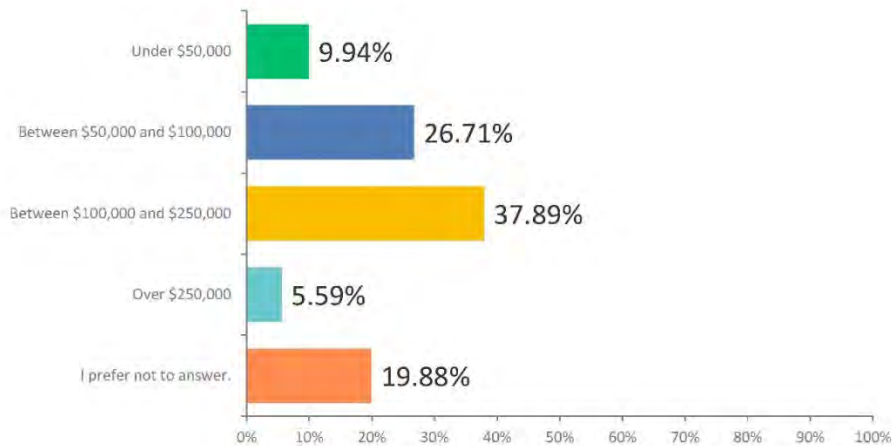
Answered: 318 Skipped: 8



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Q14: What is your household income?

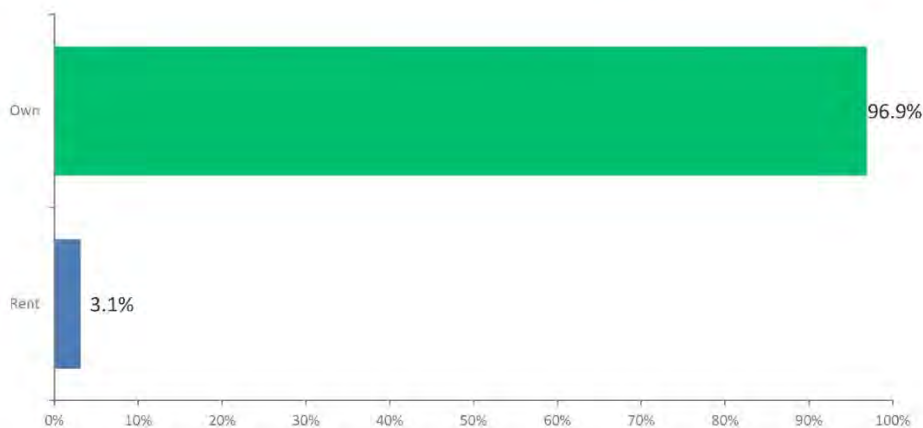
Answered: 322 Skipped: 4



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Q15: Do you own or rent a home in Lanesborough?

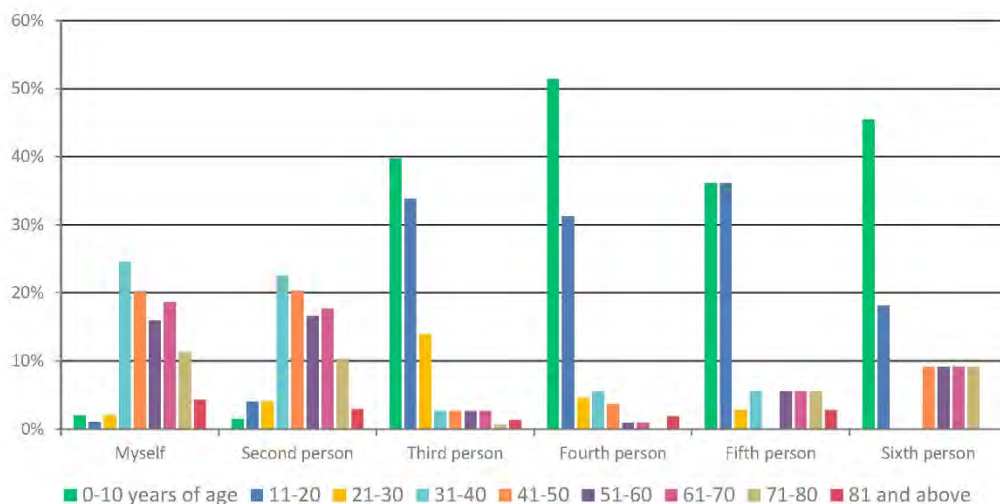
Answered: 318 Skipped: 8



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Q16: Including yourself, indicate the numbers and ages of people in your household.

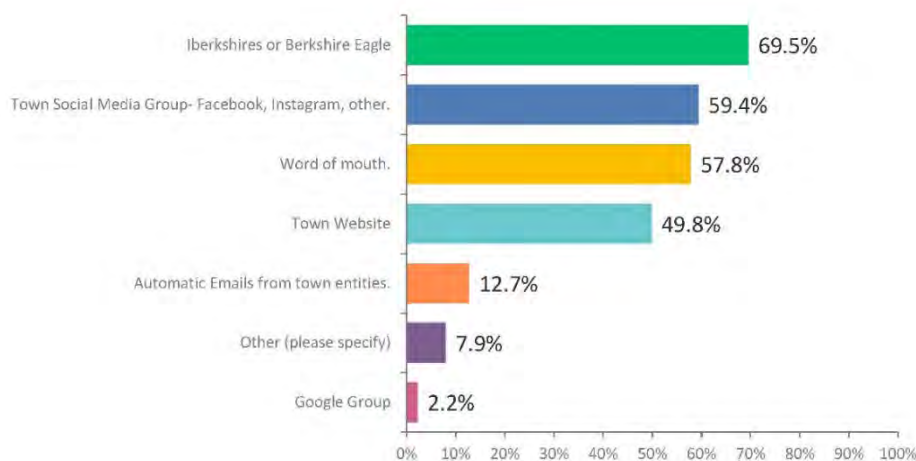
Answered: 301 Skipped: 25



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Q17: How do you get your local information?

Answered: 315 Skipped: 11



Powered by SurveyMonkey

Lanesborough Master Plan

Goals, Objectives, and Actions

Goal 1: Ensure the town maintains high quality and efficient services for Lanesborough residents and businesses.

- 1) Objective 1.1: Pursue opportunities to minimize the tax burden on residents.
 - i) High Priority
 - ii) Actions:
 - (1) Raise awareness amongst town residents of tax expenditures, services provided, and comparable costs in other communities. Publicize through Town Meeting and Annual Town Report.
 - (2) Diversify tax base through additional development of residential, commercial and industrial properties.
 - (3) Evaluate the possibility of a split tax rate with a marginally higher commercial rate to reduce the burden on residences.
 - (4) Maintain an up to date capital improvement plan.
 - (5) Create a Human Resources Plan that accounts for town employee retirement and develop a network of potential employees for town vacancies.
 - (6) Work with nearby communities to regionalize services wherever possible to find efficiencies and distribute costs between the partner communities.
 - (7) Investigate adopting the residential tax exemption to reduce tax burden for residences used as primary residences to vacation and second homes and higher value homes.

- 2) **Objective 1.2: Ensure all property owners are paying fair assessed value for their real and personal property.**
 - i) **High Priority**
 - ii) **Actions:**
 - (1) Actively pursue delinquent property owners.
 - (2) Dispose of surplus town owned residential properties seized through tax delinquency.
 - (3) Review all property assessments on a 5-year cyclical basis,
 - (4) Publicize property abatement opportunities to make living in the town more affordable for cost burdened residents

- 3) **Objective 1.3: Review town expenditures to reduce costs/increase revenues wherever possible.**
 - i) **Medium Priority**
 - ii) **Actions:**
 - (1) Work with the Regional School District and vocational school to understand per pupil cost and find savings wherever possible.
 - (2) Work with Berkshire Regional Planning Commission’s Bulk Municipal Purchasing Program to reduce the cost of highway maintenance products.
 - (3) Explore new ways to generate adaptive reuse in the town, e.g. a TIF district.

Goal 2: Diversify the economic base and types of businesses in the town to improve a varied revenue stream for town services.

- 1) **Objective 2.1: Create Residential/Tourism district to expand lodging/development opportunities in the Ramblewild/Jiminy Peak/Shaker Trails Areas**
 - i) **High Priority**
 - ii) **Action:**
 - (1) Provides additional revenue sources while developing tourism infrastructure and development in northern 1/3 of town.
 - (2) Diversify housing stock-with both rental and multifamily units
 - (3) Allow for cottage court, conservation subdivision design or other innovative development model.
 - (4) Consider adopting the small commercial entity property tax exemption which shifts the tax burden from commercial properties employing fewer than 10 people and is valued at \$1 Million or less.

- 2) **Objective 2.2: Adopt the Community Preservation Act.**
 - i) **Medium Priority**
 - ii) **Action:**
 - (1) Identify a group of stakeholders to champion the benefits of CPA with a goal of bringing it to a town vote.
 - (2) Identify a list of Open Space, Historic Preservation, and Affordable Housing projects in the community that could be funded by CPA.

- 3) **Objective 2.3: Work with the Berkshire Mall property owners to ensure the property continues to contribute to the town's tax base. This includes payments to Lanesborough Fire and Water district and Baker Hill Road District.**
 - i) **Medium Priority**
 - ii) **Action:**
 - (1) Collect current and back taxes on Mall property.

- 4) **Objective 2.4: Promote the town as an Outdoor Recreation destination in Berkshire County.**
 - i) **Medium/High Priority**
 - ii) **Action:**
 - (1) Bring Outdoor Recreation tourism to the town as a revenue/employment generator.
 - (2) Work with local businesses such as Ramblewild, Jiminy Peak, Mountain Greylock Campsite Park to highlight outdoor recreation/tourism offerings in the town.
 - (3) Partner with the State of Massachusetts to promote Mount Greylock State Reservation, Balance Rock State Park, and the Ashuwillticook Rail Trail.
 - (4) Partner with Non-profits such as Berkshire Natural Resources Council to highlight their work in the town.
 - (5) Work with Pittsfield to promote opportunities at Pontoosuc Lake.
 - (6) Assist with development of proposed Shaker Ridge Mountain Bike trails.

Goal 3: Create new housing opportunities in the town.

- 1) **Objective 3.1 Increase the availability of rental housing, starter homes, and senior housing.**
 - i.) High Priority
 - ii.) Action
 - (1.) Evaluate the town's existing zoning bylaws.
 - (2.) Evaluate the potential for housing on the town owned land across from Town Hall.
 - (3.) Work with the City of Pittsfield to understand the potential of the expansion of existing sewer infrastructure.
- 2) **Objective 3.2 Create a affordable housing trust in the town**
- 3) **Objective 3.2 Leverage Town owned land across from Town Hall to develop housing with sewer line extension.**

Goal 4: Plan for the long-term provision of town services including local governance, economic development, roads, emergency services, parks and open spaces, and infrastructure needs.

- 1) **Objective 4.1: Plan for long-term needs of Town Services/Infrastructure**
 - i) Medium/High Priority
 - ii) Action:
 - (1). Develop Capital Inventory of town owned buildings, vehicles, equipment, etc.
 - (a) Include condition, lifespan, cost to replace, projected replacement date
 - (2). Develop proposals and communicate to residents long term plan for Public Works/Highway Facilities.
 - (3). Capital plan for Town Hall/Library
 - (4). Fire and Water district
 - (5). Work with Baker Hill Road District and Berkshire Mall ownership to ensure continued funding for town services.
- 2) **Objective 4.2: Create an official Town Map of street classifications in the town to eliminate confusion regarding town and private responsibilities of service and maintenance.**
 - i) High Priority
 - ii) Action:
 - (1). Clarify Paper streets on Northern and Western sides of Lake Pontoosuc
 - (a) Remove unbuilt streets from maps
 - (b) Clarify differences between fully accepted roads and maintained private ways
 - (2). Work with the State to resolve issues with pedestrian access to Scott Road
 - (3). Determine extent of town responsibility for Rosenberg Road and other dead end town roads.

- 3) **Objective 4.3: Plan for continued Emergency Service provision in Lanesborough.**
 - i) **Medium/High Priority**
 - ii) **Action:**
 - (1). Maintain current high level of service while planning for future needs.
 - (2). Develop proposals and communicate to the residents the long-term plan for Police Facilities.
 - (a) Develop financial forecast for providing services in a variety of different scenarios.
 - (b) Potential loss of revenue from BHRD.
 - (3). Develop proposals and communicate to the residents the long term plan for EMS Facilities.
 - (a) Develop financial forecast for providing services in a variety of different scenarios.
 - (b) Potential loss of revenue from BHRD.
 - (4). Develop long term plan for Fire Facilities (Existing facility expected to last 10+ years).
 - (a) Develop financial forecast for providing services in a variety of different scenarios.
 - (b) Potential loss of revenue from BHRD.
 - (5). Determine the potential for increased service needs based on various re-use scenarios at the Berkshire Mall property.

- 4) **Objective 4.4: Redevelop former Police Station site into a museum, park, or other community resource.**
 - i) **Low Priority**
 - ii) **Action:**
 - (1). Reuse underutilized town land to create a centralized town asset at a key intersection in the town.

Goal 5: Develop town infrastructure with environmental resilience and hazard mitigation prioritized.

- 1) **Objective 5.1: Extend Sewer Line up Route 8**
 - i.) **High Priority**
 - ii.) **Action:**
 - (1.) Allow additional residential, commercial, and industrial development to occur on route 8 corridor in the vicinity of Berkshire Village and Berkshire Mall.
 - (2.) Connect to Pittsfield sewer system.
 - (3.) Connect to Pittsfield or Lanesborough Fire and Water District potable water system.

- 2) **Objective 5.2: Extend Sewer Line up Route 7**
 - i.) **High Priority**
 - ii.) **Action:**
 - (1.) Create more business and housing opportunities on Route 7.
 - (2.) Add density to create a more defined town center along the historic roadway.

3) **Objective 5.3: Develop Open Space and Recreation Plan to make town eligible for State grant programs. Identify priority projects and create a timeline for improvements.**

i.) **High Priority**

ii.) **Action:**

- (1.) Prioritize improvements, ensure all parks are adequately funded and that all town residents have access to local parks.
- (2.) Work with BNRC to develop east/west trail linkage connecting Ashuwillticook Trail to Taconic Crest Trail via Constitution Hill
- (3.) Improvements at Bill Laston Park
 - A. Additional trails
 - B. Bathroom Improvements
- (4.) Bridge Street Park
 - A. Senior exercise equipment
- (5.) Sunrise Beach/Lanesborough Town Beach
 - A. Parking, signage, sand replacement, cordoned off wading area
- (6.) Naragansett Park
 - A. Basketball Court improvements
- (7.) Implement Bike/Pedestrian Improvements with DCR and BNRC to increase linkages.
- (8.) Hiking Trail
 - A. Develop trails with BNRC connecting Constitution Hill with Laston Park and other properties
 - B. Develop Trails at Green Forest in coordination with non-profit organizations
- (9.) Connections to Ashuwillticook Trail (most popular recreational site in the town)

4) **Objective 5.4: Safeguard Pontoosuc Lake as both a community asset and tourism draw.**

i.) **Medium/High Priority**

ii.) **Action:**

- (1.) Ensure water quality and recreational potential of lake remains a high priority for town officials.
- (2.) Partner with Friends of Pontoosuc Lake to implement best practices at lake.
- (3.) Partner with Pittsfield to ensure shared responsibility/oversight of lake access, water quality, invasive species remediation, and recreation potential.
- (4.) Facilitate town access to sites such as Sunrise Beach as a community amenity.
- (5.) Implement best practices to decrease sediment infiltration and nutrient loading from non-point sources in lake to control weed growth and blue-green algal blooms.
- (6.) Increase the number of parcels surrounding the lake serviced by municipal water and sewer services to reduce reliance on wells and septic systems in the area.

5) **Objective 5.5: Adopt Stormwater Bylaw and communicate MS4 Regulations for the town.**

i.) **Medium/Low Priority**

ii.) **Action:**

- (1.) Protect surface and groundwater assets in the town.
- (2.) Increase connections serviced by Pittsfield sewer services.
- (3.) Increase connections serviced by Lanesborough Fire and Water District, especially in areas showing contaminants in groundwater.
- (4.) Ensure separation of sanitary and stormwater sewer systems to limit infiltration of water into sanitary sewer systems.

Appendices

The following documents are included to provide a record of the public participation process as well as records and tables too lengthy to include in the body of the document.

- Kickoff Meeting Presentation with Planning Board, 11/17/2023
- Master Plan Survey Flyer, Paper Version of the Survey, Public Announcements about Master Plan survey.
- Master Plan Survey Results, Graphs of aggregate data
- Master Plan Survey Results, Individual survey responses
- Master Plan Public Forum Flyer and results, 12/2/2024
- Goals and Objectives Forum Flyer and results, 3/31/2025
- Master Plan Public Review of Draft Flyer and results, XXXXXX
- Table of Massachusetts historic properties in Lanesborough
- Table of APR, CR, and Chapter 61 properties in the town
- Table of Accepted Roads in Town
- Board of Assessors Executive Summary of FY 2025 Tax Classification

Street	Status	Notes:	Reference Documents
Alice	Accepted	Evelyn supposed to connect but does not exist	
Ann	Accepted		
Baglee	Accepted		
Bailey	Accepted		
Balance Rock	Accepted		
Billings	Accepted		
Bridge	Accepted	ATM FY24 Accepted another portion, unclear where	Plan of Road in the Town of Lanesborough Berkshire County
Brodie Mountain	Accepted		
Bull Hill	Accepted		
Cheshire Road	Accepted		
Churchill Street	Accepted		
Diane Court	Accepted		
Dunreath Extension of Baglee Avenue	Accepted	Not Sure where this is	
Evelyn Avenue	Does Not Exist	Maybe one Address?	
George Street	Accepted		
Glassworks Road	Accepted		
Glenns	Accepted		
Goodell Road	Accepted		
Greylock Estates	Accepted		
Grove Avenue	Accepted	Pine Street Extention at the end to the south does not exist	
Gulf Road	Accepted		
Hobomack Avenue		Half - Wabasso to Roanoke, other half is private	
Imperial	Accepted		
Iroquois	Accepted	Portion since 2013, Naragansett to Hobomack (doesn't make sense)	
Irwin	Accepted		
Juleann	Accepted		
Kessler	Accepted		
Lacona	Accepted	Portion since 2013, Naragansett to Hobomack (doesn't make sense)	
Leslie	Accepted		
Longview	Accepted		
Lynne Court	Accepted		
Maple Court	Accepted		
Meadow	Accepted		
Miner	Accepted		
Monica	Accepted		
Narragansett	Accepted		
National	Accepted	D Street connect to Aqua does not exist	
Nobody's Road	Accepted		
North Main	Accepted		
North Mountain	Accepted		
Noppet Road	Accepted		
Ocean	Accepted	Ends at boat ramp/G Street - G Street connects with Sunrise private road	
Old Cheshire	Accepted		
Old Williamstown	Accepted		
Ore Bed	Accepted		
Old State	Accepted		
Olsen	Accepted		

Street	Status	Notes:	Reference Documents
Opechee	Accepted		
Orchard	Accepted	Accepted since 2013	
Park Drive	Accepted		
Partidge	Accepted		
Potter Mountain	Accepted		
Profile	Accepted		
Prospect	Accepted		
Putnam	Accepted		
Quarry	Accepted		
			Survey of Land in Lanesborough, Massachusetts Prepared for Town of Lanesborough for the Purpose of Taking Easements Squanto Road Hobomack Avenue
Roanoke	Accepted	Accepted 10/2017	
Rosenburg	Accepted		
Scott	Accepted		
Silver	Accepted		
Squanto Road	Accepted	Accepted 10/2017	
Stormview	Accepted		
Summer	Accepted		
Sunrise	Accepted	H Street extension east does not exist	
Sunset	Accepted	Private paper street at end should not be on map	
Swamp	Accepted		
Umbagog	Accepted	Accepted 10/2017	
Victoria Lanes	Accepted		
Westview	Accepted		
Bena	Unclear	Accepted on MassDOT map but not in town file	
Wabasso	Unclear	Accepted on MassDOT map but not in town file	
Wabun	Unclear	Accepted on MassDOT map but not in town file	
Bangor	Private		
Chicopee	Unaccepted		
H Street	Private Paper		
G Street	Private		
F Street	Private Paper		
E Street	Private		
D Street	Private Paper		
C Street	Private Paper		
B Street	Private	Connects To Superior	
A Street	Unclear	Connects Profile and Sunset	
Superior Street	Private	Only small portion exists, private paper from Bull Hill to B Street	
Spring	Private		
Katherine	Private		
Chickatabot	Private	Sections build, private paper for most of it	
Wabasso Extension	Private Paper		
Chicopee	Private		
Algonquin	Private	Algonquin Extension does not exist -private paper	
Apache	Private		
Apache Extention	Private Paper		
Iroquois Extension	Private Paper		
Hobomack Avenue	Private	Portion	