

June 4, 2014

To Old Stockbridge Road Neighbor:

Elm Court, a Cottage Era Estate at 310 Old Stockbridge Road, has been sold to Travaasa, a multi-national, real estate development company located in Denver, Colorado. It is currently seeking permitting to transform historic Elm Court into a massive resort hotel with a new annex about the size of the original building creating a total area over 100,000 square feet. As proposed, the new resort would have 112 hotel rooms, 160 parking spaces, as well as spa facilities, and a 60-seat public restaurant.

As residents of Stockbridge we are astonished that our town which has traditionally avoided unnecessary commerce while promoting expansion of the natural landscape, would even consider allowing a huge commercial hotel to be built on one of its narrow residential roads, a road which is one of 11 designated Scenic Roads in Stockbridge.

This expansion will bring about changes – known and unknown. We know there will be increased traffic, more tourism and – yes, more tax dollars. But 75% of our town tax revenue now comes from second-home owners. Are they going to be happy with the Elm Court expansion? What is not known is what will happen if the new expanded Elm Court fails to get sufficient occupancy in an area already saturated with hotels, motels, and inns, both existing and in the works. Travaasa will write it off as a loss and move on, while we, as Stockbridge residents, will be left with an enormous empty shell.

The plan proposed by Travaasa is now on file for viewing in the Town Offices. If you are concerned with the commercial direction our town will go if this permitting is allowed, we urge you to oppose the plan as it stands. It was presented to the Town Selectmen at the meeting June 23rd. A large crowd of opposers attended. At that time the BOS postponed a decision till the August 4th meeting at 7:00. You can share in this process by attending the next meeting.

If you are worried about the proposed Elm Court expansion and seek a less intrusive solution, please add your signature and address below. Email or call jbedmonds@aol.com telephone 413-637-2676 with any questions or comments.

Julie and Barney Edmonds, 316 Old Stockbridge Rd

Print name

Signature

Address

Email