

**Town of Lenox
Zoning Board of Appeals
Meeting Minutes
Wednesday March 6th 2024
Town Hall Land Use Room/ Zoom
7:00 PM**

APPROVED MARCH 20TH 2024

Members Present: Robert Fuster Jr- Chair, John Simons, Arthur Oliver, Jedd Hall

Members Virtual: Kim Duval

Members Absent with Notification: Al Harper, Shawn Leary Considine

Others Present: Jared Weber, Ed Lane, Deb Prew, Mike Wilser, Jim Prew, Carlos Nieto, Jim Hanifin, Amy Lehman, Christopher Ketchen, Stephen Obrien, Chris O'Brien, Kate McNulty-Vaughan, Mark Digrigoli

Others Virtual: Clarence Fanto

Staff: Neena Martino

Meeting called to order by RF at 7:00 pm

1. **Approval of Minutes** – January 3, 2024 and January 24, 2024

Motion made by RF to approve the minutes of January 3rd and January 24th, seconded by JS. All were in favor.

2. **227 Housatonic Street/0 Stone Ledge Road-** Site Plan Approval under section 3.5 of the Zoning Bylaw to construct a public safety complex

RF read the public hearing notice for the record. Carlos Nieto of Berkshire Design Group and Jim Hanifin of Caolo & Bienieck Associates presented the project, as the civil engineers and architects, respectively. CN detailed the site plan maps to the Board and showed the areas that are under conservation easement and where they plan to develop. He presented schematic plans of the buildings and garages on the property and showed the flow pattern of the entrance and exit as well as where the parking areas will be. RF asked for clarification on where the firetrucks would be garaged. CN pointed it out on the drawings for him and explained there will be 4 bays. The Board asked various questions regarding dumpster locations, staff increases and whether or not ambulances would be housed there as well. CN continued on to explain where the utilities would enter into the property and what they plan for lighting the site.

KD asked a series of questions pertaining to how the location was chosen and what other options were considered during the decision-making process. Police Chief O'Brien explained the planned expansion of the Police Department, in regards to staff and vehicles, and how their current facility is very inadequate. Ed Lane, chair of the Selectboard, went on to further explain the factors that were considered during the

planning stages. Jim Hanifin spoke about how the current Police and Fire department buildings have not met most code requirements in many years and cannot get accreditation because of it.

The Board asked about the landscaping around the property; CN explained there will be shrubs and small trees throughout and that 90% of the species are native to the Northeast so they will not require much maintenance. He gave a bit of a history of the site and its former use as a quarry.

RF opened the floor to members of the public. Miachel Wilser of 1 Stoneledge Road spoke in favor of the proposal. He asked whether there would be blasting at the site. CN answered that there would be minimal blasting, as the top layer of rock is quite soft and can be removed mechanically. MW asked about the lighting on the property and whether he would be able to see the lights from his house. CN answered that the lights are all downward facing and the large segment of woods dividing the properties would prevent light spillage. He also explained that the lights will all be on dimmable systems and are movement based so many of the lights will be off until needed. MW asked about siren activity around the intersection and RF stated that there are federal regulations for that and the ZBA has no jurisdiction over those matters. Kate McNulty-Vaughan spoke in favor of the project and asked that the tower on the site be considered as a colocation for cell service. Mark Digrigoli asked what the communication tower is actually going to be used for. JH explained it is only for the Police Department communications system at this time. MD asked how tall the tower will be; JH answered that it will be 150'. He then asked how tall the lights will be. CN answered they are 12'-14' and will generally be at 50% power.

Motion to close the public hearing made by JH; seconded by JS. Roll call vote- KD aye, JH aye, JS aye, AO aye, RF aye. All were in favor.

The Board discussed the petition. They all agreed that the proposed Public Safety Complex will be a huge benefit to the town.

Motion to grant the petition made by JS; seconded by JH. Roll call vote- JH aye, KD aye, JS aye, AO aye, RF aye. All were in favor.

RF requested the petitioner send a Word document version of the petition for use in the decision writing process.

3. **383 Housatonic Street**- signing of mylar site plan

JS signed the mylar for 383 Housatonic Street. The other members who voted on the petition signed it previously.

Motion made to close the hearing made by JH. All were in favor.

Adjourned at 8:17pm