

Town of Lenox
Planning Board
Via Zoom
August 11, 2020

Members present: Acting Chair Tom Delasco (TD); Kate McNulty-Vaughan (KMV); Lauryn Franzoni (LF)

Absent with Notification: Chair, Pam Keuber (PK); Jim Harwood (JH)

Staff Present: Jessica Cote (JC)

List of documents provided for this meeting:

- August 11, 2020 agenda
- All goals spreadsheet

TD opened the meeting at 6:00pm

1. Approval of July 28th minutes

July 28th meeting minutes were not available at the start of the hearing.

2. Discuss priorities for 2021 fiscal year

TD explained the goals list to the newest Planning Board member, LFP.

KMV suggested maybe reassessing the goals that will relate to the planning board.

TD mentioned he was drawn to the goal about improved town cell service given what is happening in a nearby municipality.

Board discussed local control in regards to cell towers and that it may be out of board's purview. TD reiterated that the Board's purview is land use and where things can and cannot go and how much land they can take up.

Board discussed need to re-evaluate the telecommunication bylaw section of the Zoning Bylaws. The current bylaw only offers telecommunication towers within a small area of town.

LF asked other members of the Board if there was a filter in place to prioritize the goals of the Board. Currently there is no such filter.

TD brought up that some of the bylaws that will be changing/amended including agricultural and religious/educational institutions. Amending these will help clean up the ZBL.

KMV believes that some of the goals listed on the document may not specifically apply to the Planning Board and that the Board should look through and modify goals to adhere to the mission of the Planning Board.

TD stated that the sign bylaw should be priority for beginning of next year or end of this year.

KMV would like to see businesses involved and come to the table when the Board is writing bylaws so that there is feedback, specifically for the sign bylaw that is currently being worked on. She stated that was helpful when the Board was crafting the STR bylaw.

LF suggested partnering with the chamber which may help with the sign bylaw to get feedback from businesses.

KMV would like goal #3 renamed to "Focus on Community Housing Needs". The Board could work on lots that are too small and non-conforming and create bylaw that will enable affordable housing to be built on those smaller lots.

TD brought up incentives and how that would apply to the building of affordable housing. The Board could discuss recommendations in regards to the inclusionary development and changes in the bylaw to hold developments accountable to building those affordable lots.

LF reiterated the goals that have been discussed thus far:

- Affordable Housing - Inclusionary bylaw
- Agricultural and Institutional bylaws
- Signs
- Cell Towers

Board discussed Lenox Dale and specifically the Niagara Mill and the deterrents for people to buy that parcel and what the town could do to incentivize a purchase of that parcel. TD suggested the possibility of a "redevelopment authority" within the town to work on options for the site.

TD mentioned update to the Great Estate bylaw. Should other estates be included in that bylaw?

Suggestion from Board to move goal #23 under first column.

KMV moved to close the meeting at 7:20. LF second. All in favor 3-0.