

Town of Lenox
Planning Board
Lenox Town Hall
May 14, 2019
Approved May 28, 2019

Members present: Chair Pam Kueber (PK); Kate McNulty-Vaughan (KMV); Tom Delasco (TD); Jim Harwood (JH)

Absent with Notification: Kameron Spaulding (KS)

Others present: Peter Nikitas, Foresight Land Services; Mark Smith (MS), Mark Smith Design

List of documents provided for this meeting:

- Form A submitted by Foresight Land for 66 Hubbard Street, Map 47 Parcel 1
- April 25, 2019 & April 30, 2019 minutes for approval
- April 30, 2018 Memo to Board of Selectman on Food Trucks
- Draft agenda topics May-November and timeline to November 2019 ATM

TD opened the meeting at 6:02pm. The meeting was recorded by the Planning Board.

1. Approve minutes for April 25 and April 30, 2019

- PK moves to approve April 25, 2019 meeting minutes as amended. TD seconds. Passed (3-0) with an abstention from JH as he is a new member to the board.
- KMV motion to approve April 30, 2019 minutes with amendments. PK second. Passed (3-0) with JH abstention.

2. Review and endorse Approval Not Required for 66 Hubbard Street, Map 47, Parcel 1

- Board reviewed Form A submitted by Foresight Land in regards to property at 66 Hubbard Street, Map 47, Parcel 1. Presented by Peter Nikitas.
- Board had questions about frontage and road access and the status of the garage. PK reiterated that board only needs to look at the requirements for an ANR and see if the property meets those requirements. Nikitas reviewed the survey/drawing that was provided to the PB and answered questions from KMV and JH.
- PB determined that the division of property meets ANR requirements for frontage and road access.
- JH motioned to endorse ANR. PK second. Motion passed unanimously (4-0). Board endorsed/signed copies of documents.

3. Review Town meeting outcomes, lessons learned, and any next steps required

- Planning Board marijuana bylaw passed, and citizen petition prohibition did not pass, so there is nothing else that needs to be done moving forward. JH states the town is protected, no next steps.
- PK said that the written reports with recommendations distributed as handouts seemed to work well and that Planning Board should do this for all bylaw proposals moving forward.
- The Board discussed the citizen question about zoning that came up during the BOS presentation about the parcel swap. Several board members expressed that the land swap

was a surprise to many people as well as the boards within the town and that other boards such as the Land Management Committee and/or the Planning Board should have played a role in understanding and weighing in on the issues related to this proposals. It was agreed that it would be a good idea to speak with the BOS and/or write a letter to discuss how to have a more comprehensive process that includes the various relevant boards for all proposals related to land use.

- KMV & JM -- lots of lessons learned from affordable housing not passing. If there is not enough preparation then you won't get the vote you need. The importance of planning for an adequate amount of time for communication about proposals was underscored.

5. Discuss focus areas moving forward

- Short-Term Rentals – Board discussed of some of the various issues around STRs and what the next steps may be in preparation for the November 2019 STM. PK said she had spoken with Ted Silverman, who submitted the citizen's petition for the ATM. Mr. Silverman suggested there be a roundtable of a smaller selection of people to understand everyone's points of view in regards to STRs to see if we can make progress on STR bylaw. He also said that he would not be submitting another citizen petition for the November 2019 STM. Board discussed various ideas about next steps, including having a roundtable with stakeholders with a moderator/facilitator. It was agreed the Board would discuss actual next steps at its next meeting.
- There was comment from citizens in the audience supportive of determining next steps for regulation of STRs and the introduction of a zoning bylaw for the November 2019 STM. Citizens speaking included Susan Foulds, David Fisher, and Bill Polk.
- Board quickly looked at list of bylaws and projects to consider working on that had been collected over the past few years. JH requested categorizing list. The Board will continue review at its next meeting.

Meeting closed @ 8:47pm PK motioned and JH seconded. Passed unanimously 4-0.