

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

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

**Absent with Notification:** Tom Delasco (TD); Kameron Spaulding (KS)

**Others present:** Zach Feury, Berkshire Regional Planning Commission

**List of documents provided for this meeting:**

- May 14, 2019 minutes for approval
- Draft Land Use chapter of Master Plan
- Draft agenda (bylaw) topics May-November, including calendar to Nov. Town Meeting

PK opened the meeting at 6:00pm. The meeting was recorded by the Planning Board.

**1. Approve minutes May 14, 2019**

- KMV moves to approve May 14, 2019 meeting minutes as amended. JH seconds. Passed (3-0).

**2. Review calendar to Special Town Meeting in Nov. 2019**

- PK reviewed how many meetings until the next Special Town Meeting in November 2019.
- Board discussed timeline for filing proposed bylaw for the STM in November, when to hold public meetings and when to finalize bylaws.
- PK suggests September 10 as public hearing date if there are any proposed bylaws for STM. KMV suggests having communication plan leading up to public hearing so that community members are aware of public hearing.

**3. Discuss focus areas moving forward including next steps - Short Term Rentals**

- KMV asked board what is going to be brought to STM in November.
- JH looked at list and suggests categorizing into two top priorities.
- PK reminded board of time sensitive section of the Master Plan, Land Use chapter.
- Board reiterated the importance of PB involved with other boards and committees when it comes to land use plans
- Board continued to review the Draft Agenda (bylaw) Topics document to determine prioritization for the Special Town Meeting in November.
- Board determined topics to discuss in upcoming meetings leading up to November: Working on Master Plan & Conditions Report will be ongoing; for November Town Meeting the Board will focus on amending inclusionary zoning bylaw, updating Special Permit timing to three years, amending wireless overlay district bylaw, Short-Term Rentals. KMV also to review Housing Production Plan to assess next bylaw(s) to work on, including possibly for November Town Meeting.

- Next Steps – set up meeting in two weeks with stakeholders in regards to STRs. Discuss policy questions/issues which include: number of rental days, residency requirements, special permit requirements, occupancy issues, weddings and family reunions.

#### **4. Discuss Land Use chapter for Master Plan**

- Zach Feury from BPRC discussed Land Use chapter of Master Plan
- KMV asked Zach about the 7 neighborhoods listed in the Land Use section of MP. Zach replied that the neighborhoods came from a previous planning document.
- KMV was surprised with the map.
- PK stated urgent issues for the town don't match in the document from the last meeting of the Land Use section of the Master Plan.
- PK talked about what the future of Lenox Dale and what future does Lenox Dale want? PK wants to discuss with the village of Lenox Dale about having industrial uses in Lenox Dale. Would the people of LD would be just as happy if the property changed to residential or open space?
- What does the town want LD to look like? KMV asks what do the citizens of Lenox Dale want Lenox Dale to look like?
- Board asks what is the vision for Lenox Dale?
- Discussion of key findings of Master Plan research so far: Desire of citizens to maintain our key strengths + attract families with children.
- JH asks what do the people want? To JH what is special to Lenox is Natural Resources, the nature of its community and particularly its school system and the special way that culture is imbedded in our community.
- JH hears that most people are complaining about bringing more youth and jobs within Lenox. How do we manage the strengths of Lenox to help attract and solve the weaknesses? And what is Land Uses' role?
- JH states we need to help protect natural resources and try not to create obstacles for modern society (cellphones).
- KMV would like to invest in Niagara Mill, bring innovation to Lenox
- Based on these discussions the Board agreed that the main themes for the Land Use section will be:
  - Protect natural, historical and cultural resources
  - Attract more families to Lenox (new housing, improvements that attract new businesses including those who can work from home/virtual economy)
  - Improvements to Lenox Dale based on what the citizens want
- Zach believes land use section of Master Plan should include places in town that can be reused.

#### **5. Update on BRPC work on review of Wireless Telecommunications Overlay bylaw (10 minutes)**

- Board did not have enough time to discuss

#### **6. June 11 agenda – discuss**

- a. Elect officers b. Update committee assignments c. Communications Plan
- Board discussed adding to agenda: having stakeholder discussion on STRs.

**Meeting closed @ 8:13pm PK motioned and JH seconded. Passed unanimously 3-0.**