

Lenox Zoning Board of Appeals
Minutes
April 17, 2019
Land Use Meeting Room

Members present: Robert Fuster (RF), Robert Fuster Jr. (RFJr), Cliff Snyder (CS), Ned Douglas (ND), Al Harper (AH), Shawn Leary (SL)

Absent with notification:

Staff Present: Land Use Assistant, Jessica Cote (JC)

7:00 PM 88 Walker Street (Map 40, Parcel 39) (Trinity Church), installation of sign of approximately 16 square feet to the north of the church on Kemble Street for the duration (approximately 4 months) of a historic preservation project.

- RF called meeting to order at 7:00pm
- Eileen Mahoney representing Trinity Church
- Trinity Church received funding from Mass Historical Commission (MHC) and the Town of Lenox to work on west wall of church.
- MHC mandates sign be up during duration of work on Trinity Church.
- Construction has already started. Construction to be complete by end of June.
- Sign is on the Kemble Street side of property near the rose window of the Church.
- Board agrees that this would be a financial hardship if sign isn't approved as they would not receive the funding.
- At 7:08 RFJr motioned to close the public hearing and CS second.
- RFJr moves to grant a variance for a temporary sign, SC seconds with the stipulation that Trinity Church must notify the ZBA once construction is complete via letter to Land Use Assistant. All in favor (5-0)
- **ND to write decision.**

7:00PM 52 Delafield Drive (Map 8, Parcel 114), allow the existing in-law space to add a stove and allow for an Accessory Dwelling Unit.

- RF opened the meeting at 7:14pm.
- Petitioner (Richard Goudey) discussed that unit has been in existence for 20 years. Petitioners looking to close interior door and add a stove.
- Petitioner states that unit attached to home looks like it is part of the house currently.
- Petitioner would like to close off door within home to complete this as an ADU.
- Building inspector told petitioners they needed a variance for this ADU.
- SC asking petitioner if this unit meets all the requirements of an ADU.
- RF went through requirements with petitioners and they meet all requirements.
- RF notified the petitioners that they must provide a notarized affidavit that premises will be occupied as principal dwelling per Zoning Bylaw 9.2.3 subsection 11.
- SC describes next steps that petitioners.
- SC suggests to include plan to scale of ADU dwelling with approximation of square footage and exterior doors/windows as well as parking spots for the record.
- Board discussed if these petition should a Special Permit per 9.2.1. Board agreed that this should be a Special Permit per 9.2.1.
- ND votes to continue meeting until May 1st so that petitioners can get affidavit and plans. SC seconds. All in favor 5-0.

Other Business:

- Board discussed who will chair the ZBA. SC nominated RF as chairman and CS seconds. All in favor 5-0.
- SC nominates RFJr for permanent seat on board and RF seconds. All in favor 5-0.

RFJr moves to close the meeting. SC seconds. All in favor 5-0. Meeting closed at 7:45pm.

Approve Minutes:

April 3, 2019 – Approved by consensus