

Town of Lenox

Zoning Board of Appeals

Meeting Minutes

June 16, 2020

Meeting conducted via Zoom.

Members present: Robert Fuster (RF), Shawn Leary Considine (SLC), Cliff Snyder (CS), Albert Harper (AH).

Staff present: Gwen Miller (GM)

Also present: Sarah Martinelli, Steve Mack, Kelley Vickery, Lorri Robbins, Jeff Clifford, Allyn Burrows, Adam Davis, Clarence Fanto

51 Willow Creek Road, Request for a Variance for a Pre-Existing, Non-Conforming Structure

Jeffrey Clifford, Petitioner and Owner:

Seeks variance to remove porch, hopes to create office space for his business and whatever his son does with business in future.

House is very old, from the nineteenth century.

Now will remove porch, will come back to ZBA and request to add two story addition to what is now a one-story structure.

AH asked when building was constructed, Jeff Clifford noted its approximate age.

AH also asked about sidewalk.

Jeff Clifford notes there is no sidewalk.

Al confirmed distance of ten feet between ramp and road.

Discussion ensued regarding the request for variance for handicap access

The hearing closed.

SLC moves to grant variance for enclosed porch to pre-existing non-confirming structure. CS seconded.

CS in favor

SLC in favor

AH in favor

RF in favor

No conditions

RF to write decision.

2 Holmes Road, Request for Site Plan Approval and Special Permit

CS discloses works sometimes with Sarah Martinelli, prospective buyer

Nobody thought that would be a problem

Steve Mack of Foresight Land Services gives overview of project area and site.

Overview of proposed site plan compared to existing conditions.

Notes that drive-thru will be removed.

Dumpster enclosure will be moved to next to Mobile station dumpster enclosure

Canopy to be removed, some asphalt—reduction in storm water

Traffic reduction—36 trip reduction in peak hour

Proposed use will create increase of water use (abt 200 gallons per day)

CS asks abt thought process behind number of full-time employees.

Sarah says plan is to start with two assistants and one front desk person

Down the road, will bring on full time endodontist

If that happens will need one additional assistant and one additional front desk person

Full time staff at other places she has worked

CS advises against locking into number of FTEs, AI advises against using site plan to regulate how many employees are there for how long

SLC agrees it should be flexible for the future.

Steve Mack suggests up to 7 FTEs as language; ZBA agreed.

AH asked about discrepancy between old decision and site plans submitted to the board, noting the size of the lot is different.

Steve Mack offered explanation, noting they didn't complete a formal survey, but provided a compiled plan. GM looked up size in tax records, shared it w/ group.

Hearing closed.

CS motioned to approve petition as presented. SLC seconded.

SLC thinks it will be a better use.

AH glad to see new traffic pattern.

SLC, AH, CS, and RF all voted in favor.

Petition granted. SLC will write decision

70 Kemble Street, Request for Variance to Hold Drive-In Movies at Shakespeare and Company for a limited time period

AH informed the petitioners and ZBA that he had strong reservations about the request, and advised they should wait for an alternate to be present. This would provide a five-member board and provide the opportunity for a 2/3 vote in favor if he is not persuaded in favor of the proposal.

The group continued the hearing until Monday, June 22 at 7:00 p.m.