

Town of Lenox
Zoning Board of Appeals
September 30, 2020
7:00 p.m. via Zoom

Members Present: Albert Harper (AH), Kimberly Duval (KD), Shawn Leary Considine (SLC); Cliff Snyder (CS); Ned Douglas (ND)

Staff: Jessica Cote, Land Use Assistant

Others present: Crocus Hale, Teri Salvatore, Marybeth Mitts, Drew Holt, Sarah Stiner, Lori Robbins, Linda Shafiroff

SLC opened the meeting at 7:07pm.

1. Linda Shafiroff - Variance Application to create five (5) individual parcels for 6, 8, 9, 10 & 11 Hynes Street with relief sought for area, maximum lot coverage, setback and frontage.

- Lori Robbins, representing the applicant, presented the request for a variance. One decision affecting 5 lots with references to each lot within the decision.
- Currently the 6 dwelling units sit on three lots. The applicant is requesting a variance to create five (5) individual parcels for 6, 8, 9, 10 & 11 Hynes Street with relief sought for area, maximum lot coverage, setback and frontage.
- These lots will not meet those frontage, setback and maximum lot coverage when divided
- Lori Robbins referenced the Approval Not Required (ANR) process required to divide the land which is presented to the Planning Board. That will be the next step if the variance is approved.
- The applicant is requesting the variance so that each dwelling unit will have lawful existence as separate building lots for individual homeowners to purchase them.
- MaryBeth Mitts, Chair of the Lenox Affordable Housing Trust, stated that the Trust has been working with applicant to help put these homes on the market through an affordable purchasing program for individuals who work and/or live in Lenox.
- No correspondence
- Crocus Hale, 4 Hynes Street, asked if the homes become part of AHT, will Hynes Street be considered a town street and maintained by the town.
- MB stated that is still being worked out with the Lenox Department of Public Works.
- AH moves to adjourn public hearing for petition. ND seconds. All in favor 5-0.
- AH moves to grant Variance as presented. CS seconds. All in favor 5-0.

2. Approval of Minutes (September 2nd and September 23rd)

- Minutes were unable at the time of the meeting.

CS moves to adjourn at 8:05pm. AH seconds. All in favor 5-0.