**Town of Lenox**

**Planning Board**

**Meeting Minutes**

**5/12/20**

**PB Members Present:** Pam Kueber (PK), Kate McNulty Vaughan (KMV), Tom Delasco (TD), Jim Harwood (JH)

**Absent:** Kameron Spaulding

**Staff Present:** Gwen Miller, Land Use Director/Town Planner

**Also Present:** Gregg Carlo

**Documents Provided for Meeting:**

* Meeting agenda
* 4/28/20 meeting minutes
* Revised draft zoning bylaw language (Agriculture, Religious and Educational Uses)

**Approval of Minutes, 4/28/20:**

KMV moved to approve minutes as written; TD seconded

KMV made the following amendments: bottom of first page, move motion to adjourn to second page

Second paragraph under agricultural uses: TD suggested create a smaller tier of parcel size, 0 to 1 acre.

Also fix section about sign bylaw discussion…include Ariel Smith and Mark Smith.

All in favor to accept as amended: KMV, TD aye; PK & JH abstain

**Agricultural Uses**

GM explained changes made in response to last meeting discussion.

*Non-Exempt Farm Stands*

KMV said that her understanding is that an exempt farm stand is a commercial farm stand; is the assumption that non-exempt stands would be growing what they sell or give away, or would they be able to buy products elsewhere and sell them.

TD suggested adding a third bullet—produce would have to be grown on premises.

PK reviewed a petition for a farm stand when on ZBA and highlighted some issues unique to farm stands that came up during that hearing.

She suggested requiring the farm stand be ON property, not in public right of way. She also suggested requiring a size limit.

TD suggested adding a 4th bullet, which would be the rules for an accessory building.

PK suggested a time limit to make it a seasonal operation.

JH suggested using an umbrella term of “goods” so as to allow for property owners to sell a range of what they may grow or produce and offer at their farm stand as long as its from their own property.

The board asked GM to look into the underlying setback requirements.

TD suggested adding a 5th bullet: add size limit; and reference underlying districts for setbacks.

JH suggested that farm stands be required to not exceed 120 square feet, which is the maximum size a structure can be w/o requiring a permit from the Inspections Department.

*Signage:*

PK suggested having people remove/dismantle their farm stand sign when the farm stand is not in use.

JH suggested allowing for three out for four seasons or nine out of twelve months.

**Backyard Chickens**

TD suggested there should be three tiers:

* Less than five (5) acres=24 chickens
* Less than two (2) acres=18 chickens

There was discussion on a minimum lot size for roosters. GM suggested 3 acres

KMV pointed out “domestic” chicken language, suggesting it was redundant. GM struck it from the draft language.

The board also discussed existing Section 5.4.1 and how it will fit with the Backyard Chickens provision.

JH pointed out that to have a 300’ setback, you would need 8 acres. He suggested a 180’ ft setback instead.

GM said she would look into setbacks for Section 5.4.1 to determine what a more reasonable setback be?

The board decided to wait until the November town meeting for bylaw amendments.

**Educational and Religious Uses**

PK suggests 50’ setbacks for institutional uses; would be uniform with Inclusionary Development section of bylaw

KMV suggested moving or integrating into other sections of the ZBL.

The board also discussed placing limits on building volume and traffic volume.

Traffic volume:

Provide parking amendment—any parking area in excess of six spaces must be behind buildings and within setbacks.

The board agreed to look into stricter parking requirements for all uses to ensure that parking must be behind buildings.

**Agenda for May 26th**

PK asked GM about the status of the master plan. GM said it was on hold during the public health closure of town hall and the severe limitations on public gatherings.

The board agreed review the questions regarding the sign bylaw amendment effort put forth by Jim Biancolo, Mark Smith and Ariel Smith.