

Town of Lenox
Planning Board
Via Zoom
September 22, 2020

Members present: Chair Pam Kueber (PK); Tom Delasco (TD); Kate McNulty-Vaughan (KMV); Lauryn Franzoni (LF)

Absent with Notification: Jim Harwood (JH)

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

List of documents provided for this meeting:

- September 22, 2020 agenda
- August 25, 2020 minutes
- September 8, 2020 minutes
- Form A (Approval Not Required) 139 Lime Kiln Road
- Proposed Zoning Bylaw Amendments
- Planning Board Priorities / Vision Discussion Doc

PK opened the meeting at 6:03pm. The meeting was recorded via Zoom.

1. Review and vote to endorse the Approval Not Required application (under the Subdivision Control Act) for property located at 139 Lime Kiln Road; Yokum Studio Real Estate Trust, applicant.

- Pat McColgan from Taconic Land presented the Form A/ANR and the survey plan of the new lot being created.
- TD moves to endorse the ANR as presented. KMV seconds. All in favor by roll call: PK: Aye; TD: Aye; KMV: Aye; LF: Aye.
- TD to sign, KMV to sign, LF to sign.

2. Approve meeting minutes for August 25, 2020 and September 8, 2020

- KMV would like to view August 25th meeting minutes again and make amends. Minute approval for August 25th will move to next meeting.
- TD moves to approve minutes from 9/8. PK seconds. All in favor 4-0.

3. Updates on research to engage consultant to do wireless communications analysis; on status of shared use path project; on communications with Conservation Commission regarding possible wetlands protection bylaw, and on status of signs bylaw work.

- PK spoke with Gwen in regards to the wireless communications analysis. There is contract ready to be signed to engage with firm to do a rewrite of the Town's wireless communications analysis. Pam will have follow-up call with Gwen about also commissioning a gap analysis of service coverage and technology planning for the future.

- Shared use bike path – Gwen stated there was funding for a feasibility analysis for the shared use path. There is a conceptual design currently. PB is ready to help whenever the Town is ready to present the analysis.
- Gwen told PK that the open space plan needs to be updated. The plan needs to be updated every five years.
- Conservation Commission and wetland protection bylaw - PK asked Gwen to communicate with Conservation Commission to determine if they recommend a bylaw; Gwen said that if so, CC will take the lead on developing the bylaw
- PK stated that the sign bylaw is not in position to meet with PB yet to present the bylaw. Subcommittee is meeting twice a week to continue work.

4. Review near-final proposed amendments to Agricultural Uses bylaw, including new sections on neighborhood, commercial and small-commercial farm stands, and backyard chickens.

- Board reviewed Proposed Zoning Bylaw Amendments document for Agricultural Uses bylaw.
- KMV had suggestions in regards to the use table and allowable agricultural uses within different zones.
- Board discussed changes/amendments to definitions within the bylaw as well as the schedule of uses for each Zone and what is by-right or by Special Permit.
- Board discussed the special use regulations for neighborhood, commercial and small commercial farm stands and backyard chickens. Board made changes to this section of the proposed Agricultural Uses bylaw (e.g. setback changes to commercial/small commercial farm stands and one portion of waiver language).
- TD suggested rearrangement of Neighborhood Farm Stands general requirements section of proposed bylaw.
- KMV suggested rearrangement of Backyard Chickens requirements section - put parcel sizes at the beginning of section.
- PK will incorporate changes discussed and have updated document for review at the next meeting. KMV also will take a look at re-ordering certain sections for improved focus.

5. Review near-final proposed Institutional Uses bylaw (incorporating exempt Educational and Religious Uses.)

- Board will discuss this agenda item at the next Planning Board meeting.

6. Time permitting: Continued discussion of priorities for 2021 Fiscal Year; to include update on Housing-related priorities developed in alignment with Affordable Housing Committee goals, and updates on Planning Board action items generated in Hazard Mitigation Plan.

- KMV and LF updated the Board on their meeting with Marybeth Mitts, Chair of the Affordable Housing Trust and Committee. KMV listed the three priority next-step areas agreed upon for the PB to work on: 1. Open up bylaw in targeted areas, such as when it comes to allowing duplexes (i.e. Victorian House and someone wants to create two affordable units and the bylaw

may not allow that use in the underlying district) as well as size of buffers and setback for multifamily buildings; 2. Fix inclusionary development bylaw; 3. Open up Accessory Dwelling Units by right in all residential zones. More discussion about the content of this meeting will take place at a future PB meeting.

7. Discuss/agree on update to Select Board.

- The Board discussed content for update to Select Board on: agricultural uses bylaw, meeting with Affordable Housing Trust/Committee chair, and institutional uses bylaw.

8. Discuss agenda for next meeting.

- Finalize Agricultural Uses bylaw and discuss Institutional Uses bylaw.

LF moved to close the meeting at 7:54. TD second. All in favor 4-0.