

Town of Lenox  
Planning Board  
Via Zoom  
October 13, 2020

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

**Absent with Notification:**

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

**List of documents provided for this meeting:**

- October 13, 2020 agenda
- August 25, 2020 minutes
- September 22, 2020 minutes
- Form A (Approval Not Required) Hynes Street
- Overview of Subdivision Control Law – 81L Exemption
- Proposed Zoning Bylaw Amendments (Agricultural)

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

**1. Consider application for Approve Not Required (ANR) endorsement (under Subdivision Control Act) for the creation of individual lots at 6, 8, 9, 10, and 11 Hynes Street; applicant, Linda M. Shafiroff, Sole Successor Trustee of Blackwater Realty Trust.**

- Linda Shafiroff, owner of the property, presented the Form A/ANR and the survey plan of the new lots being created.
- PK moves to endorse the ANR as presented taking into account the M.G.L. 81L exemption. LF seconds. All in favor by roll call: PK: Aye; TD: Aye; KMV: Aye; LF: Aye; JH: Abstains.

**2. Approve meeting minutes for August 25, 2020 and September 22, 2020**

- August 25<sup>th</sup> meeting minutes were not available at the time of the meeting.
- TD moves to approve minutes from September 22, 2020 as amended. KMV seconds. All in favor 4-0.

**3. Update on research to engage consultant to conduct a wireless master planning and regulatory review that will address existing and future wireless infrastructure developments.**

- PK and Gwen met with CityScape Consultants. Discussed two proposals.
- Lenox is going to engage with CityScape to make sure wireless bylaws are in compliance with federal and state statutes.
- Scope of work will consist of: strategy to control aesthetics and visual impacts, possibility of concealed facilities and design guidelines, and help with compliance with federal and state mandated guidelines. This will be part of the initial review.

- Second part of engagement with consultant will be the gap analysis to look at cell phone coverage throughout Lenox to identifying plans, strategies, and regulations to enable greater coverage. Lenox may engage with other communities to bring cost down.
- PK will follow up with Gwen and ask that when the scope of work is ready to have it sent to the Board members.

**4. Review Board updates from 9/22 meeting to 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.
- Board discussed changes/amendments to definitions, 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. – setbacks, lighting).
- PK will incorporate changes discussed and once changes are incorporated, she will share with the KMV and TD to incorporate more changes.

**5. Discuss/agree on update to Select Board.**

- The Board discussed content for update to Select Board on: proceeding with wireless consultant and finalizing Agricultural Zoning Bylaw.

**6. Discuss agenda for next meeting.**

- Finalize Agricultural Uses bylaw
- Discuss communication of proposed Agricultural Uses bylaw to Lenox citizens.

**LF moved to close the meeting at 7:51. TD second. All in favor 4-0.**