

Town of Lenox
Planning Board
Via Zoom
January 12, 2021

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

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

List of documents provided for this meeting:

- January 12, 2021 Agenda
- 12_9_2020 Agricultural Uses bylaw
- MA Lenox Contract (telecommunications consultant)
- 1-8-2021 Institutional Uses
- Institutional-Relig-educ-KMV comments

PK opened the meeting at 6:00pm. The meeting was recorded via Zoom.

1. Minutes --Approve meeting minutes December 8, 2020

- Meeting minutes were unavailable at time of meeting.

2. Public Comment

- JH recused himself as a member of the Planning Board for this discussion, however stayed in the meeting as a member of the public for discussion about this agenda item.

- JH would like to have a dialogue about how the ZBA addresses Special Permits.

- JH believes the ZBA has a certain view of their role related to Zoning and changing it at their will.

- JH notified that PB that Mass General Law has been updated that if an individual would like to appeal a decision as an abutter that individual must now post a \$50,000 bond. JH believes that will deter individuals from appealing decisions.

- KMV agreed with JH that there is a disconnect between ZBA and PB when it comes to zoning.

- JH stated that he believes if a project is in the spirit of the zoning but outside the letter of zoning there is reason to bend the zoning.

- Board decided to add an agenda item at a next meeting to discuss how to bring the ZBA and PB on the same page with regard to zoning bylaw process.

3. Agricultural Uses bylaw – Discuss next steps including communications and timeline to Town Meeting in May.

- Board discussed taking the updated Agricultural Uses bylaw to May Town Meeting.

- PK to get with Gwen to discuss timeline for Public Hearing and will notify Clarence Fanto at the Berkshire Eagle of this upcoming proposed bylaw change.

4. Wireless Communications bylaw amendments – Review scope and update on progress.

- PK updated the Planning Board on the progress with the Wireless Communications consultant, Anthony Lepore of Cityscape Consulting, Inc.

- PK, LF, Gwen Miller (GM) and Lepore met at the end of 2020 to discuss the path forward.
- Anthony is working on rough draft of first section of changes and there will additional working meetings with PK, LF and GM.
- The team will bring the proposed bylaw to the Planning Board after a few iterations have been completed.

5. Institutional Uses bylaw – Review revisions to proposed amendments to Education and Religious Uses bylaw, now being proposed to be part of a more encompassing Institutional Uses Bylaw.

- PK shared with the Planning Board the document... and what changes she has made with the bylaw.
- The Board discussed various changes to definitions, schedule of uses table as well as the update bylaw section.
- Board reviewed KMV and PK Nov11-2020 Agricultural-rev-KMV 2 with changes.docx document for Agricultural Uses bylaw.
- Board will review updates and discuss more during their next regularly scheduled meeting on January 26, 2021.

6. Update on Master Plan, including public session and Land Use section.

7. Update on Committee and Board assignments

- TD updated the Planning Board that the CPC is in the Second Phase of the application process. The review of the Step 2 applications will begin at the end of January and proceed through February.
- KMV updated the PB on the Affordable Housing Trust (AHT) and the many initiatives the Trust is currently working on including: purchasing 11 Hynes Street, Rental Assistance programs during COVID-19 as well as securing additional funding to purchase homes for affordable home ownership.

LF moved to close the meeting at 7:59. TD second. All in favor 5-0.