

## Planning Board Minutes, 01/12/2016

**Town of Lenox  
Planning Board Minutes  
Land Use Meeting Room  
January 12, 2016**

**Present:** Kameron Spaulding (KS); Mark Smith (MS); Tom Delasco (TD); Kate McNulty Vaughan (KMV)

**Also present:** Ken Fowler (KF)-Liaison from the Board of Selectmen

**Staff present:** Town Planner Gwen Miller (GM); Peggy Ammendola, Land Use Clerk, (PA)

**Form A:**

*390 Undermountain Road (Map 16, Parcel 26)-Sprague Family Trust*-Russell Sackett presented the Form A. After a review, MS made a motion to endorse the Form A and TD seconded the motion. The Board voted to agree 4-0.

*100 Plunkett Street (Map 3, Parcel 72) Stuart Howitt*- Patrick McColgan presented the Form A. After a review, KMV made a motion to endorse the Form A and MS seconded the motion. The Board voted to agree 4-0.

**Approval of Minutes**-December 8, 2015- TD made a motion to approve the minutes as amended. MS seconded the motion and the Board voted to approve 4-0.

**Discussion of BRPC Age Friendly and Young Adult Surveys-**

In advance of this meeting GM provided to the Board the following documents:

Berkshire County Age Friendly Survey Berkshire Regional Planning Commission

Berkshire County Young Adults Survey Results

Berkshire Young Adult Survey and Age Friendly Survey Results -Commonalities and Differences

What's Already Happening for Older Adults? Age Friendly Vision 2020 Task Force

What's Already Happening for Young Adults?-Economic Opportunity

Copies of these articles were provided to the Board by GM at tonight's meeting:

Yikes, There's a Tourist in Town

Livability for All

The Board discussed the results of the surveys. TD felt that what was revealed with the surveys was more of a regional issue and commented that over regulation is a deterrent to business locating in the state. There was a brief discussion on the recently announced closing of the Pittsfield laboratory of Nuclea Biotechnologies which will result in elimination of positions. The Board agrees that housing is an issue, especially for young people, who come to the region to work, but leave within the year because they cannot afford housing. KMV wondered how open the banking community was to new endeavors. Needs included adequate internet access and speed, better public transportation, pedestrian access, etc. Rail travel was discussed. It was believed that rail travel from Albany to NYC would happen but not from this area to NYC. KMV felt that the Banff Film presentation (short films and documentaries about mountain culture, sports and environment) sponsored by the Arcadian Shop was a positive in drawing young people from all over. TD said that there are plenty of activities available, cultural as well as outdoor. He suggested that the former Niagara Mill might be suitable for a small brewery or food processing. It is agreed that it is easier to build and develop on Routes 7 & 20 than it is in the commercial downtown district. The Board discussed the Rooms and Meals Tax and how more of those funds should be available to invest in economic development.

It was agreed that the Board should take a hard look at affordable housing, give support to businesses who want to be here, improve public transportation. GM spoke of streamlining the permitting process.

**Zoning Bylaw Revisions Update** -On February 9<sup>th</sup> at 6:00 PM there will be an All Boards meeting with Judi Barret of RKG Associates, Inc. The idea is to hear from a broad constituency, people who are impacted by zoning. The Board would like to be ready to go to the Annual Town Meeting in May to get approval on housekeeping issues, i.e., typos, contradictions, and cleaning up the use table to match the rest of the bylaw, etc. The Board would then like to have a Special Town Meeting in the fall to deal with policy changes. KS said that the latter would be a good time to address the Great Estates bylaw, and its intent.

**Correspondence**-The Board reviewed notices from abutting communities.

**Old Business**- TD gave a brief update on the Community Preservation Committee. He said that the Committee has discussed revising their process of reviewing applications.

By consensus the meeting was adjourned at 7:48 PM.

Respectfully submitted,  
Peggy Ammendola