

Planning Board Minutes, 03302016

Lenox Planning Board March 30, 2016 Minutes

4/1/2016 6:10 PM

Members in Attendance

Tom Delasco (TD); Mark Smith (MS); Kameron Spaulding (KS), *Chair*; John Tansey (JT); Kate McNulty Vaughan (KMY)

Staff in Attendance

Gwen Miller (GM), Town Planner

Absent with Notification

Ken Fowler (KF), BoS liaison

KS called the meeting to order at 6:02 pm.

The only topic on the agenda was continuation of the review of the Lenox Zoning Bylaw, beginning with Section 5, p. 23 (Use Regulations) and Appendix A (Table of Uses).

KS and GM reviewed the process for presenting the zoning bylaw at the May Town Meeting:

- There will be a 5-10 minute presentation outlining the major changes to the bylaw (those relating to the table of uses) then take questions.
- The changes will be grouped such that several votes will need to be taken (including one to authorize the PB to make needed stylistic/punctuation changes); this ensures that if one area turns out to be a problem and receives a “no” vote, all the changes won’t be impacted.
- Prior to the meeting, input from interested voters will be sought through informal (April 12) and formal (April 19) public hearings held as part of regular PB meetings.
- The proposed bylaw will be posted to the town website along with an explanatory cover page.

A PB vote on the bylaw changes will be taken at the April 12 meeting, before the informal hearing begins.

PB discussion included the idea that voters need to know this is a process – that the bylaw is being updated in stages and that the only policy change proposed for this Town Meeting is the table of uses.

TD suggested that the changes might be presented as old language, then new language, then an explanation of why the change is being proposed. He said Lee had done this successfully in the past.

Before beginning the line-by-line discussion of the table of uses, KS said language or punctuation suggestions be directed separately to GM. This meeting would focus on further discussion of policy issues related to the table of uses.

GM recorded changes on her copy as items were discussed. Themes among the changes discussed were:

- Moving items so that related items follow each other on the list (e.g., “Commercial recreation, indoor” and “Commercial recreation, outdoor” should be sequential)
- Changes to allowable uses in various zones
- Adding some line items that had been removed (e.g., “farmstand, exempt”)
- Fixing typos (e.g., in definitions on p. 20, under research center, change “See Sec. 8.5” to “See Sec. 8.4”)
- Streamlining language (e.g., the line “Store for retail sale of merchandise...” is too long. Shorten to “Store for retail sale of merchandise such as lumber yards and building supply yards” and put the rest under a definition – GM will try to write a definition)

- “Gas station” and “Motor vehicle light service” items – GM will investigate why the Board of Selectmen has authority over these areas in the C1A zone

Several items needing further discussion were tabled and will be discussed in the fall:

- Extended care nursing facility, assisted living or congregate care
- Add a line item for live theatre
- Furniture store (size requirements)
- Planned unit office or research center (in I zone)
- Mortuary
- Bus storage
- Collection, treatment, storage, etc. of radioactive material
- Accessory dwelling unit
- Not more than one commercial vehicle per lot associated with a permitted home occupation
- Privately owned garage for rental purposes

Because there are many items (from this and previous meetings) on the list for fall discussion, GM suggested that the PB prioritize the order in which they will be addressed.

TD called for a motion to adjourn. MS seconded. The meeting was adjourned at 8:37 pm.