DRAFT

Town of Lenox

Planning Board

Via Zoom

April 7, 2020

**Members present:** Chair Pam Kueber (PK); Kate McNulty-Vaughan (KMV); Jim Harwood (JH); Tom Delasco (TD); Kameron Spaulding (KS)

**Staff Present:** Jessica Cote (JC)

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

* Form A Submission from Howard Markman
* February 25, February 27 & March 10 minutes for approval

PK opened the meeting at 6:00pm, stating that pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to and/or view this meeting while in progress may do so by dialing into the meeting using the login information in the meeting notice. The Planning Board recorded the meeting.

**1.    Form A submission review for 8 Bishop Estate Road, Howard Markman**

* JH stated has a client that is 5 Bishop Estate. He does not believe it is a conflict but will abstain from the decision.
* Howard Markman explained the combining of the two lots. Purchased lot #20 which had an easement for part of lot #19. He then purchased lot #19 so that no one would build next to his house that he purchased; Mr. Markman will not be building on this lot so he would like to combine the two lots.
* PK states the three conditions that need to be met: (1) Lot must be on a real way -- and the lot is on both Old Stockbridge Road and Bishop Estate Road. (2) The new lot meets the minimum frontage requirements per the ZBL -- which the new lot meets. (3) There is vital access to the lots -- and the lot is on a true way and you can get into the lot via Bishop Estate Road.
* Board discussed that applicant meets all requirements.
* TD moves to endorse ANR as presented. KMV seconds. All in favor 3-0. Roll Call: PK: aye, TD: aye, KMV: aye, JH abstains due to potential conflict of interest.

**2**.    **Approve minutes for February 25, February 27 & March 10**

* KMV moves to accept February 25, 2020 minutes as amended. KS seconds. All in favor 4-0. Roll Call: PK: aye, TD: aye, KMV: aye, KS: aye. JH abstains.
* KS moves to accept February 27, 2020 minutes. KMV seconds. All in favor 3-0. Roll Call: PK: aye, KMV: aye, KS: aye. TD abstains. JH abstains.
* KS moves to accept March 10, 2020 minutes as amended. JH seconds. All in favor 3-0. Roll Call: PK: aye, KS: aye, JH: aye. KMV abstains. TD abstains.
* Board discussed more meetings during the stay at home order per the Governor. It was determined that the Board will hold another meeting on April 28, 2020. The Board agreed that it did not want to work on any bylaws that they thought would be considered “controversial,” since it’s best to do those when the public can be in attendance so that there is good interaction. Given this, the Board decided to begin working remotely on the two bylaws previously identified as currently out of compliance with state law – Agricultural Uses and Educational & Religious Uses; it was agreed that in general these were not likely to be controversial

Meeting closed @ 6:38pm. XX motioned and XX seconded. Passed unanimously 5-0.