

**Lenox Zoning Board of Appeals  
Meeting Minutes  
September 4, 2019  
Land Use Meeting Room**

**Members present:** Robert Fuster (RF); Robert Fuster Jr. (RFJr); Albert harper (AH); Ned Douglas (ND); Cliff Snyder (CS)

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

**Other Members of Public:**

RF opened the meeting at 7:03pm.

**7:00 PM 21 High Street (Map 44, Parcel 35) Special Permit** (Section 6.2.1 of the Lenox Zoning Bylaw), to allow for the conversion of a single-family home to a two-family (duplex) home.

- RF stated that the petitioner is not present for the hearing.
- Lenox Land Use Assistant reached out to the applicant via email and phone with no response.
- Board discussed next steps. AH would like to close the hearing and request petitioners resubmit application. RFJr agreed with AH. The board discussed their concerns and confusion on who actually owns the property. Application states Raymond Velez owns the property however the property record card states that a renovation company owns the property. The Board also discussed that the petition does not have enough information for standards of a Special Permit.
- RFJr moved that any consideration of this petition must be accompanied by a new application. Seconded by ND.

**Approve Minutes:**

August 21, 2019 – Approved by consensus.

**RFJr moves to close the meeting. AH seconds. All in favor 5-0. Meeting closed at 7:08pm.**