

FINAL AS APPROVED

Town of Lenox
Planning Board
Lenox Town Hall
November 12, 2019

Members present: Chair Pam Kueber (PK); Kate McNulty-Vaughan (KMV); Jim Harwood (JH)

Absent with Notification: Tom Delasco (TD)

Absent without Notification: Kameron Spaulding (KS)

Others present:

List of documents provided for this meeting:

- November 12, 2019 agenda
- October 22, 2019 minutes for approval
- Master Plan Land Use Ranking Spread Sheet

PK opened the meeting at 6:15pm.

1. Approve minutes for October 22, 2019

- Board deferred meeting minutes until the next meeting.

2. Debrief on Special Town Meeting, bylaw development process, next steps

- KMV believes it was helpful that both Jim and Pam were presenting on the stage and it helped that there was a clear spoken support from the Board of Selectman and the Planning Board had the ability to be responsive at the microphone during the meeting to help voters have a better understanding of the issue at hand.
- PK stated that when a controversial issue is on the floor at a town meeting for vote it may be best to have two presenters.
- The Board agreed that the post cards were a good choice and that the communication with the Select Board was important and positive feedback from the Selectmen.
- Ariel Smith from the audience stated that the slides presented at the Town Meeting were informative and helpful in understanding the STR bylaw.
- PK stated that the Board may have cut it close on the deadlines and meeting deadlines for the submittal of the bylaw for Town Meeting. Board should try to build in advanced time for their timeline leading up to Town Meetings.

3. Continue work on draft Land Use section of Master Plan; include feedback from Hazard Mitigation citizen planning session

- Board reviewed the document provided (Master Plan Land Use Ranking Spread Sheet).
- JH suggested changes to the priority groupings of the document stated above.
- KMV stated that the Land Use section of the Master Plan may want to show more of the things that you can do rather than the things you can't do as it pertains to the zoning bylaw. KMV wants to change it around to the affirmative to state the things you can do.

- JH gave the example of the possibility of creating a Business Improvement District in Lenox Dale where there was some incentive to bring businesses to that area of Lenox. A way to positively encourage businesses to move into Lenox Dale.
- PK explained to the Board that during the Hazard Mitigation Planning meeting it was stated that the east side of Crystal Street is a flood zone, which needs to be taken into consideration for future planning.
- Board discussed other options for Lenox Dale and how to promote the village within the Land Use Section of the Master Plan.
- Board will ask Gwen Miller, Town Planner, about a wetlands local bylaw and if the Town needs this type of bylaw.
- Through discussion the Board asked themselves “Are there very specific needs in Towns that are unmet or emerging and how can zoning meet those needs?”
- Part of the purview of the Board is helping the Town decide if there is purchase of land that can benefit the Town, and JH raised the idea of Brushwood Farms and what may be able to happen on that site with a public/private partnership and the Town acting as catalysts.
- The Board discussed diving into solar zoning bylaws and determines if there are other parcels within the Town that would be available to solar.
- PK will send Master Plan Land Use Ranking Spread Sheet document to the Board and the Board will review before the next Planning Board meeting.\

4. Discuss status of BRPC District Local Technical Assistance grant work on three bylaws –Agricultural Uses, Educational and Religious Uses, and Wireless Telecommunications Overlay District --and next steps

- PK spoke with Town Planner, Gwen Miller, and Gwen stated that she is on board to review BRPC’s recommendations to fix the Wireless Overlay, Agricultural Uses, and Educational and Religious Uses bylaws, and then recommend next steps to the Board.
- PK underscored that there is a strong desire among stakeholders in Town to get the wireless telecommunications overlay district bylaw updated to help improve cellular service within Lenox. PK asked for Board agreement to have Gwen take the lead in determining the next step in the process on these three bylaws, and they agreed.

5. Discuss agenda for Nov. 26—including whether to change 2nd November meeting date to Nov. 19 instead

- JH motions to cancel November 26th meeting. KMV seconds. All in favor 3-0.
- Next meeting will be Dec. 10.

Meeting closed @ 7:45pm JH motioned and PK seconded. Passed unanimously 3-0.