

Town of Lenox
Planning Board
Via Zoom
February 23, 2021

Members present: Chair Pam Kueber (PK); Vice Chair Tom Delasco (TD); Kate McNulty-Vaughan (KMV); Lauryn Franzoni (LF)

Absent Without Notification: Jim Harwood (JH)

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

List of documents provided for this meeting:

- February 23, 2021 Agenda
- 275 Main Street Form A
- Proposed Agricultural Uses Bylaw
- Proposed Agricultural Uses Bylaw Overview
- 2_28 All Goals Spreadsheet
- DLTA 21 – Requests for applications (complete)

PK opened the meeting at 6:00pm. The meeting was recorded via Zoom.

1. Public Comment

- No public comment.

2. Review / Endorse Approval Not Required application for 83 Brown Street., Lenox

- The address for this ANR was not properly stated on the agenda.
- Applicant agreed to move this ANR to the next scheduled meeting so that the agenda item reflects the correct address as 83 Yokun Ave.

3. Review / Endorse Approval Not Required application for 275 Main Street., Lenox

- Pat McColgan from Taconic Land presented the Form A/ANR and the survey plan with two lots being combined at 275 Main Street.
- TD moves to endorse the ANR as presented. LF seconds. All in favor by roll call: PK: Aye; TD: Aye; KMV: Aye; LF: Aye.
TD, KMV, LF to sign ANR in Town Clerk's office.

TD moves to close the public meeting and open the public hearing for the proposed agricultural bylaw with the intention of returning to the public meeting after the public hearing for agricultural. LF seconds. All in favor by roll call: PK: Aye; TD: Aye; KMV: Aye; LF: Aye.

4. Public Hearing – Proposed Agricultural Uses Bylaw

- PK brought up a question to the PB that the zoom information was hard to find on the Town Calendar on the Town website. However, agenda was on the Planning Board page. Concerned that people went looking for Zoom information and didn't find it, PK suggested either to review the proposed bylaw and then continue the hearing to the next meeting on March 9th or the PB could continue the entire public hearing until March 9th. The Board decided to review the proposed bylaw as a run through and continue the hearing on March 9th.
- PK reviewed the Agricultural Uses Bylaw overview on why there are changes being proposed, and explained the proposed Agricultural Uses bylaw in full to members of the public on the call. She has received several suggested changes from the Board of Health.

PK opened the floor to members of the public for discussion:

- Ed Lane, Crystal Street, stated that the bylaw was well thought out and incorporated everything needed. Ed brought up one question in reference to parking when it comes to neighborhood farm stand and if there is any way to address in the bylaw.
- Tom and Dianne Romeo, Reynolds Street, asked questions in reference to Right to Farm provisions in communities and why roosters are only allowed on five acres or more (PB clarifies that it is a three acre threshold).

KMV moves to continue public hearing on the proposed bylaw to March 9, 2021 at 6:10 pm and LF seconds. All in favor by roll call: PK: Aye; TD: Aye; KMV: Aye; LF: Aye.

5. Report from Chair

March 1 -- Next Master Plan community session—7 p.m. – Historical & Cultural Resources, Transportation, Services & Facilities, Housing.

March 3 -- Discussion with Zoning Board on Agricultural Uses bylaw, and discuss process moving forward for reviewing SP/Variance applications as filed.

- PK contacted ZBA Chair Robert Fuster, Jr., to share agricultural uses bylaw changes during a ZBA meeting.
- PK will be put on next available agenda for the ZBA.
- Land Use Asst. Jes Cote sent the proposed bylaw to members of the ZBA for feedback for the PB.
- JC will send notices of SP and Variance applications to PB members for review during their next meeting. The goal is to strengthen communication between the Boards.

March 9 – Forest Wilde will meet with Board to discuss their plans/site plan for proposed Adult Use marijuana retail sales and manufacturing in Lee on Route 20 next to Lenox Town Beach on Laurel Lake. The PB will discuss next steps including whether to provide comments to Lee Select Board (Special Permit Granting Authority) (meeting date pending).

Correspondence

- Moving forward, JC will compile correspondence (public notices) from neighboring towns and scan and send to PK each week if there is need for discussion with the Lenox PB.

6. Discuss application/decide focus area for District Local Technical Assistance from the state/Berkshire Regional Planning Commission.

- TD pointed out that the application due date is due in two days, February 25, 2021. PK explained why this came to Board late (a previous plan to use the assistance for Master Plan was deemed unnecessary) and that Town Planner GM was prepared to submit an application on short notice.
- Board discussed DTLA application and recommended that GM submit an application for assistance with the Niagara Mill in Lenox Dale in reference to feasibility and next steps for redevelopment of the site.

7. Wireless Communications – Update on discussion with consultant about large wireless infrastructure portion of bylaw

- LF updated PB about the large wireless infrastructure bylaw.
- LF reviewed questions from minutes from previous PB meeting which were answered during her meeting with the consultant.

LF moved to close the meeting at 8:03. TD second. All in favor 4-0.