

Planning Board  
Meeting Minutes  
February 9, 2021

**Documents Available:** Agenda, minutes, draft wireless bylaw, Annual Report draft

**Members Present:** Pam Kueber, Tom Delasco, Kate McNulty-Vaughan, Lauryn Franzoni

**Absent:** Jim Harwood

**1. Minutes -- Approve meeting minutes for Jan. 12, 2021**

Tabled until next meeting.

**2. Public Comment**

No members of the public were present.

**3. Review/approve Annual Report to Town Meeting**

Approved by consensus with several edits.

**4. Review comments to Master Plan Land Use draft from community session Feb. 8**

GM provided an update from the previous evening's Master Plan meeting. She noted the land use discussion focused on:

- Lenox Dale—use of industrial zone as “employment area” or as open space and rec with development and re-development focused to the south; discussion also of access to Housatonic River and creation of “Riverwalk.”
- Housing opportunities—focused on C-3A “Gateway,” Village center and Lenox Dale;
- Connectivity, open space and recreation within and between neighborhoods—Laurel Lake, Lenox Dale, et al.

TD described challenges with active rail, and shared detailed information about specific parcels.

Economic development discussion focused heavily on remote workers and employment opportunities.

**5. Wireless Communications – Discuss Board comments on draft:**

The Board discussed specific questions related to the small wireless bylaw:

- a. Who would develop and maintain the design handbook?
- b. Who will be the final decision maker?

- c. Can we get a mock-up of where small-wireless facilities will be placed in the public right of way?
- d. Can we get a mock-up of where towers can go?
- e. In definitions section: what does mobile mean in “wireless services?”
- f. Can town actions be better called out in section? Particularly 8.15.17—can these subsections be bulleted?
- g. When will group discuss with HDC? After PB reviews procedure manual and design guidelines.
- h. Dispute Resolution—is this boilerplate? Does it mean it’s not appealable?
- i. Exceptions to Applicability--

**6. Review and discuss how Special Permits and Variances are handled by the ZBA -- Planning Board role.**

Group discussed going forward:

- PB to have standing agenda item to note upcoming ZBA Special Permits/Variances; send letter or attend hearings to provide PB guidance.
- Maintain clear zoning bylaw language:
  - Specific areas to revise: Short-Term Rentals and Inclusionary zoning bylaws.
- Seek ZBA input on draft bylaws prior to bringing to Town Meeting for adoption.

**7. Updates:**

1. Agricultural bylaw Public Hearing date set for Tuesday, Feb. 23, 6 p.m.
2. Master Plan – Update / community sessions are scheduled, draft is online. (Details here.) Upcoming Master Plan sessions, all via Zoom – All PB members may participate but may not deliberate as a Board:
  1. March 1 -- 7 p.m. – Historical & Cultural Resources, Transportation, Services & Facilities, Housing.

**8. Correspondence:**

- no correspondence of interest

**9. Updates on board and committee assignments and affiliations**

PK suggested the Lenox Planning Board review the plans for the marijuana retail and manufacturing establishment proposed at the Cork & Hearth restaurant site in Lee, next door to the Lee Town Beach.

The meeting adjourned at 7:45 p.m.