

Town of Lenox
Planning Board
Lenox Town Hall
January 14, 2020
Approved Feb. 11, 2020

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

List of documents provided for this meeting:

- January 14, 2020 agenda
- October 22, 2019 and November 12, 2019 minutes for approval
- Master Plan Land Use Ranking Spread Sheet

PK opened the meeting at 6:00pm. Meeting was recorded by the Planning Board.

1. Approve minutes for October 22, 2019 and November 12, 2019

- KMV moves to accept October 22, 2019 minutes as amended. JH seconds. All in favor 4-0. KS abstains.
- KMV moves to accept November 12, 2019 minutes as amended. JH seconds. All in favor 3-0. KS and TD abstain.

2. Continue work on Master Plane Land Use Section

- The board looked at the master list of ideas suggested as possible Land Use priorities moving forward and worked on Priorities 1 and 5. Board (acting as the Core Assessment Team for this chapter of the Master Plan) made an initial selection of strategies and action items to prioritize. The Board tried to focus on actions possible under the purview of the Planning Board. The top-line strategies selected as follows; there are additional, more detailed action items under each goal in the longer plan being captured as part of this process. After the Planning Board finalizes its work on all the recommendations, the draft will go to the Master Plan Steering Committee for review (currently slated for late March), and then to the public process.

Recommendations Land Use Priorities #1 and #5 agreed upon at this meeting:

PRIORITY #1 – Protect our natural, historic, and cultural resources and small-town way of life.

Strategies:

1. Support the specific recommendations made in the other six chapters of the Master Plan to add or amend zoning that will further protect our natural, historic and cultural resources and small-town way of life.
2. Develop a strategic plan for land use planning and land acquisition that aims to balance preservation of natural, historic and cultural resources with economic development.

3. Help take the lead in moving projects along for key parcels – lead public/private efforts e.g. Brushwood Farms

PRIORITY #5 – Strengthen Lenox Dale living, business and recreational environment

Strategies:

1. Resolve future of Niagara Mills site
2. Increase village center housing opportunities
3. Make a 25-year plan for Lenox Dale in particular incorporating residents' aspirations for the Industrial Zone.
4. Implement Complete Streets and walk audit recommendations to increase walkability in Lenox Dale

3. Discuss Shakespeare project and possible involvement

- Board discussed the possible projects that may be happening at the Shakespeare property. At the current moment, the owners do not know what project may transpire on the property and technically the PB does not need to be involved until the owners come before the Board, but PK asked to get with Shakespeare & Co. and let them know we are interested in getting an update on what they are thinking about if they think that would be of assistance.

4. Committee/board updates - highlights

- PK let the Board know that she will provide a draft of the Planning Board letter for the Annual Town Report.
- TD let the Board know that CPC meets on January 27th to give final approval on the CPC projects that will go to the Annual Town Meeting in May.

5. Discuss 114 Main Street / Winstanley project and possible comments to Zoning Board

- TD recused himself from this discussion as he is a direct abutter, and departed the meeting.
- Board discussed the proposed project at 114 Main Street and next steps in regards to submitting a letter of correspondence to the ZBA.
- PK said that in advance of tonight's meeting, she called the applicant of 114 Main Street (Nathan Winstanley) to let him know about this agenda item and that he had the opportunity to attend the meeting, and the applicant chose not to attend.
- KMV and KS disclosed that they did the Site Visit on January 7th.
- JH disclosed that he had been approached about buying the property and after meeting and reviewing it, he decided not to move forward.
- JH has concerns that the proposed project completely ignores part of the ZBL, 9.8 Residential Inclusionary Development and its requirements.
- KMV believes the Board needs the ZBA to understand the need of affordable housing within the Town.
- The Board believes it is very clear that section 9.8 of the ZBL applies to the ZBA application.
- Board agreed to send a letter to ZBA outlining its concerns and recommendations. JH to draft the letter, work with PK on edits.

- The Board will attend the ZBA hearing on January 28th.

Meeting closed @ 8:25pm KS motioned and JH seconded. Passed unanimously 4-0.