

DRAFT
Town of Lenox
Planning Board
Lenox Town Hall
January 23, 2020

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

Absent with Notification: Tom Delasco (TD)

Absent without Notification:

Others present:

List of documents provided for this meeting:

- Draft letter to Zoning Board on 114 Main Street / Winstanley project.

PK opened the meeting at 4:35pm.

1. Discuss/finalize draft comments to Zoning Board on 114 Main Street / Winstanley project.

- The board worked through the draft of the letter to the ZBA.
- KS stated that after he looked at section 9.8 of ZBL he is not completely sure that section applies to this project. KS believes that bylaw should be changed but how it is written now leads him to believe the bylaw does not apply to this project. KS believes it comes down to the language that is used within the bylaw, such as “residential use” which is stated through out section 9.8 of the Lenox ZBL.
- JH believes that section 9.8 of the Lenox ZBL applies to the project. He referenced that in section 9.8.3 the bylaw states that “in all zoning districts, the following regulations shall apply to residential development in Lenox.” Meaning that the residential component of this project falls under this section of the ZBL and that the project needs to provide affordable housing.
- KMV provided language to the board to include in the letter.
- JH moves to issue a letter to the ZBA that indicates that section 9.8 of Lenox ZBL applies to this project. KS seconds. Passed 3-1.
- The board worked through the final language of the letter to submit to the ZBA.

Meeting closed @ 5:00pm. KS motioned and JH seconded. Passed unanimously 4-0.