

Town of Lenox  
Planning Board  
Lenox Town Hall  
January 28, 2020  
Approved Feb. 11, 2020

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

**List of documents provided for this meeting:**

- January 28, 2020 agenda
- Master Plan Land Use Ranking Spread Sheet
- Draft Master Plan suggested priorities for Lenox Dale

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

**1. 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 Priority #2. 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 #2 agreed upon at this meeting:

**PRIORITY #2** – Anticipate and address new needs brought on by climate change.

Strategies:

1. Carefully consider new development proposals in the face of climate change, finite land supply, and quality of life.
2. Review siting and zoning for commercial ground mounted solar installations and consider building in incentives to promote solar adoption by both commercial and residential users and build them into our bylaw(s).
3. Support recommendations identified in 2020 Hazard Mitigation Plan.
4. Consider transfer of development rights incentives, such as allowing builders greater density/more units if at the same time they invest in open space preservation elsewhere.
5. Fix legal deficiencies in agricultural bylaw.
6. Update Estate Preservation bylaw to better allow for adaptive re-use in line with other elements of the overall Master Plan.
7. Look at zoning to identify ways to incent/ease the ability to do adaptive reuse.

**2. Review and approve annual written report to Annual Town Meeting.**

- Board reviewed the written report for the Annual Town Meeting.
- Board will approve at the Planning Board meeting on February 11, 2020.

**3. Discuss comments that may be made at ZBA meeting to follow.**

- Board discussed strategy to present their interpretation of the bylaw in regards to the proposed project at 114 Main Street.

**4. Planning Board to continue its meeting by moving to the Town Hall Auditorium to attend and comment on the ZBA meeting considering the Special Permit application for 114 Main St.**

Meeting closed @ just before 7 pm – Board agreed it will not reconvene after the Zoning Board meeting. KS motioned and JH seconded. Passed unanimously 4-0.