

Town of Lenox  
Planning Board  
Lenox Town Hall  
March 10, 2020

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

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

- January 23, 2020 Minutes for approval
- February 11, 2020 Minutes for approval
- Current Agricultural and Educational/Religious zoning bylaws

PK opened the meeting at 6:15pm. It was announced that the Planning Board is recording this meeting.

**1. Approve Meeting Minutes**

- Jan. 23, 2020 – KS moves to approve, JH seconds. All in favor 3-0.
- Feb. 11, 2020 – JH moves to approve, KS seconds. All in favor 3-0.

**2. Master Plan -- Continue work on Land Use section of Master Plan**

- Gwen Miller, Town Planner, is going to do more work on this section of the Master Plan. GM stated that the current section sounds more like a work plan for the Planning Board.
- PB is waiting for feedback from GM and the Consultants before moving forward.

**3. Update on Zoning Board March 4 hearings on 29 Kemble Street Short-Term Rental Special Permit application and on Blantyre application; discuss whether any Planning Board follow up is advised**

- PK would not like to talk about Blantyre. The applicant did not know they were on the schedule for the Planning Board as there was not enough time to reach out to the applicant. JH is recusing himself from discussion because he has worked with Blantyre in the past. KS has to recuse himself as well with Blantyre as he has agreed to do a marketing plan for the new Blantyre Resort.
- KS has pointed out that the no one can apply for a Special Permit for a Short-Term Rental yet because they are approved by AG but there is a review period after approval therefore no one can apply for a Special Permit, per what the Planning Board believes the statute states. PK said she would check into this with the Town Clerk. [Chairman’s note: After the meeting, PK did check with the Town Clerk on this issue, and it was determined that per state law MGL c 40 sec. 32, Lenox’s Short-Term Rental law was approved by the Attorney General and therefore is in effect; the review period thereafter is part of “perfecting” the bylaw but does not affect its start-date.]

- KS stated that because a STR is an additional use, the applicant would need to meet the parking requirements for their home use as well as the secondary use. Therefore, an applicant would need more parking spaces.

**4. Review consultant's recommendations to address legal deficiencies in 5.2 Agricultural Use Table – tentative item for November Special Town Meeting; also look at 5.4; decide options and next steps and review consultant's recommendations to address legal deficiencies in 8.6 Educational and Religious Uses – tentative item for November Special Town meeting; discuss options and next steps**

- Board discussed this briefly but determined to work on it more in the future when other members are present.

**5. Executive session: To review/approve Feb. 11 executive session meeting minutes**

KS moves to go into executive session to approve minutes from February 11 Executive Session – Planning Board appeal for Special Permit granted to 114 Main Street. JH seconds. Chair declares that meeting will not reconvene in open session. Roll Call: KS – yes. PK – Yes. JH – Yes. the Chair declares that an open meeting may have a detrimental effect on the bargaining/litigating position of the body.

**Meeting closed @ 7:23pm KS motioned and JH seconded. Passed unanimously 3-0.**