

Final as approved July 6, 2021

**TOWN OF LENOX  
PLANNING BOARD  
June 22, 2021 Minutes**

In attendance: Pam Kueber (PK), Tom Delasco (TD), Kate McNulty-Vaughan (KMV), Lauryn Franzoni (LF)

Absent with notice: Jim Harwood.

Also in attendance: Jes Cote (JC), Land Use Clerk; Anthony Lepore (AL), Cityscape Consulting

Meeting was recorded on zoom.

Documents:

- Agenda for June 22 meeting
- Wireless bylaws – 3 latest drafts; 3 showing earlier markups
- Consolidated list of questions for Cityscape
- Calendar to Nov. Town Meeting
- Minutes June 8
- PB to-do items in Master Plan
- Cronin v. Town of Lunenburg legal case

**Minutes for June 8, 2021** – LF moved to approve, TD seconded, 3-0 aye, KMV abstain (absent from meeting).

**Discuss final preparation for Town Meeting on June 29; note also Articles 17 and 18, which involve open space in Open Space Residential Development and ANR previously approved by the Planning Board** – Regarding agricultural bylaw presentation, JC reported she had printed 150 copies of the handout. PK to present at Town Meeting, using the handout as a guide, with agreement that other Board members can help if any questions come up that she cannot answer. TD asked whether bylaw was being presented in parts rather than a whole. Answer: As a whole. Brief discussion about whether the Board wanted to be prepared to offer amendments if any particular portion, e.g. Neighborhood Farm Stands, received push back; Board agreed to proceed in support of the bylaw proposal as a whole. Regarding Articles 17 and 18, PK clarified that proposed conservation “land swap” included open space that was part of the Open Space and Residential Development approved by the Board a few years ago, and that Town Manager Ketchen had said this worked out well for the town given the desire to sell conservation land to The Mount. That is, the number of acres of conservation land cannot decrease, so the Town’s acceptance of the OSRD land would offset the Town’s sale of the other property (Chapter 97).

**Review/discuss updated documents and next steps in work on Wireless Communications**

**bylaw** – Mr. Lepore joined the meeting at approximately 6:15. The Board spent majority of meeting discussing the questions highlighted in the consolidated list of questions for Cityscape. Several amendments were agreed to. Several issues were discussed so that the Board better understood technical issues related to wireless infrastructure, legal questions around certain recommendations, and structure and content of Specifications Manual. The Board got through about half the questions. It was decided to have an extra PB meeting on Tuesday, July 6 at 6 p.m. to go through the rest as a group. AL also will look at non-highlighted questions and craft responses or make amendments, as required. PK also noted that she had spoken with Historic District Commission Chair Jason Berger about elements of the proposed bylaws and Manual that would require HDC sign-off; he was very appreciative and said that when the document is ready for their review either he or the HDC would be prepared to review and approve it promptly. It was also agreed that it will be important for the Town to have its processes, timeline (shot clock), and documents ready or well in development in alignment with Town vote on bylaw; as soon as our documents are mostly complete, we will invite DPW Superintendent Billy Gop to our meeting to discuss and hand off these Town administrative issues – BG can advise whether/when to involve Town Manager Chris Ketchen.

Lauryn Franzoni informed Board she is planning to move out-of-state and as such, will need to leave the Board. She is not sure how soon the move will occur. The Board agreed it would be sad to lose her, she has made significant contributions to the Planning Board. PK suggested we start thinking about whether we knew anyone who might like to fill the spot, which will be appointed by BOS/Planning Board.

Meeting ended at approximately 8:15 p.m.

Respectfully submitted,

Pam Kueber

June 23, 2021