

The Commonwealth of Massachusetts
TOWN OF LENOX

Filing fee is due with the petition. If hearing expenses exceed this amount the Zoning Board of Appeals will bill the petitioner.

The undersigned hereby petitions the Town of Lenox Zoning Board of Appeals for:

- A Special Permit for exception under the provisions of Section _____ of the Town of Lenox Zoning By-Law.
- A Variance from the following provisions of Section 7.8.b of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):
Please see attached letter for a description of proposed use.

For premises:

Owner of Record PLH Vineyard Sky LLC

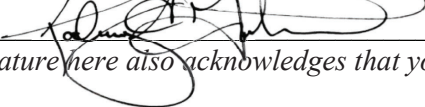
Address 222 South 9th Street Suite 1600, Minneapolis, MN 55402

Map and Parcel 8-96-0

Zoned as West side of property is R-1A East side of property is R-I

Deed Reference Book 6636 Page 140

(This information is available from the Assessor's Office or townoflenox.com in the Property Assessments-Online Database section.)

Petitioner 
(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)

Address (Mailing Address) 222 South 9th Street Suite 1600, Minneapolis, MN 55402

Telephone Number 860.932.3086

Email address rodney.galton@ecosenergy.com

Date March 18, 2022

222 South 9th Street #1600
Minneapolis, MN 55402
Phone: 860.932.3086
E-mail: rodney.galton@ecosrenewable.com
March 18, 2022

To: Zoning Board of Appeals
Town of Lenox
6 Walker Street
Lenox, MA 01240

Re: 383 Housatonic Street – Variance Request

Dear Board Members,

PLH Vineyard Sky LLC, (PLH), hereby requests a variance from section 7.8.b of the Zoning Bylaws which allows for only one curb cut per property. There is a dwelling located on the property, located on the western portion of the property and agricultural fields located on the eastern portion of the property. It is our intention to utilize the agricultural fields to support other divisions of our company.

The property has frontage on two public ways, Housatonic Street and Willow Creek Road. The access for the property is currently located at 383 Housatonic Street, however, to access the agricultural fields from Housatonic Street vehicles and equipment would need to cross a bordering vegetated wetland. In July of 2020 PLH submitted a Request for Determination to the Conservation Commission regarding the agricultural fields. The Commission returned a positive determination and therefore, we could not utilize the existing agricultural drive on the site to access the fields located in the eastern portion of the site. In February of 2022, the Planning Board did not endorse an Approval Not Required application to create an additional lot along Willow Creek Road due to the insufficient frontage within the Industrial zone.

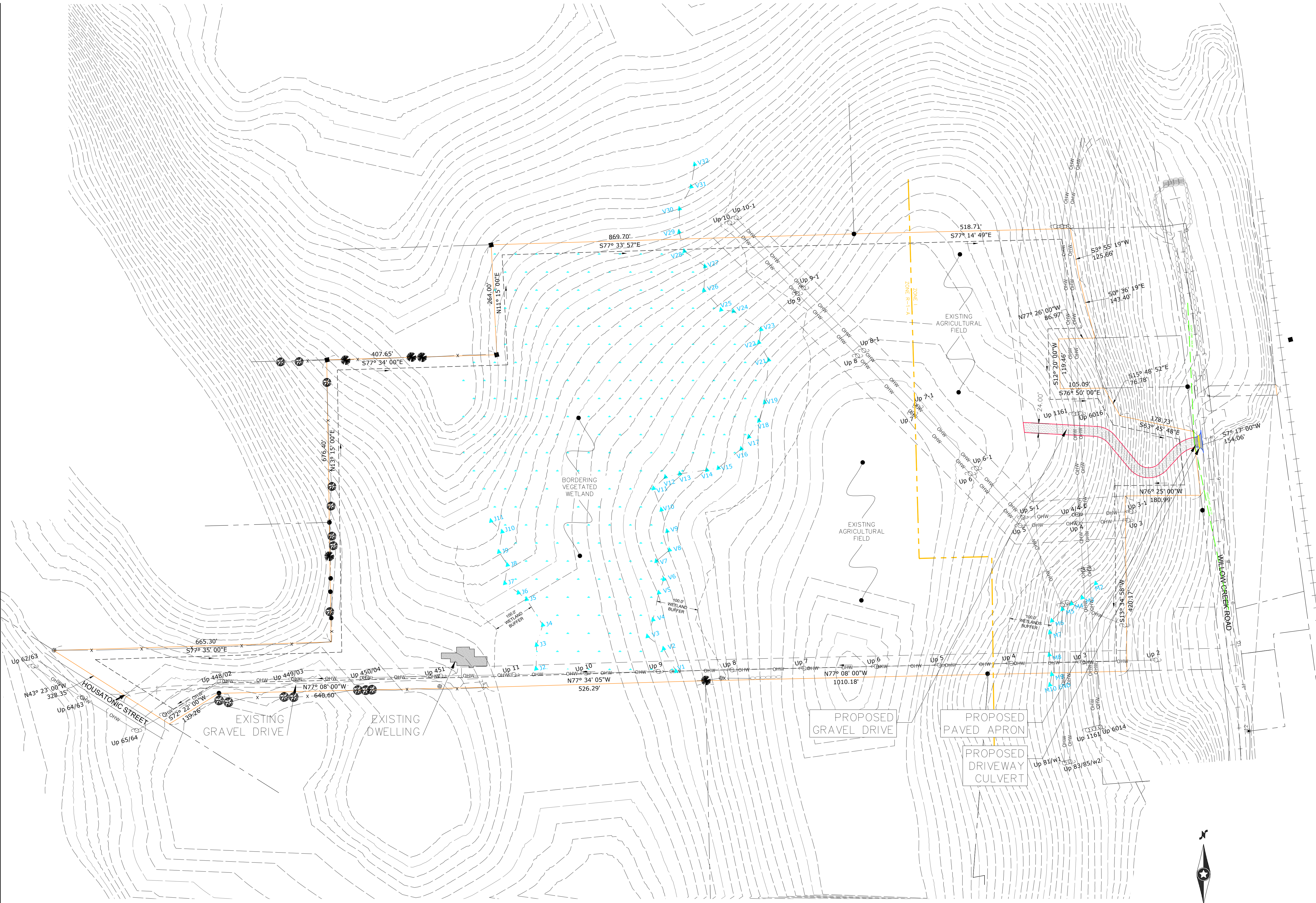
For PLH to gain permanent access to the agricultural fields located in the eastern portion of the property a second access is needed. The plans show the proposed layout of the driveway as well as the areas that are currently in agricultural use. It is our plan to utilize this access to support farming activities.

Thank you for considering this request.

Best regards,



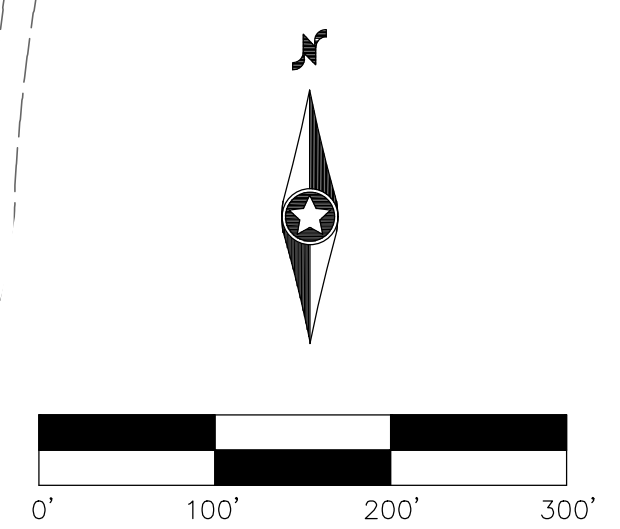
Rodney Galton, PE CPESC
Senior Project Manager



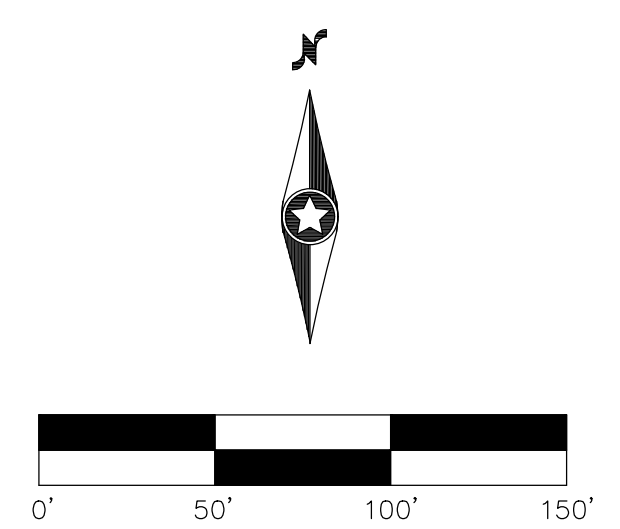
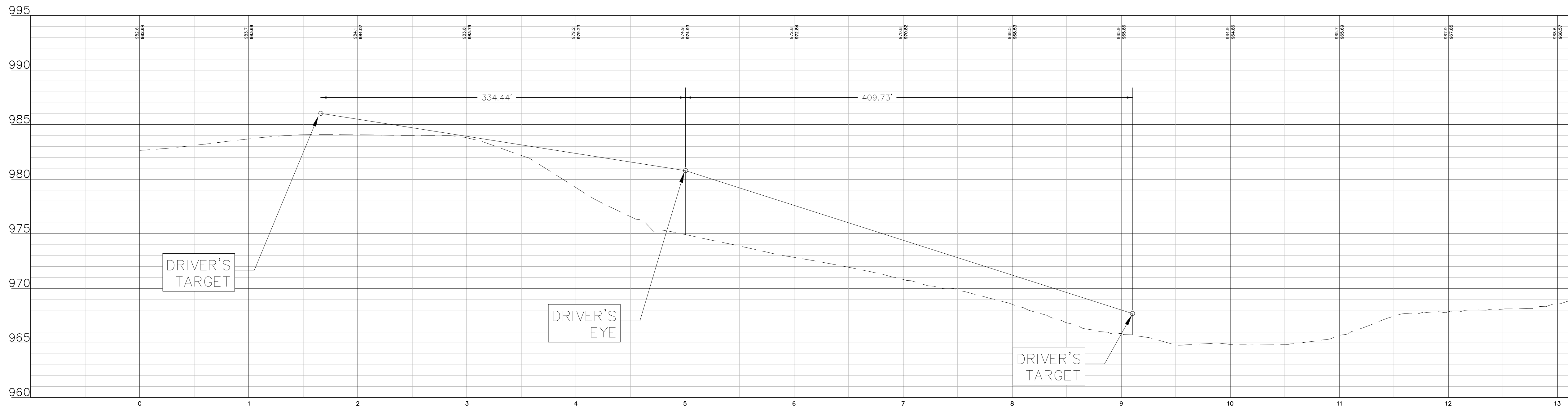
REVISION LOG:

LENOX FARM
 PARCEL # 8-96-0
 383 HOUSATONIC STREET
 LENOX, MASSACHUSETTS 01240
 BERKSHIRE COUNTY

PROPOSED ACCESS



REVISION LOG:



LENOX FARM
PARCEL # 8-96-0
383 HOUSATONIC STREET
LENOX, MASSACHUSETTS 01240
BERKSHIRE COUNTY

WILLOW CREEK PROFILE

Sheet:

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