

**Lenox Zoning Board of Appeals  
Meeting Minutes  
March 18, 2020  
Lenox Town Hall**

**Members present:** Robert Fuster Jr. (RFJr); Albert harper (AH); Clayton Hambrick (CH); Cliff Snyder (CS); Ned Douglas (ND)

**Staff Present:** Land Use Assistant, Jessica Cote (JC)

RF opened the meeting at 7:30pm. The meeting was recorded by the ZBA.

**7:30 PM 374 Pittsfield Road (Map 49, Parcel 20) Site Plan Review Waiver.**

- Darren Lee, Esq., representing the applicant Dr. Lauren Ballinger.
- Mr. Lee explained the change of use at the current Different Drummer retail store to a pediatric dentistry.
- A professional office is by right in the C1A district. Mr. Lee's client plans to stay within the existing footprint and renovate the interior of the building. Will have exterior paint change and will seek building permits if Site Plan Review is waived.
- Zoning requires 12 off street parking spaces based on the 3600 square foot size which are available on the property. Mr. Lee shared an aerial shot of the property which shows a total of 22 parking spaces.
- The change to a pediatric dentistry will results in less traffic than a retail establishment per the petitioner which will be less impactful to the area.
- CS asked if there will be only one dentist and Mr. Lee replied that yes, it will only be Dr. Ballinger and possibly a few dental hygienists.
- AH doesn't agree with the meeting not being noticed to abutters, however in section 3.5.3 of the Lenox ZBL the Zoning Board of Appeals may way Site Plan Review at any regularly posted meeting in which this meeting was posted on March 16, 2020.
- ND moves and CH seconds to grant waiver. All in favor 5-0.

**Other Business:**

- Due to the current health climate with COVID-19 the Board discussed pending/continued/schedule hearings.

**RFJr moves to close the meeting. AH seconds. All in favor 5-0. Meeting closed at 9:46pm.**