

**Town of Lenox
Zoning Board of Appeals
October 21, 2020
7:00 p.m. via Zoom**

Members Present: Robert Fuster Jr (RFJ); Albert Harper (AH), Kimberly Duval (KD), Shawn Leary Considine (SLC); Ned Douglas (ND)

Staff: Jessica Cote, Land Use Assistant

RFJ opened the meeting at 7:02pm.

1. 90 Pittsfield Road – Special Permit Renewal Request

- Paul Pecken (PP), representing the applicant Crown Castle, explained the reason for the Special Permit renewal. Per the last Special Permit, five years ago, the ZBA wrote a condition in the Special Permit requesting Crown Castle to renew the Special Permit after five years.
- PP reviewed all materials supplied to the ZBA including: RF transmissions, lease process for the tower and any future plans.
- AH asked if the ownership has changed in the last five years. PP replied the ownership has not changed.
- AH asked if there would be new carriers added to the Tower. PP replied not at this time.
- RFJr asked if they plan to sublease the tower. PP replied that they would not sublease the tower. They would be the longer-term holder of the tower.
- PP stated that anything that is put on the tower complies with all state, local and federal regulations.
- SLC asked if all the conditions that were set in the original Special Permit have been met. AH replied that he reviewed the entire Special Permit granted five years ago and that all conditions have been met.
- SLC moves to adjourn the public hearing. ND seconds. All in favor 5-0.
- SLC moves to grant Special Permit renewal. KD seconds. All in favor 5-0.

2. 132 Lime Kiln Road – Special Permit Request

- Mark Smith, designer of the project, presented the Special Permit request to infill a current patio on the property to create an art studio for the owner. This will result in connecting the main house to a storage shed on the property to create one dwelling on property.
- MS stated that the topography of the property is not very forgiving and where the proposed construction is located is the only place on the property to build. There will be a means of egress and ingress in the new construction.
- The dwelling on the property is currently nonconforming and the new construction will keep the property nonconforming.
- ND moved to adjourn the public hearing. SLC seconds. All in favor 5-0.
- The Board discussed the topography of the property, the nonconforming nature of the property as well as access to the new construction.
- AH moves to grant Special Permit. KD seconds. All in favor 5-0.

RFJr moves to adjourn at 8:00pm. SLC seconds. All in favor 5-0.