

## Zoning Board of Appeals Minutes, 03/16/2016

### Lenox Zoning Board of Appeals Minutes March 16, 2016

**Members present:** Acting Chair Shawn Leary Considine, (SLC); Jedd Hall, (JH); Ned Douglas, (ND); Al Harper, (AH)  
**Absent with notification:** Ethan Berg, (EB); Clifford Snyder, (CS); Robert Fuster, (RF)  
**Staff present:** Gwen Miller, Land Use Director/Town Planner

**Stephane Ferioli, 94 and 100 Church Street (Map 43, Parcels 86 and 87), Special Permit Section 5.1.7 “Reduction of Parking Requirements” of the Zoning Bylaw for a By Right Use in the “C” district.**

SLC opened the hearing by reading the notice. She noted the petitioner had provided a letter requesting to continue the hearing until the next scheduled meeting. SLC moved to continue the hearing until April 6, 2016, after the posted hearing for 168 Hubbard Lane taking place at 7:00 PM. AH seconded. JH, ND, SLC and AH voted aye.

**Attorney Jeff Lynch, 125 Pittsfield Road, Map 17 Parcel 37, request for Waiver from Site Plan Approval per Section 9.5.3 of the Lenox Zoning Bylaw**

SLC stated into the record that Attorney Jeff Lynch was present to request a waiver from Site Plan Review for a property in the C-3A district, per Section 9.5.3 of the Lenox Zoning Bylaw.

Attorney Jeff Lynch, representing Steve Morrison of Morrison Home Improvements, described the type of business Mr. Morrison plans to open. The existing building would be renovated to contain office space and a show room, constituting a by-right use per the Lenox Zoning Bylaw.

He deemed the change of use to not be substantial nor more detrimental than the present or immediate prior use. There would be no external enlargement. The existing driveway and parking area will be retained, possibly with improvements such as paving. Both curb cuts will be used. The only visible change will be renovation of the building, and fencing to screen stored materials from view.

JH confirmed that there would not be a great deal of activity generated at the site, as there would likely be only one or two customers at a time.

ND asked about storm water management. Attorney Lynch commented that the wetlands were to the rear of the site, and there will be no modification to the existing driveway or parking area.

AH stated he found the change in use to not be substantive, and found it to be not more detrimental than the existing or immediate prior use. He reiterated that there would be no enlargement to the property. JH stated that the reuse of the building would be good for the town. AH moved to grant the waiver from site plan review. JH seconded, and all members agreed.

The meeting adjourned at 7:30 PM.

### Minutes

The Board approved the minutes of February 3, 2016.  
Respectfully Submitted,  
Gwen Miller