

**Town of Lenox
Planning Board
January 24, 2017
Landuse Meeting Room**

Members present: Chair Kameron Spaulding, (KS); Pam Kueber, (PK); Tom Delasco, (TD); Deborah Rimmler, (DR)

Members absent with notification: Kate McNulty-Vaughan, (KMV)

Staff present: Gwen Miller, Land Use Director/Town Planner, (GM); Peggy Ammendola, Land Use Clerk, (PA)

Documents Available for This Meeting

- Defined Uses to screen for 7.1.3 Table of Uses and for any conflicts with OFF-STREET PARKING AND LOADING REQUIREMENTS.
- Questions for 1-24 Planning Board Meeting regarding Parking Bylaw Revisions

The meeting was called to order at 6:03 PM.

Zoning Bylaw Amendments, Subcommittee Updates

Housekeeping Changes

Parking

- 1) Defined Uses to screen for 7.1.3 Table of Uses and for any conflicts with OFF-STREET PARKING AND LOADING REQUIREMENTS -

DR and PK, who represent the subcommittee for parking, brought to the Board the results of their work thus far on parking. This is their second review with the Board. DR said that in the parking by law there is a table of uses which states the use and then the number of parking spaces allowed for that use. They are trying to match up what is in the table to the defined terms. The goal is to re-write the entire parking section so that it is understandable

An example for a use was a rooming house where it is listed, but it is not in the definitions. PK said that she doesn't think rooming houses are allowed.

PK looked at all of the defined terms to see what were the types of uses and maybe combine some and then show the number of parking places they should have. They are working toward having a minimal lack of clarity for administering the zoning bylaw.

KS pointed out that for a hotel with a restaurant and a convention center, the parking requirements for each use was stipulated. He suggested that if a business has multiple uses, that they be allowed to overlap. He used an example of if a wedding were held at the convention center, many of those attending were possibly staying at the hotel, therefore he suggested that for the prime use (hotel) be set at 100%, and auxiliary uses be 50 %.

GM suggested the Board look into the Urban Land Institute (ULI) for guidance to parking, stating that they look at things from the smart growth perspective.

Discussion ensued regarding the categories, and how different uses could be brought under certain categories. The bylaw has to be specific. It was suggested that perhaps a table could be made for the Building Department and that a document in plain language be created for the Development Review Guidebook that would assist citizens.

The sub-committee will continue working on parking for the next meeting. At that time the Board will review the questions.

Action Points:

- Parking subcommittee will continue working on the parking bylaw and bring forth results at the next meeting.
- Board will review the handout from tonight's meeting- *Questions for 1-24 Planning Board Meeting regarding Parking Bylaw Revisions* and be prepared to discuss at the next meeting.

PK made a motion to adjourn and TD seconded the motion. The Board voted to agree and the meeting was adjourned at 6:45 PM.

Respectfully submitted,
Peggy Ammendola