

**Town of Lenox  
Planning Board  
Meeting Minutes  
November 28, 2023  
Town Hall Land Use Room**

**Documents available at meeting:** Agenda, Amendments to Solar Bylaw, Amendments to Motel Inn Hotel, Minutes from October 24th & October 31st

**Members present:** Tom Delasco-chair, Kate McNulty-Vaughan

**Members present via Zoom:** Pam Kueber

**Absent with Notification:** Jim Harwood

**Absent without Notification:** Susan Lyman

**Others:** No members of the public

Meeting called to order by TD at 6:06

**Approval of Meeting Minutes: October 24<sup>th</sup> and October 31st**

KDV moved to accept the minutes as amended, seconded by PK. Roll call vote: TD-aye, KMV-aye, PK-aye

The group decided to revisit the October 31<sup>st</sup> minutes at the next meeting to provide more time to review.

**Final adjustments to Bylaw Amendments and prep for Special Town Meeting**

TD and KMV agreed there were no major changes that came out of the public hearing on November 14<sup>th</sup>. KMV suggested the board add “including battery energy storage systems (BESS)” to section 8.12.3 Definition of Solar Photovoltaic Installation Accessory/Appurtenant Structures. PK mentioned that a question about battery storage had recently come up at a Zoning Board hearing, and also that the Attorney General/Massachusetts law considering BESS to be part and parcel of solar installations. The board agreed that the addition would be good to clarify that BESS were within the definition of accessory/appurtenant structures and would not affect the bylaw for Town Meeting, as it remains in “substantially the same form”.

KMV said she would like to change the sub-level numbering/lettering in some sections, but that can be done after Town meeting. The board agreed that the indentation formatting is not consistent throughout and would also not be a substantial change.

KMV proposed that the board write “all LSGM and SSGM” in the heading of section 8.12.5, which brought up a bit of confusion. The board then realized the heading of section 8.12.4 read all “Large-Scale Solar Installations” and that it needs to be edited to encompass both large and small scale. The board decide to scratch the “large scale” and have it read “General Requirements of All Solar Installations”.

KMV brought up a question about section 8.12.6, whether it actually applied to everything, such as site control and the operation/maintenance plan. TD and PK replied that the site control really only applies to large scale access and control of the project site, which is not really applicable with small scale homeowner applications.

The board discussed details for the Town Meeting, including paper color for the handouts and TD’s presentation, which will be the same as he did for the public hearing.

The board agreed the board are all set with the changes made to the Motels, Inns and Hotels section.

#### **Agenda items for December and January meetings**

The board agreed to meet on again on December 12<sup>th</sup> where the board will discuss the situation surrounding the sheds at Brushwood Farm and any ANRs that might come in, as well as catch up on minutes from 10/31, 11/14 and 11/28. They will discuss the Sign section of the bylaw in January

Adjourned at 6:56