

**Minutes of the Town of Lee Planning Board**  
**August 14, 2023**  
**6:00 pm Lee Town Hall Courtroom**

**Present:** Buck Donovan (Chairperson), Peter Bluhm, David Forrest, Peg Biron, Conrad Decker, and Daniel Blaisdell (alternate).

Resident Kathy Hall, Select Board Member Gordon Bailey, and Resident Alexandra Lloyd were also in attendance.

**Call to Order:** Meeting was called to order, and a quorum was declared, at 6:00pm on August 14<sup>th</sup>, 2023, by Chairperson Buck Donovan.

**Special Permit Hearing – 36 Rose Avenue:** The hearing is for a pre-existing non-conforming lot.

P. Bluhm moved that the site plan submitted for this permit by Design Group Inc. dated June 12<sup>th</sup>, 2023 be found to be sufficient for minor site plan review. D. Forrest seconded. Motion passed unanimously (5-0).

P. Bluhm moved that the application, which proposes a construction on an existing residential building, will not be more detrimental than the existing nonconforming structure to the neighborhood. P. Biron seconded. Motion passed unanimously (5-0).

C. Decker made a motion to find that the structure of the proposal is in compliance with the provisions and meets the requirements of the chapter. P. Bluhm seconded. Motion passed unanimously (5-0).

C. Decker made a motion that the structure and/or use is essential or desirable to the public convenience or welfare for the proposed location on the grounds that it is adding to the value of the building and not creating any nuisance or problem in the neighborhood. P. Bluhm seconded. Motion passed unanimously (5-0).

C. Decker made a motion that the structure and or use will not be detrimental, adjacent uses or the establish of the future character of the neighborhood, that it will be similar to other properties in the neighborhood and will not be inconsistent with the adjustments. P. Biron seconded. Motion passed unanimously (5-0).

C. Decker made a motion that, with this application, there will not be any undue traffic, congestion or under impairment to pedestrian safety. D. Forrest seconded. Motion passed unanimously (5-0).

C. Decker made a motion that any public water, drainage, or water source system will be overused for any other municipal facility, to such an extent that the proposed use or any existing in the immediate area or in any other area of the towns will be underlying subjected to hazards affecting public health, safety and general welfare, and that there is no change in the utility structure in this proposal, that it is dimensional. P. Bluhm seconded. Motion passed unanimously (5-0).

P. Bluhm made a motion that the special permit be granted in accordance with the plot plan dated June 12<sup>th</sup>, 2023, submitted by Design Group Inc, with all payments being made. D. Forrest seconded the motion. Motion passed unanimously (5-0).

**Public Comment:** Resident Alexandra Lloyd had questions about the progress of the Eagle Mill project.

Resident Kathy Hall commented regarding the Eagle Mill project.

Starbucks Signage and sign permits were discussed.

**Discussion – Downtown Traffic and Development:** P. Bluhm and C. Decker created a traffic plan regarding adding a roundabout within town, and presented it to the board. P. Biron discussed Jake Brakes.

**Discussion – Scheduling of bike path construction:** P. Bluhm gave an update to the board regarding bike paths.

**Discussion – Zoning Bylaw, Short Term Rentals:** P. Bluhm gave an update to the board regarding STRs. There was discussion on definitions and possible edits.

**Update – Master Plan Committee:** P. Bluhm gave an update regarding the master plan committee.

**Update – Community Preservation Act:** P. Biron gave an update regarding the CPA committee.

**Adjourn:** P. Bluhm made a motion to adjourn. Motion passed unanimously (5-0). Chairperson Donovan declared the meeting adjourned at 7:40 pm.