

Minutes of the Town of Lee Planning Board
January 9, 2023
6:00 pm Lee Town Hall Courtroom

Present: Buck Donovan (Chairperson), Peter Bluhm, David Forrest, Peg Biron, Matt Carlino, and Conrad Decker (alternate).

Resident Kathy Hall, Resident Marilyn Wyatt, Mark Starko (SK Designs), Mary Brittain (Ag Commission), Caroline Young (Ag Commission), and Dave Carrington (Ag Commission) were also present.

Call to Order: Meeting was called to order, and a quorum was declared, at 6:00pm on January 9th, 2023, by Chairperson Buck Donovan.

Public Comment: Resident Kathy Hall gave updates on the Lee Youth Commission's recent activities.

Resident Marilyn Wyatt requests that the board ask Starbucks to shut off illuminated sign at night.

Form E-1 – Pinnacle Way: Mark Starko, representing SK Designs, presented the plan asking for a final release from the board to the covenant of Pinnacle Way. D. Forrest made a motion to grant the release. P. Biron seconded. Motion passed unanimously (5-0).

Discussion – Agricultural Commission: Mary Brittain, Caroline Young, and Dave Carrington from the Ag Commission are present to offer their help with site plan reviews and any other matters that may encounter agriculture, for now and for the future. M. Brittain also wanted to learn more about solar panels on agriculture land, and asked for clarification about the bylaws with solar panels. P. Bluhm and B. Donovan believe that there is missing information from the bylaws. They will follow up with M. Brittain with the updated bylaw.

Update – Master Plan: P. Bluhm gave an update on the master plan committee. Sean Regnier will act as the vice chair. There will be a public forum in February at LMHS. Resident Kathy Hall felt excluded from conversations and decisions, as during the meetings only one or two individuals speak. She feels that others are left out of conversations due to domineering committee members. She will join P. Bluhm for a meeting with Chris Brittain. P. Bluhm has offered to have another, separate meeting, with Resident Hall to go over how she felt, and ways he can chair the committee better.

Discussion – Zoning Amendments: Chairperson Donovan discussed the proposed zoning amendments regarding split zones and dumpsters. There was in depth discussion.

P. Bluhm made a motion to refer the draft regarding split lots and storage to town counsel for advice on the town's authority to enact. P. Biron seconded. The motion passed unanimously (5-0).

M. Carlino asked about accessory dwelling units. There was continued discussion. P. Bluhm, with the help of M. Carlino, will spearhead writing a proposal for an amendment to the zoning bylaws regarding accessory dwelling units.

Adjourn: P. Biron made a motion to adjourn. D. Forrest seconded. Motion passed unanimously (5-0). Chairperson Donovan declared the meeting adjourned at 7:48 pm.