**Minutes of the Town of Lee Planning Board**

**March 11th, 2024**

**6:00 pm Lee Town Hall Courtroom**

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

Select Board Member Sean Regnier, Building Commissioner Matt Kollmer, Brian Kozcela and Patrick McColgan were also present.

**Call to Order**: Chairperson Donovan called the meeting to order at 6:00pm.

There were no public comments.

**Minutes:** D. Forrest moved to accept the minutes as amended by C. Decker. P. Biron seconded. Motion passed unanimously (5-0).

**Master Plan Update:** P. Bluhm gave an update. The public hearing date was changed to April 6th at 1:00pm at Lee Middle/High School due to holiday conflicts. The final draft is almost complete. Once it is completed, it will be posted on the website and printed copies will be available at Town Hall and the Lee library. Sabrina Touhey, the Selectboard’s admin, made posters which will be distributed around town advertising the public hearing. After the public hearing, there will be one final meeting to vote on the finished plan.

**CPA Update:** P. Biron gave an update. There will be a meeting on the 20th of March. Funding was not as large as originally thought, so there will be some adjustments. However, nothing has been awarded yet, but the committee does have specific ideas in mind.

**Form A – Joyner, 10 Stringer Avenue:** Brian Kozcela presented the plan. Neighbors are conveying property. No frontage is being changed and the property is still 5.9 acres.

P. Bluhm recused himself. D. Blaisdell became a voting member.

D. Blaisdell asked about how the neighbors received this proposal. B. Kozcela responded that the neighbors are conveying the property, so they are in favor of it.

D. Forrest made a motion to accept. P. Biron seconded. Motion passed unanimously (5-0).

**Marijuana Bylaw Public Hearing:** Select Board Member Gordon Bailey could not be present tonight due to a family conflict.

P. Bluhm had some suggested edits. Chairperson Donovan asked Member Bluhm to align language of the section to the other portions of the current bylaws to ensure that language is consistent across the board.

The public hearing will be continued to the next meeting, March 25th at 6:15pm.

**Form A – Wickham, Fox Run:** Patrick McColgan presented the plan. No frontage is changed, there are changes to correct previous issues with the property.

P. Bluhm recused himself. D. Blaisdell became a voting member.

D. Forrest made a motion to accept. P. Biron seconded. Motion passed unanimously (5-0).

**Adjourn:** D. Forrest made a motion to adjourn. P. Biron seconded. Motion passed unanimously (5-0). Chairperson Donovan declared the meeting adjourned at 6:49pm.