Minutes of the Town of Lee Planning Board

February 8, 2021

6:00pm Via Zoom

A regular meeting of the Lee Planning board was held virtually in accordance with Governor Baker’s Order suspending certain provisions of the Open Meeting Law (MGL Chapter 30A, Section 20) on Monday, February 8, 2021 at 6:00pm on Zoom.

Present: Matt Carlino (Chair), Peter Bluhm, Buck Donovan, David Forrest and Gordon Bailey (alternate).

Others Present: Casey Burch (Solli Engineering), Sam Malafonte (Solli Engineering), Rakee Patel, Sam Patel, Pete D’Agostino (Tenax Strategies), Victoria Ireton (Tenax Strategies), Victoria Houle (Fuss & O’Neill), Steve Giove, Kerry Stein, Steve Savaria (Fuss & O’Neill) and Jeanne Carmichael.

**Call to Order**

Chairperson Carlino called the meeting to order at 6 p.m. For the record he informed those in attendance that the meeting was being recorded.

**Special Permit Hearing – 145 Housatonic Street**

Chairman Carlino introduced Casey Burch of Solli Engineering who presented the plans to the board.

Member Bailey indicated a concern related to signage.

Chairman Carlino and Member Forrest raised concerns about the dumpster location.

Abutter Sam and Rakee Patel mentioned concerns with the fencing and menu boards.

Member Bluhm moved to approve the January 27, 2021 (Revision 2 Plan) in compliance with the Town of Lee Zoning Regulations intent and purpose. Second by Member Bailey. Planning Board voted (5-0). (Donovan - aye, Bluhm - aye, Bailey - aye, Forrest - aye, Carlino – aye)

Member Bluhm moved to approve the aforementioned plan as essential and desirable to the public welfare. Second by Member Donovan. Planning Board voted (5-0) (Donovan - aye, Bluhm - aye, Bailey - aye, Forrest - aye, Carlino – aye)

Member Bluhm moved to approve the aforementioned plan as not to be detrimental to adjacent uses with 2 conditions: An opaque fence of not less than 7 feet in height be installed on the Eastern border. All menu board lighting be turned off at the close of business. Second by Member Donovan. Planning Board voted (5-0) (Donovan - aye, Bluhm - aye, Bailey - aye, Forrest - aye, Carlino – aye)

Member Bluhm moved to approve the aforementioned plan as not to create undue traffic congestion or to interfere with the safety of pedestrians. Second by Member Donovan. Planning Board voted (5-0) (Donovan - aye, Bluhm - aye, Bailey - aye, Forrest - aye, Carlino – aye)

Member Bluhm move to approve the aforementioned plan as not to cause and overload to the existing sewer and drainage systems. Second by Member Donovan. Planning Board voted (5-0) (Donovan - aye, Bluhm - aye, Bailey - aye, Forrest - aye, Carlino – aye)

Member Bluhm moved to approve the special permit application for the aforementioned plans for 145 Housatonic Street as submitted on January 27, 2021 (revision 2) with 2 previously mentioned conditions and with the condition that no signage included in the plans would be approved. Second by Member Donovan. Planning Board voted (5-0) (Donovan - aye, Bluhm - aye, Bailey - aye, Forrest - aye, Carlino – aye)

**Form A Lisa Loring 151 Main Street**

Chairperson Carlino opened discussion of application. After brief discussion regarding trading equal space not acreage Member Donovan moved to endorse, Member Bluhm seconded, and the Planning board voted (5-0) (Donovan – aye; Bailey – aye; Bluhm – aye; Forrest – aye; Carlino - aye)

**Forrest Wilde 635 Laurel Street Site Plan Review**

Chairperson Carlino recused from discussion. Member Donovan opened a discussion on documents submitted. Site Plan Review presented by Victoria Houle, Project Manager (Fuss & O’Neill).

Member Donovan raised concerns of potential traffic issues.

Abutter Steve Giove raised concerns of completeness of the site plan. Also concerned with use of site i.e: bi-product usage, waste, water usage, drainage, sewer system and environmental impact.

Abutter Stein raised concern with traffic study submitted in review. Brief discussion with Steve Savaria (Fuss & O’Neill) regarding actual analysis projected to 2027.

Member Bluhm moved that the Planning Board accept the filing as sufficient for review. Member Forrest seconded. Planning Board voted (4-0) (Donovan – aye; Bailey – aye; Bluhm – aye; Forrest – aye)

**Approval of January 11, 2021 Minutes**

Member Donovan moved to approve minutes subject to correction of spelling, Member Bluhm seconded, and the Planning board voted (4-0) to approve the January 11th minutes as written. (Donovan – aye; Bluhm – aye; Forrest – aye; Carlino – aye)

**General Code**

After brief discussion the General Code revisions will be tabled to the next meeting.

Chairperson Carlino declared the meeting adjourned at 7:46 pm.

Christopher Brittain (1st half)

Elizabeth Mead (2nd half)

Land Use Assistant