

Minutes of the Town of Lee Planning Board  
October 25, 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, October 25, 2021 at 6:00pm on Zoom.

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

Others Present: Kathy Hall, Ann Labier, Kathy Daoust, Patrick McColgan, Carolyn Parker, Jessica Gaherty.

**Call to Order**

Chairperson Donovan called the meeting to order at 6:00 p.m. For the record he informed those in attendance that the meeting was being recorded.

**Form A – 2 Navin Heights**

Chairperson Donovan introduced Patrick McColgan, representing Taconic Land Consultants. Resident Bancroft is owner of property and proposed to divide the lot into two building lots, one that has the existing house and the other one is a vacant building lot. Also, lot number 3 is going to be conveyed to the abutter to the east. Mr. McColgan confirmed there is 105 foot of continuous road frontage.

Member Carlino moved that the Planning Board endorse the Form A, Member Bluhm seconded. Resident Davis Gaherty stated concerns with abutters of property not being notified of the meeting. Also stated the Lee Police Department and her lawyer have been contacted due to the owner cutting down trees on her property.

Chairperson Donovan confirmed that the drawing done by Taconic meets the requirements and by law the Planning Board has to endorse.

Member Bluhm stated that the cutting of the trees on abutters property is a civil matter.

Planning Board voted (5-0). (Biron – aye; Carlino – aye; Forrest – aye; Bluhm – aye; Donovan – aye).

**Sign Permit – 1140 Pleasant Street**

Carolyn Parker representing Mobil gas station introduced herself.

Chairperson Donovan confirmed the zone is Rural Business (RB).

Ms. Parker stated the permit is to replace the existing manual prices with LED price signs.

Brief discussion occurred regarding sign bylaws.

Member Carlino moved to endorse the sign permit for the Mobil gas station stating it is a pre-existing nonconforming, improvement to the sign and safety and keep up with technology for the Town of Lee, Member Bluhm seconded. Planning Board voted (5-0). (Biron – aye; Forrest – aye; Bluhm – aye; Carlino – aye; Donovan – aye).

Ms. Parker stated second part of permit application is to replace existing blue fascia with new canopy.

Member Carlino moved to endorse the replacement of the existing canopies to the new trim canopies, Member Forrest seconded. Planning Board voted (5-0). (Biron – aye; Forrest – aye; Bluhm – aye; Carlino – aye; Donovan – aye).

Ms. Parker stated third part of permit was to install waves and blades with lettering at pumps. Member Bluhm moved to approve the pump area signs as proposed except that the wave and blade should have no lettering on them, Member Carlino seconded. Planning Board voted (4-1). (Biron – no; Forrest – aye; Bluhm – aye; Carlino – aye; Donovan – aye).

### **Approval of Minutes – 10/12/2021**

Member Carlino moved to approve the minutes of October 12, 2021; Member Bluhm seconded. Planning Board voted (5-0). (Biron – aye; Forrest – aye; Bluhm – aye; Carlino – aye; Donovan – aye).

### **Discussion – Bike Path Hearing**

Member Bluhm discussed extending a proposed bike path between the Big Y and Park Street along the riverside, heading up the river starting at the Big Y, passing underneath the Mass Pike bridges, and going along the shore until it gets to Park Street. The current phase has a hearing coming up where the Department of Highways will explain how it will look, how it will be used and how it will be constructed. Member Bluhm also stated he would attend the meeting.

Resident Hall stated concerns with the path taking up any land from the athletic field and if brush would be removed would it affect the flood plain.

The Board took no action.

### **Any Other Topics**

Planning Board discussed members of public voicing concerns about holding off on all the zoning bylaws until there is open town government. Brief discussion occurred regarding the process with the legislature and how to get public more involved with the bylaw changes.

Member Carlino inquired about bylaws regarding the outlet village. Alternate Member Bailey discussed food court versus restaurant issue and why it was done to protect the downtown restaurants.

Alternate Member Bailey discussed with concerns of ongoing tag sale in the South Lee Fire Department Parking Lot.

Member Bluhm moved to adjourn meeting; Member Carlino seconded. Planning Board voted (5-0)

Chairperson Donovan declared the meeting adjourned at 7:38 pm.