

Minutes of the Town of Lee Planning Board
April 11, 2022
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, April 11, 2022 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, Jeremia Pollard, and Sean Regnier.

Call to Order

Acting Chairperson Bluhm called the meeting to order at 6:05 p.m. For the record he informed those in attendance that the meeting was being recorded.

Public Hearing – Zoning Bylaw Amendment (continued)

Acting Chairperson Bluhm opened up the Public Hearing.

Chairperson Donovan joined meeting.

Member Bluhm stated he sent updated draft of proposed changes to the members of the Board and also shared on screen.

Member Bluhm stated he added a statement of purpose to the amendment and asked Town Counsel his opinion on the addition.

Attorney Pollard stated he saw no problem with purpose or definitions. Attorney Pollard suggested adding "and/or" in the definition section so it would read: A sign placed on private property designed to influence voters or to influence any official action by one or more public officials or expressing an opinion on a matter of cultural societal religious and/or political topic. Member Bluhm suggested adding just "or."

Attorney Pollard agreed.

Member Bluhm stated the key phrase of the General Standards section is the owner of any lot may place political signs on a lot with a permit on the same terms as a permanent business or home occupation sign in that zone and he added: "and without regard to whether a business or home occupation is present."

The Board discussed whether or not to have the Select Board designate an area on town property to be free speech area. The Board decided to have the bylaw state "on any land with permission of the owner."

Member Biron stated not in favor of requiring a permit for any political signs regardless of size or location.

The Board discussed section five and increasing size restriction from six square feet to twelve square feet.

Member Carlino suggested keeping the restriction to six square feet.

Alternate Member Bailey stated twelve square foot signs should be allowed as long as they stay within the setbacks.

Member Carlino stated he was okay with the size but should require a permit.

Chairperson Donovan stated requiring a permit for every construction sign would be excessive. The Board discussed the difference between a contractor sign and a construction sign. The Board changed the title from construction signs to construction project signs. The Board added number 3 to 7.7e. "Any contractor may place a sign (without a permit) not exceeding six square feet on a property at which he or she is currently working." The Board discussed removal of unsafe signs. The Board discussed enforcement process and appeal process. Member Bluhm moved to send bylaw amendments to the Select Board to be put on warrant for annual town meeting; Member Carlino seconded. Planning Board voted (4-0). (Carlino – aye; Forrest – aye; Biron – abstain; Bluhm – aye; Donovan – aye). Chairperson Donovan closed the public hearing at 7:33 pm.

Sign Permit – 1100 Pleasant Street

The Board briefly discussed the sign bylaws and existing non-conforming signs in the new bylaws that were approved at special town meeting.

Member Carlino moved to endorse the new sign located at 1100 Pleasant Street for Armor Fire Technologies; Member Bluhm seconded. Planning Board voted (5-0). (Carlino – aye; Forrest – aye; Biron – aye; Bluhm – aye; Donovan – aye).

Sign Permit – 109 Railroad Street

Member Bluhm moved to endorse; Member Biron seconded. Planning Board voted (5-0). (Carlino – aye; Forrest – aye; Biron – aye; Bluhm – aye; Donovan – aye).

Approval of Minutes – February 14, 2022

Member Bluhm moved to approve the minutes as written; Member Forrest seconded. Planning Board voted (5-0). (Carlino – aye; Forrest – aye; Biron – aye; Bluhm – aye; Donovan – aye).

Member Forrest moved to adjourn meeting; Member Carlino seconded. Planning Board voted (5-0) Chairperson Donovan declared the meeting adjourned at 7:57 pm.

Respectfully Submitted,

Elizabeth Mead
Administrative Assistant