

Minutes of the Town of Lee Planning Board  
December 12, 2022  
6:00pm Lee Town Hall/Hybrid

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, December 12, 2022 at 6:00pm.

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

Others Present: Kathy Hall

**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.

**Public Comment**

Kathy Hall (Lee Youth Commission) stated the ice rink has been installed in the park but is not ready for use yet. They will have updates regarding the condition on the Town's webpage and the LYC facebook page.

**Discussion/Update – Master Plan Committee**

Member Bluhm stated the public forum has been moved to the end of January or early February. Member Bluhm stated that there is still a vacancy in the Committee due to the resignation of Kirk Nichols and they were interested in having a student join but have not heard back from the school yet.

Member Bluhm moved to appoint Gail Ceresia to the Master Plan Committee; Member Biron seconded. Planning Board voted (4-0). (Biron – aye; Forrest – aye; Bluhm – aye; Donovan – aye)

Member Bluhm stated that Chris Skelly (BRPC) sent emails to town officials requesting information to include in the plan and to attend a meeting. The Committee met with Len Tisdale (DPW) at last meeting to discuss work being done in town and would like to meet with the Chamber of Commerce next to get a better idea of businesses in town.

The Board discussed the issue of lack of housing and buildable lots.

Member Bluhm stated that he would like to figure out what the restrictions are in the downtown so that we can get more of a walkable downtown and less dependence on automobiles. He also stated that the schools want more students and apartments would bring more children to the town.

Member Biron stated the importance of downtown's historical integrity.

Alternate Member Decker described how towns have a design review board comprised of planning board members, architects and engineers that have the skill set to benefit the look of the town.

Chairperson Donovan stated that if the town is looking for more housing in downtown the Board will have to look at the density numbers because they are very antiquated and referenced the Bradley Park area.

The Board discussed lot sizes, potential townhouses and the Price Chopper property.

### **Discussion – Split Zone Lots/Zoning**

Chairperson Donovan questioned the first part of the drafted zoning amendment being unclear.

Member Bluhm stated the first finding you would have to make is that the use that you are allowing is allowed for the part of the lot that has the road frontage. So, you are taking your road frontage uses and applying it to your whole lot.

In regard to the five findings, the Board decided to look over the draft bylaw amendment and discuss at the next meeting when all members could be present. Member Bluhm and alternate Member Conrad will work together to redraft the amendment for discussion.

### **Approval of Minutes**

Member Biron moved to approve the minutes from November 28, 2022 with correction on the title; Member Bluhm seconded. Planning Board voted (4-0). (Biron – aye; Bluhm – aye; Forrest – aye; Donovan – aye)

### **Other Topics**

Member Bluhm stated that the Board should consider a zoning amendment regarding the enclosure of dumpsters. The Board discussed which zones the bylaw would pertain to. DCBC or commercial, industrial and housing of more than two units. Member Bluhm will create a draft.

Member Biron gave an update on Community Preservation Meeting. Things that were discussed were quality of life programs, playgrounds, municipal buildings, conservation land, historical preservation, open space and housing. Once funds are available, it will be an application process.

Member Bluhm moved to adjourn. Planning Board voted (4-0). (Bluhm – aye; Forrest – aye; Biron – aye; Donovan – aye)

Meeting adjourned. 7:37 pm

Respectfully Submitted,

Elizabeth Mead  
Administrative Assistant