

Minutes of the Town of Lee Planning Board
February 13, 2023
6:00 pm Lee Town Hall Courtroom

Present: Buck Donovan (Chairperson), Peter Bluhm, Matt Carlino, Peg Biron, Dave Forrest, Conrad Decker (alternate).

Also present was Seth Jenkins from Berkshire Regional Planning Commission (BRPC).

Call to Order: Meeting was called to order and a quorum was declared at 6:01pm on February 13th, 2023, by Chairperson Buck Donovan.

Public Comment: Chairperson Donovan read a statement from Resident Kathy Hall announcing that the Lee Youth Commission is planning a family evening during the February break at the Lee athletic field.

Presentation – Seth Jenkins (BRPC) 300 Stockbridge Road: Seth Jenkins from the Berkshire Regional Planning Commission came to give a presentation about the proposal prepared for the site at 300 Stockbridge Road. This parcel contains 171 acres between Stockbridge Road and Fairview Street. This presentation was interactive, and asked for input of what is missing from Lee parks. The goal is to connect all three parcels of land in that area together to create one large easement. There are several ideas, ranging from a dog park to biking trails to hiking trails.

Update – Master Plan: P. Bluhm discussed the plan to discuss the SWOT (strengths, weaknesses, opportunities and threats) to the Master Plan at the upcoming public forum. The history section has been written and completed. BRPC are interviewing town officials and business owners.

P. Bluhm moved to appoint Nikola Resca to the committee. M. Carlino seconded. The motion passed unanimously (5-0) (P. Bluhm – aye, M. Carlino – aye, P. Biron – aye, D. Forrest – aye, B. Donovan – aye).

Discussion – Zoning Amendments: The proposed split zone and accessory dwelling bylaw amendments will be sent to town council for reviews and amendments. B. Donovan relinquished chair to P. Bluhm to discuss short term rentals.

- No restrictions on districts
- Should be a general bylaw that the selectboard adopts?
- Who does it go to? Who regulates?
- Definitions: discussion on maximum occupancy, parking, etc.
- Max capacity of 10?

- State on registration how many people would be allowed
- Should you have to live within 30 minutes of rental unit
- Peter will redraft and table to the next meeting

P. Bluhm moved to set a public hearing on March 13th, 2023. P. Biron seconded the motion. The motion passed unanimously (5-0) (P. Bluhm – aye, M. Carlino – aye, P. Biron – aye, D. Forrest – aye, B. Donovan – aye).

Approval of Minutes: D. Forrest moved to accept the minutes from _____. P. Biron seconded. he motion passed (4-0) (P. Bluhm – aye, M. Carlino – aye, P. Biron – aye, D. Forrest – aye, B. Donovan – aye).

Any topic that the chair could not reasonably anticipate: P. Biron discussed the CPA committee. She cannot attend meetings, but does collect minutes and will continue to explain the process.

Adjourn: P. Bluhm made a motion to adjourn. ____ seconded. Motion passed unanimously (5-0) (P. Bluhm – aye, M. Carlino – aye, P. Biron – aye, D. Forrest – aye, B. Donovan – aye). Chairperson Donovan declared the meeting adjourned at 8:22pm.