

Minutes of the Town of Lee Planning Board
October 23, 2023
6:00pm Lee Town Hall Courtroom

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

Other Present: Kathy Hall, Patrick McColgan, and Susan Stone.

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

Resident Stone introduced herself representing the Historical Commission. She stated the Commission is working on a demolition delay bylaw to be presented at a town meeting in the spring. The purpose is not to prevent demolition but delay it in case there is any architectural or historical significance.

The Board discussed other towns that have the bylaw in place and time frame of the delay. Resident Stone stated the town has approximately 400 properties that are considered significant.

Form A Application – 135 Laurel Lake Crossroad

Chairperson Donovan stated that the property case was brought to the town meeting a few years ago and it was in regard to the Edith Wharton Estate.

Member Bluhm stated that the plan is to separate lot one and parcel “a” from the remaining parts of the land.

Member Bluhm moved that the Board endorse the plan as presented for 135 Laurel Lake Crossroad, dated October 2, 2023, prepared by Frederick J. Haley; Member Forrest seconded.

Planning Board voted (5-0). (Blaisdell – aye, Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye)

Form A Application – 1450 & 1500 Pleasant Street

Patrick McColgan, Taconic Land Consultants, introduced himself representing Rober Patel. He stated that the owner is proposing to move one property line to even out the 2 parcels and both would be frontage requirements.

Member Forrest moved that the Board endorse the plan as presented by Patrick McColgan dated October 18, 2023, for the properties located at 1450 & 150 Pleasant Street; Member Biron seconded. Planning Board voted (5-0). (Blaisdell – aye, Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye)

Discussion – Split Zones/Bylaws

Chairperson Donovan stated that the Board will table the discussion to next meeting so that Member Decker could be part of it.

Update – Master Plan

Member Bluhm stated that the Committee is continuing to meet every 2 weeks. The Committee has completed 2 sections through the second reading which means the next time they receive it from the staff it should be ready to be voted on.

At the last meeting, the US Environmental Protection Agency attended and explained a lot about what the town's role might be in overseeing, watching, interacting with the players as the dump gets constructed, and as the river gets rearranged and clean.

Member Bluhm stated that the Committee would be meeting with a representative from Spiritus, who owns 2 mills in Lee and is interested in interacting with townspeople to figure out what the best use is for the mills.

Member Bluhm stated that the Open Space and Recreation Plan Committee held a successful public meeting, and they are working parallel together.

Update – Community Preservation Act

Member Biron stated that the Committee received a good number of applications and they will be reviewed in December. The Committee will discuss them and possibly vote on which one will be good for the town.

Approval of Minutes

Member Bluhm moved to approve the minutes dated September 25, 2023, as amended by adding Alternate Member Blaisdell to “members present,” Member Biron seconded. Planning Board voted (5-0). (Blaisdell – aye, Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye)

Member Bluhm moved to adjourn the meeting; Member Forrest seconded. Planning Board voted (5-0) Chairperson Donovan declared the meeting adjourned at 6:46 pm.

Respectfully submitted by Brooke Healy.