

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

Present: Buck Donovan (Chairperson), Peter Bluhm, David Forrest, Conrad Decker, Daniel Blaisdell (alternate)

Select Board Member Sean Regnier, Select Board Member Gordon Bailey and Resident Kathy Hall were also in attendance.

Absent: Peg Biront

Call to Order: Meeting was called to order, and a quorum was declared at 6:00pm. on November 27, 2023, by Chairperson Buck Donovan.

Commonwealth EOED Conference: C. Decker gave a summary of the October 25th Conference. Member Bluhm was also in attendance. There was a focus on local actions to resist flood risk, promote flood resilience and a state narrative of the impacts of climate change for zoning.

Resident Chris Gerardi came in to talk about Erskine Drive. He was turned away as he was not on the agenda.

Split Zones/RB Zones: P. Bluhm discussed the proposal for split zones. There were several changes proposed previously, including correcting the zone and changing the requirement for setbacks. P. Bluhm discussed the changed setback allowance in the RB Zone. It was proposed to reduce the very highest setback to the next highest setback. There was a vote to change the RB zone to a 40-foot setback and a maximum extension of a split zone for 100 feet.

P. Bluhm made a motion to change the front setback requirement for the “RB” zone to ‘40’. D. Forrest seconded the motion. Motion passed unanimously (5-0) (Blaisdell – aye, Decker – aye, Bluhm – aye, Forrest – aye, Donovan – aye).

D. Forrest made a motion to create a maximum extension of a split zone to not exceed 100 feet. P. Bluhm seconded. Motion passed unanimously (5-0) (Blaisdell – aye, Decker – aye, Bluhm – aye, Forrest – aye, Donovan – aye).

Update – Master Plan Committee: P. Bluhm discussed the latest update of going through the recent proposals for lists of activities that are organized in three levels. There are 8-10 broad categories with goals that have one or more objective that has specific recommended actions. Unlike the 2000 plan, they are trying to keep it somewhat terse and have specific time tables and responsible entities. This plan should lead to more careful and meaningful review as it unfolds over time. The timeline will more than likely extend into 2024. There may be some delays regarding an economic section that is contracted through BRPC. P. Bluhm recommends that for the next meeting that CJ Hoss from BRPC will come into discuss current sections of the master plan.

D. Forrest discussed how he spoke to Select Board Member Gordon Bailey about next steps after the master plan committee finishes their draft of the plan. SBM Bailey said that there will be reorganization at town hall that will be including a town planner, which means that the plan will not sit on its own.

P. Bluhm also mentioned that Beth Mead will be moving to a new position at town hall, and there will be a temporary replacement for the land use assistant until spring. The master plan has sections with responsible entities being the town planner, which will potentially occur in summer of 2024.

Update – Community Preservation Act: B. Donovan remarked that P. Biron is absent. They have allocated money for the land at 505 Stockbridge Road, discovered via the town warrant.

Select Board Member Regnier offered to answer questions regarding the planner position or other questions. B. Donovan asked if the property was 505 Stockbridge Road, SB Regnier affirmed. P. Bluhm mentioned about Resident Hall's open space and recreation committee in regards to the parcel of land that was just purchased.

Resident Hall said that the CPA did vote to recommend to connect the extra property with 300 Stockbridge Road. CPA will receive applications by December 1st, and be doing interviews on December 4th for recommendations to be put on the warrant for the May ballot.

Approval of Minutes: P. Bluhm moved for the approval of the October 23rd minutes. D. Forrest seconded. Motion passed with one abstention due to absence. (4-0-1) (Blaisdell – aye, Bluhm – aye, Forrest – aye, Donovan – aye, Decker – abstain).

C. Decker discussed potential items to add on the next agenda, including signage at several locations in town.

P. Bluhm and D. Forrest made a recommendation for John DeKraker, from Eagle Mill Redevelopment, to come in and talk with the board about adaptive reuse of buildings such as the Greylock and the Columbia. D. Forrest does not know if they are at the stage where they are ready to meet with the town yet.

Adjourn: P. Bluhm moved to adjourn the meeting. D. Blaisdell seconded. Motion passed unanimously (5-0) (Blaisdell – aye, Decker – aye, Bluhm – aye, Forrest – aye, Donovan – aye). Chairperson Donovan declared the meeting adjourned at 7:13pm.