

Minutes of the Town of Lee Planning Board
March 27, 2023
6:00 pm Lee Town Hall Courtroom

Present: Buck Donovan (Chairperson), Peter Bluhm, Dave Forrest, Peg Biron, Matt Carlino Resident Kathy Hall, Resident Terry Gardino, Resident Bary Gardino, Marc Digrigoli, and Select Board Member Sean Regnier were also present.

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

Public Comment: Resident Kathy Hall gave praise for the zoning proposal. She asked Chairperson Donovan for clarification regarding the definition of an ADU.

Approval of Minutes: P. Bluhm moved to approve the minutes from the February 27th meeting. B. Donovan seconded. Motion passed unanimously (5-0).

Site Plan Review – 100 Pine Street: The location is a pre-existing, non-conforming structure due to the lack of frontage. P. Bluhm moved to approve the site plan review. P. Biron seconded. The motion passed unanimously (5-0).

Public Hearing – Zoning Bylaw Amendments: The public hearing opened at 6:15 pm. There was no public comment. P. Bluhm moved to close the public hearing at 6:18 pm. P. Biron seconded. The motion passed unanimously (5-0).

P. Bluhm moved to bring the two proposals to the selectboard to be on the warrant for the upcoming town meeting. P. Biron seconded the motion. Motion passed unanimously (5-0).

Form A Application – 42 & 44 School Street: There were issues with probate. P. Bluhm moved to approve. D. Forrest seconded the motion. M. Carlino recused himself. The motion passed (4-0-1) (P. Bluhm – aye, D. Forrest – aye, B. Donovan – aye, P. Biron – aye).

Update – Master Plan: P. Bluhm gave recent updates about the master plan. The results from the public forum were presented last Monday. There was brief discussion regarding maps that need updating. The committee is not yet ready to submit language. They are waiting on the 2020 population data.

Update – CPA: P. Biron gave recent updates regarding the CPA committee. They are working on developing forms.

Discussion – Zoning Amendments: There was brief discussion regarding the term “owner occupied”. P. Bluhm moved that the draft be amended. M. Carlino seconded the motion. The motion passed (4-1) (Bluhm – aye, Forrest – aye, Donovan – aye, Carlino – aye, Biron – nay).

P. Bluhm moved to amend in #2 by striking the word “put” in dwelling, and add the words “and may be”.

P. Bluhm discussed #3 “floor area”. He suggested to remove percentages. B. Donovan suggested not to exceed 50%, or 1000 square footage of foundation floor area. The 400 vs 800 maximum was discussed.

P. Bluhm discussed section “c”.

It was determined to schedule the public hearing for April 24th.

Adjourn: There was a motion to adjourn. Chairperson Donovan declared the meeting adjourned at 8:00 pm.