

Minutes of the Town of Lee Planning Board
April 10, 2023
6:00 pm Lee Town Hall Courtroom

Present: Buck Donovan (Chairperson), Peter Bluhm, David Forrest, Peg Biron, and Matt Carlino.

Resident Kathy Hall, Select Board Member Gordon Bailey, Rebecca Sharp, Heather Earle and Sergio Fortes were also in attendance.

Call to Order: Meeting was called to order, and a quorum was declared, at 6:00pm on July 10th, 2023, by Chairperson Buck Donovan.

Public Comment: H. Earle requested steps to take to build garage on Rose Ave. She was advised to talk to the building commissioner, Matt Kollmer, and to get a special permit.

G. Bailey read the provided letter. He suggested a new policy, as well as inviting the zoning enforcement officer to more meetings.

Site Plan Review – 50 Water Street: Rebecca Sharo with SAI Group presented the site plan review. This review proposes transitioning 14 parking spaces into car charging ports. There will be underground conduit with new line striping and paint. There will be additional light fixtures, and the removal of one tree. Electrify America is the applicant. All car brands can use this charging port if there is a special adapter.

B. Donovan said that the only issue is the strength of the light, as it should be the same level of intensity than other lights.

G. Bailey said that in the original permit that the lights were stated to be dimmed after hours. There was a response that it is 24/7 operable, and can be dimmed remotely.

P. Bluhm moved that in relation to petition submitted, site plan review dated March 29th, 2023, by Simon Lee Outlets and Electrify America, be treated as complete, be treated as a minor site plan amendment and for the lighting to be reduced. P. Biron seconded the motion. The motion passed unanimously.

Update – Master Plan: The end of March survey closed, and had 350 responses. The next meeting will be on April 20th, and will have the chief of police and the fire chief attending.

Discussion – Zoning Amendments: G. Bailey suggested to change the “storage” wording to “outdoor storage”, and that there should be more specificity with the container sizes. There also needs to be a clear enforcement purpose.

ADUs were also discussed.

Adjourn: P. Bluhm moved to adjourn the meeting. The motion passed unanimously (5-0). Chairperson Donovan declared the meeting adjourned at 8:21 pm.