

APPROVED ON 5/4/21

Board of Selectmen – Minutes of Meeting

BOARD OF SELECTMEN
MINUTES OF MEETING – April 20, 2021

Present: David Consolati, Chairman

By ZOOM: Patty Carlino and Sean Regnier, Board of Selectmen,
Christopher Ketchen, Chief Administrative Officer (CAO).

Chairman David Consolati called the meeting to order at 7:00 PM, stating that pursuant to the Open Meeting Law, this is an audio recording with a roll call vote of members present by ZOOM.

<i>David Consolati</i>	<i>here</i>
<i>Patty Carlino</i>	<i>here</i>
<i>Sean Regnier</i>	<i>here</i>

1. **Approval of Minutes:** *Upon a motion duly made and seconded and upon a roll call vote, the Board members voted unanimously to approve the open session minutes of April 6, 2021.*

<u><i>AYES</i></u>	<u><i>NAYS</i></u>
<i>David Consolati</i>	<i>None</i>
<i>Patty Carlino</i>	
<i>Sean Regnier</i>	

2. **Public Hearings:** Special Permit Hearing - Application from Ann Doyle Deely, to grant a Special Permit to allow for the conversion of property at 218 Main Street, Lee, from the existing use of three apartments and an office to a five-apartment residential building with no office space. The structure is proposed to be substantially unaltered with the existing utilities utilized. The existing parking, paved area to be substantially the same. All will be in the existing footprint of the building under Chapter 199- Special Permit 13.4 and Multiple Dwelling Developments 9.2 – Site Plan Review. The building is located at 218 Main Street, in the DCBC Zoning District, designated as Map 12A, Lot 163.

Contractor Thomas Wickham, came before the Board representing Ann Doyle Deely's request for a Special Permit. At this point in the meeting, Chairman Consolati recused himself as he works with Tom Wickham. Sean Regnier read into the record, the recommendations of the Planning Board, as follows: 1) The applicant will submit a parking plan showing sufficient parking and 2) the location and plans for an enclosure of the dumpster.

After brief discussion wherein the Board discussed the parking lot and marking off the spaces with lines and enclosing the dumpster, Patty remarked that this is a great use of the space and it will

essentially look the same, while also meeting the needs of more housing. Tom added that other than those two changes there is no outside work to be done. Patty made a motion to waive the strict Site Plan Requirements as there is no outside work to be done, Sean seconded the motion and all were in favor.

Upon a motion duly made by Patty to waive the strict Site Plan Requirements as there is no outside work to be done, Sean seconded the motion and upon a roll call vote, the Board members voted unanimously to approve the Special Permit for 218 Main Street, Lee, MA (Ann Doyle Deely) and voted unanimously and upon a roll call vote

AYES

NAYS

*David Consolati
Patty Carlino
Sean Regnier*

None

Upon another motion made and upon a roll call vote, the Board members voted unanimously to grant the Special Permit by the Special Permit Granting Authority upon the following motions and findings that the proposed use:

- 1. Is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purposes; because the plans submitted shows it to be so.*
- 2. Is essential or desirable to the public convenience or welfare at the proposed location; because it fills the need for housing.*
- 3. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood; because it is already an existing rental building and the property's use won't be changed as it is being used for much of the same purposes as already established and will not change the nature of the residential community.*
- 4. Will not create undue traffic congestion or duly impair pedestrian safety; because there will be no substantial increase, the conversion won't create additional congestion as there is a parking area with the required number of parking spaces.*
- 5. Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare; because there will be no substantial increase in those uses.*

AYES

NAYS

*David Consolati
Patty Carlino
Sean Regnier*

None

3. **General Business:** a) Town of Lee – Proclamation – Oldest Resident of the Town of Lee - The town was notified by The Landing at Laurel Lake that one of their residents, Barbara F. Broderick – born on April 22, 1913 at age 108 is the oldest resident of the Town of Lee. They were wondering if the town could make some sort of Proclamation to honor Barbara. The town provided a Proclamation Certificate to give to her on her birthday, stating that the Select Board of the Town of Lee proclaims April 22, 2021 to be “Barbara F. Broderick Day” in Lee, Massachusetts and wished her a very Happy Birthday.

b) Gail Ceresia – Article for bylaw 172 Amendment – Gail Ceresia came before the Board with a Citizen’s Petition, along with the required signatures that she would like on the ballot for the upcoming election for the Town Representatives to vote on. In Chapter 172, she would like the word “hazard waste” added to this. *Upon a motion duly made and seconded, and upon a roll call vote, the Board members voted unanimously to add this language to the Warrant for the upcoming election.*

AYES

NAYS

David Consolati
Patty Carlino
Sean Regnier

None

c) Common Victualer License – Lucky’s Ice Cream (nunc pro tunc – dated 4/12/21) - *Upon a motion duly made and seconded and upon a roll call vote, the Board members voted unanimously to grant a Common Victualer License to Lucky’s Ice Cream (nunc pro tunc- dated April 12, 2021).*

AYES

NAYS

David Consolati
Patty Carlino
Sean Regnier

None

d) Berkshire Health Systems – Bloodmobile Promotion - The Town of Lee received a request from Berkshire Health Systems to promote their bloodmobile by doing “Town Hall Tours”. They will park their bloodmobile in the parking lot, and do all the advertising, promotions and sign ups. Patty suggested that if they are unable to park in the Park, they could possibly park in the old Price Chopper parking lot. Patty said she would ask Cindy to follow-up. *Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to allow the Berkshire Health Systems bloodmobile to set up either in the Park or at the Price Chopper Parking lot .*

AYES

NAYS

David Consolati
Patty Carlino
Sean Regnier

None

e. Veteran's Memorial Discussion – Patty Carlino stated that she wanted to update on the Veteran's Memorial discussion from last meeting. She is still trying to get more information regarding a memorial and will continue searching.

f. Lee Youth Commission Update - Kathy Hall came before the Board stating that she had given a copy of her business plan and demographic profile to the Board. The business plan is a draft, but very thorough. If this project were to come to fruition, she would need town backing and would have to look for donors. Regarding construction she is working with a consultant (free of charge) and with Matt Puntin. Brian Hallet's consultation regarding a conceptual idea of the building, business plan and demographic profile is part of the feasibility of the building.

Her update on the playgrounds is: South Lee Playground - the slides have been fixed. New equipment is being considered to replace the swings that were destroyed in the storm. Bradley Street Playground – they are measuring for new fixtures for the little kids. Athletic Field – Clean-up by 11th grade students/tables sanded, leaves raked by the fence. The tables were going to be painted but the weather did not allow for the painting. David Consolati made a comment that right now supplies are in high demand and are difficult to get materials, therefore, people are paying a premium. Is this something that we should be doing right now?

g. Memorial Day Parade/Discussion - Jim Wilusz at the Health Dept., per the Governor's orders states that there will not be a parade this year and in fairness to the organizers Patty suggested we call it off again. Patty added that we could do the same as last year and have a small Veteran's ceremony in the park and CTSB could film it. Chairman Consolati agreed that he can't see how we could do a parade this year. Patty stated that she would follow through with this same as last year.

h. Berkshire Gas Permit - *Upon a motion duly made and seconded and upon a roll call vote, the Board members voted unanimously to grant a permit to Berkshire Gas Company for a Class II Leak Repair at 130 Orchard Street.*

AYES

NAYS

David Consolati

None

Patty Carlino

Sean Regnier

4. **Pending Busines:** None.

5. **Town Administrator** a) FY 2022 Budget Discussion – Chief Administrative Officer, Christopher Ketchen informed the Board that the Finance Committee has moved swiftly to meet with the larger department heads. The process is moving forward and we can anticipate a draft warrant article soon.

The Capital Outlay Committee will be meeting in May.

b) Town Meeting Discussion: The Board was presented with a sheet depicting four (4) different scenarios for holding Town Meeting, as follows:

OPTION A

Hold meeting at regularly scheduled date of May 13, 2021 (or Later date) in the Auditorium only. Socially distanced occupancy would be approximately 125 people (60 reps – 65 public).

OPTION B

Hold meeting at regularly scheduled date of May 13, 2021 (or Later date) in the Gymnasium. Reps would be on the floor in 60 socially distanced folding chairs. Approximately 100 public seats would be available on the bleachers.

OPTION C

Hold meeting at regularly scheduled date of May 13, 2021 (or Later date) using BOTH rooms with video communication as done in 2020

OPTION D

Hold Meeting on the Football Field on June 24, 2021 according to the following plan/options:

- Utilize school risers for moderator, clerk
- Utilize existing field PA system
- Utilize existing field lights
- CHOOSE: A – ALL attendees bring their own chair
 - *B – Provide RENTAL chairs for Reps – All others bring your own chair
 - *C – Provide RENTAL chair for Reps and an additional _____ chairs for public
- CHOOSE: A – Rely on voice votes from reps while outdoors
 - *B – Use remote voting “clickers” assigned to each rep (system will record each Reps vote)
- CHOOSE: A – Rain Date of following Thursday, July 1
 - B - Rain Date of Friday, June 25
 - *C – Rental of Tent

*price quote TBD

The Board then discussed all the options, maybe changing times and day. Moderator, Sarah Wright joined the conversation discussing the different scenarios. Sean Regnier said he liked option "D" Patty Carlino stated that she wouldn't mind "B", but is open to whatever anyone else wants to do.

After discussion about the different options and *upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to choose Option "D" to be held on Thursday, June 24th at 5:00 PM, using remote voting clickers for the reps, with a rain date of Friday, June 25th at 5:00 PM and a second rain date of Thursday, July 1st at 5:00 PM.*

AYES

NAYS

*David Consolati
Patty Carlino
Sean Regnier*

None

6. **Public Comments:** With no comments from the public, Chairman Consolati stated that he would like to make a comment. He said that he doesn't appreciate his signs being pulled out of the ground and taken or the fact that someone walked into his house and terrorized his wife. He hopes the Police Dept. will find whoever did this.

7. **Next Regular Meeting** - Our next regular meeting will be held on Tuesday, May 4, 2021 at 7:00 PM.

8. **Motion to Adjourn** – *Upon a motion duly made and seconded and by roll call vote, the Board members voted unanimously to adjourn the meeting at 8:15 PM.*

AYES

NAYS

*David Consolati
Patty Carlino
Sean Regnier*

None

Respectfully submitted,



Cindy L. Bigelow,
Administrative Assistant

Notice of Website Posting Sent to:

Board of Selectmen
Town Administrator
Town Clerk
Town Collector
Planning Board

Board of Assessors
Board of Health
Conservation Commission
Police Chief
Building Inspector

Dept. of Public Works
Town Treasurer
Town Reps. District Chair
Superintendent of Schools
Town Accountant