



TOWN OF LEE

32 Main Street, Lee, MA 01238
www.lee.ma.us

R. Christopher Brittain,
Town Administrator

March 9, 2022

To the Town Representatives of Lee:

Enclosed is the Special Town Meeting Warrant for March 24, 2022. The meeting will take place at 7pm in the Lee Middle/High School Auditorium. Attendees are asked to follow the Massachusetts Department of Public Health Face Covering Advisory (Enclosed). The purpose of this meeting is to address a number of bylaw changes and additions that have been postponed for the last two years due to the pandemic. In addition, there are several budgetary articles that were added to more efficiently address the needs of the town. Because of the extensive bylaw changes, a special town meeting will allow for additional meeting time for these articles rather than adding them to the annual town meeting. Please see a summary of the articles below.

Article 1 – Community Preservation Bylaws: The town passed by referendum the community preservation act and during this fiscal year the CPA surcharge was added to real estate tax bills. Pursuant to Mass General Law, this bylaw is required to appoint members to the CPA committee which will in turn recommend to town meeting how CPA funds should be appropriated.

Article 2 – Master Plan Update: The 2021 Annual Town Meeting appropriated \$50,000 for a master plan update. This cost was determined based on utilizing a regional planning agency to create the plan. Following Town Meeting, the select board decided to consider private consultants for the plan as well, which will increase the cost of the project. The town is currently applying for a grant that if approved would fund this project however the grant will not be awarded until late 2022.

Article 3 – General Bylaw Amendment: This article seeks to change an existing bylaw that currently states that permits cannot be granted to any party that owes taxes over 12 months. The amendment would remove the “12 months” and state that permits will not be granted if ANY taxes are owed.

Article 4 – Special Act/Charter Commission. The special act charter commission met during 2019 – 2022 to recommend to town meeting, changes and updates to the special act that established the selectmen/administrator form of government in the Town of Lee. These changes are shown in the warrant as edits to the existing text.

Article 5 – Open Town Meeting Bylaws: The 2021 Annual Town Meeting voted to petition the legislature to return Lee to an open form of town meeting. The legislature approved the change PENDING an affirmative referendum vote. This vote will take place at the May 16, 2022 Annual Town Election. If the referendum passes, these bylaws will take effect. The bylaw changes effectively removes all references to representatives and set a new quorum of 50 residents (rather than 30 representatives) to hold town meeting. It also addresses updates to voting methods and the use of the motion to reconsider.

Article 6 – Previous Fiscal Year Invoice. This article pays for a wastewater invoice that was received after the close of FY 21 for products purchased during FY 21.

Article 7 Rest of River: this article seeks to pay the Town of Lee's share of legal expenses from FY 2021-2022 as part of the 5-Town Legal Defense Fund.

Article 8 – Cemetery: this article transfers funds from the perpetual care account (current balance of \$ 68,000) and the gravestone repair account to the operating budget to be used for repair of fallen monuments for the cemetery.

Articles 9-19 Include changes to Chapter 199 (zoning) that have been addressed during public hearings of the Planning Board over the past few months. Article 9 specifically represents the work of our Planning Board, town counsel and General Code (private consultant) that performed a legal and editorial analysis of the entire code. The purpose of this analysis was to locate and correct inconsistencies and editorial corrections to the code. In order to efficiently correct these issues, it was recommended to re-adopt the code in its entirety. This proposed code is available online at www.lee.ma.us by clicking on the “Town Meeting” tab. The remaining zoning articles represent more substantive changes to the code and as such are separated into individual articles.

Thanks for service to the Town of Lee!

R. Christopher Brittain, Town Administrator