

**Minutes of the Town of Lee Planning Board**  
**September 11, 2023**  
**6:00 pm Lee Town Hall Courtroom**

**Present:** Buck Donovan (Chairperson), Peter Bluhm, David Forrest, Peg Biron, Conrad Decker, and Daniel Blaisdell (alternate).

Resident Kathy Hall, Select Board Member Gordon Bailey, John and Angela Benedict, and James Castegnaro were also in attendance.

**Call to Order:** Meeting was called to order, and a quorum was declared, at 6:00pm on September 11<sup>th</sup>, 2023, by Chairperson Buck Donovan.

**Public Comment:** Resident Hall discussed Founders Day weekend.

**Minutes:** P. Bluhm moved to accept the August minutes as presented. Motion passed with one abstention (P. Biron) (5-0-1).

**Discussion – 345 Spring Street/theater:** P. Biron visited the theater and toured the barn. This may incorporate students from LMHS, which could lead for exciting opportunities for the youth in the future.

Chairperson Donovan reviewed the open meeting laws regarding Starbucks' trash, the Eagle Mill and the role of the Zoning Enforcement Officer.

**Public Hearing – Zoning Bylaw/Short Term Rentals:** At 6:10 pm, Chairperson Donovan recused himself and relinquished himself as chair. P. Bluhm took over as chair, and gave a brief synopsis about the proposed bylaw changes.

John Benedict, a Lee resident who has an Air BNB, shared his experience. His wife, Angela, also spoke about her experience.

D. Forrest proposed an amendment to require that the property manager has to reside in the state. P. Biron seconded. The amendment passed unanimously (5-0).

P. Biron moved to report to town meeting with the recommendation that it be inacted. D. Forrest seconded. The motion passed unanimously (4-0).

The public hearing closed at 6:28 pm.

P. Bluhm relinquished the chair back to Buck Donovan.

**Form A Application – 111 Woodland Road:** The applicant, Patrick, was not present and the no form was presented for the board to sign. Select Board Member Bailey recommended the board to be very hesitant to approve without a document in front of them. Resident James Castegnaro said he was unsure where Patrick was and was fine with putting off the application to another meeting as he was unaware that he was on the agenda until earlier in the day.

**Update – Master Plan Committee:** The last meeting was cancelled and there was no report.

**Adjourn:** D. Forrest moved to adjourn the meeting. The motion passed unanimously (5-0).  
Chairperson Donovan declared the meeting adjourned at 6:34 pm.