

**Minutes of the Town of Lee Planning Board**  
**June 12, 2023**  
**6:00 pm Lee Town Hall Courtroom**

**Present:** Buck Donovan (Chairperson), Peter Bluhm, David Forrest, Peg Biron, and Conrad Decker (alternate).  
Jack Magnotti (Foresight Land Services),

**Call to Order:** Meeting was called to order, and a quorum was declared, at 6:00pm on July 12<sup>th</sup>, 2023, by Chairperson Buck Donovan. He announced that the meeting was being recorded, and declared that if a person is going to make their own recording of the meeting.

**Appointment of Alternates:** Conrad Decker was appointed a regular voting member for this meeting due to an absence.

**Public Comment:** P. Bluhm read an email that he received from a member in town, Marilyn Wyatt, discussing that she believes that parking is not a serious problem regarding the potential new safety and EMS building. She attached links to different articles regarding parking.

Chairperson Donovan announced that the board also received a letter of resignation from member Matt Carlino. He accepted the letter. P. Bluhm made a motion to thank M. Carlino for his excellent service on the board. P. Biron seconded. Motion passed unanimously (5-0). Chairperson Donovan told alternate member C. Decker that, if he was interested, they will forward his name to the Select Board for a recommendation of being appointed as a full-time member to the board. A roll call vote was taken. Motion passed unanimously (5-0).

**Form A – 545 Stockbridge Road:** Jack Magnotti, representing Foresight Land Services, presented the Form A for 545 Stockbridge Road. The owner is looking to sell a portion of the land. The land is zoned under RA40.

D. Forrest made a motion to accept the Form A. The motion passed unanimously (5-0).

**Discussion – Eagle Mill Update/Status:** The board reached out to receive updates on the Eagle Mill status. Gordon Bailey had issues joining the Zoom, and came in to the meeting to ask questions regarding the Eagle Mill project.

**Update – Master Plan:** P. Bluhm gave an update. There will be approximately 2 meetings per month. There is an optimistic goal of finishing by Christmas.

**Approval of Minutes:** P. Bluhm asked a question regarding a technology issue with the last meeting. P. Bluhm moved to accept the minutes. D. Forrest seconded. The motion passed unanimously (5-0).

**Any topic the chair could not reasonably anticipate:** Matt Kollmer, the building commissioner, joined the Zoom, and answered a question regarding the status of the demolition of Eagle Mill. P. Bluhm asked a question regarding the Starbucks signs.

Chairperson Donovan asked a question to Beth Meade (Land Use Assistant) and Matt Kollmer regarding Don Fitzgerald (Building Inspector) and the Sunoco sign.

C. Decker asked Beth Meade and Matt Kollmer a question about a property on Pleasant Street. There was discussion about changing setbacks regarding accessory dwelling units (ADUs).

**Adjourn:** P. Bluhm moved to adjourn the meeting. Motion passed unanimously. Chairperson Donovan declared the meeting adjourned at 7:10 pm.