

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

**Present:** Buck Donovan (Chairperson), Peter Bluhm, David Forrest, and Peg Biron. Colleen Deventedo, Steve Mack and Brian Siter were also in attendance.

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

**Reorganize the Board:** P. Bluhm made a motion to nominate B. Donovan for the chair of the board. P. Biron seconded. Motion passed unanimously (3-0). B. Donovan asked for a nomination for a vice chair. B. Donovan nominated P. Bluhm. P. Biron seconded. Motion passed unanimously (3-0).

**Special Permit Hearing – 1435 Cape Street:** Chairperson Donovan told the applicants, as there was less than 5 board members, that a super majority will be needed for this agenda item to go through, and the applicants have the choice to wait until the board is full at 5 members again. Chairperson Donovan also made a comment to the applicants that on the last several solar projects, there had been issues. The applicants decided to give their presentation.

Colleen Deventedo, Steve Mack (Foresight) and Brian Siter (Foresight) introduced themselves and their proposed project, which is 3.5 acres of solar panels. A condition from the conservation commission is to maintain mowing and keep grass longer inside the fence for animals to graze.

P. Bluhm moved that the board finds the requirements for the site plan review substantially complied with, and that the application is suitable for review. P. Biron seconded. Motion passed unanimously (4-0).

P. Bluhm moved that the site plan be approved as submitted, dated June 9<sup>th</sup> 2023. D. Forrest seconded. Motion passed unanimously (4-0).

P. Bluhm moved that the use and structure is in compliance for the board. P. Biron seconded. The motion passed unanimously (4-0).

P. Bluhm moved that the board find that the structure and use is essential and desirable to the public convenience or welfare at the proposed location. D. Forrest seconded. Motion passed unanimously (4-0).

P. Bluhm moved that the board finds that this proposal will not cause traffic congestion. D. Forrest seconded. Motion passed unanimously (4-0).

P. Bluhm moved that the board finds that the structure and use will not overload any public water, drainage or sewer system, and that all or any other municipal facility with the extent that the proposed use or any existing immediate area will be duly subjected to hazardous effects, public health safety or general welfare. P. Biron seconded. Motion passed unanimously (4-0).

P. Bluhm moved that the special permit be granted with waiver of a 17 foot temporary height requirement. Motion passed unanimously (4-0).

**Public Comment:** Resident Hall spoke, congratulations to B. Donovan on keeping chair and on the board for getting the Zoom to work, as well as discussed, the Lee Youth Commission free summer kick ball, which is occurring every Tuesday at the Lee athletic field, July 11<sup>th</sup>-August 1<sup>st</sup>.

**Discussion – Zoning Bylaw Amendment – Accessory Dwelling Units (ADUs):** There was discussion regarding the proposed amendment regarding accessory dwelling units.

**Update – Master Plan Committee:** P. Bluhm gave an update regarding the activities of the Master Plan. The goal is for the plan to be completed by Christmas. There is a vacancy on the board, and P. Bluhm discusses appointing Marilyn Wyatt to the committee. He highly recommends her. P. Bluhm makes a motion to appoint Marilyn Wyatt. P. Biron seconded. The motion passed unanimously (5-0).

There was discussion about the Price Chopper property.

There was discussion about traffic through town, and other topics related like alternate routes and changing exits on the Massachusetts Turnpike.

**Adjourn:** P. Bluhm made a motion to adjourn. Motion passed unanimously (5-0). Chairperson Donovan declared the meeting adjourned at 7:40 pm.