**Minutes of the Town of Lee Planning Board**

**April 8th, 2024**

**6:00 pm Lee Town Hall Courtroom**

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

Select Board Member Gordon Bailey (via Zoom), Resident Kathy Hall, Amanda Borsotti

**Absent:** Peter Bluhm

**Call to Order**: Chairperson Donovan called the meeting to order at 6:02pm. B. Donovan made D. Blaisdell a voting member for tonight.

**Public Comment:** Resident Hall announced that there will be a special visitor from Neighborhood Ninjas on April 23rd to Lee Athletic Fields. There will be a pool party on April 15th with 80 people signed up. The Open Space and Recreation Plan is moving along to the next steps.

**Master Plan Update:** B. Donovan gave an update in the absence of Peter Bluhm. There was a public forum this past Saturday, the 6th. It was not as well attended as originally hoped for, however questions were fielded and feedback was received. The Master Plan Committee should be turning over their finalized draft for the Planning Board soon.

**CPA Update**: P. Biron explained the ‘matching’ system for the funding for the CPA Committee.

**Minutes:** C. Decker made a motion to approve. P. Biron seconded. Motion passed with two abstentions due to absence (3-0-2).

**Special Permit Hearing – 111 Woodland Road**: Amanda Borsotti presented the plans for building a residential structure in an industrial zone at 111 Woodland Road.

C. Decker asked some clarifying questions. Select Board Member Bailey clarified questions regarding the table of dimensional requirements and brought up that there are antiquated footnotes due to all of the changes to the bylaws the last 50 years.

C. Decker made a motion to accept the minor site plan as prepared by Taconic Land Surveyors dated May 24th 2023, and that the plan meets all of the requirements. P. Biron seconded. Motion passed unanimously (5-0).

B. Donovan opened the hearing for the special permit.

B. Donovan read the required findings;

The structure and/or use is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose.

The structure and/or use is essential or desirable to the public convenience or welfare at the proposed location.

The structure and/or use will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

There will not be undue traffic congestion or undue impairment to pedestrian safety.

The structure and/or use 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 hazards affecting public health, safety or general welfare.

D. Forrest made a motion to approve the special permit based on the above findings. P. Biron seconded. Motion passed unanimously (5-0).

**Other Business:**  B. Donovan reminded the board that there will be a meeting next Tuesday, the 16th at 6:00pm for the split zone public hearing.

**Adjourn:** P. Biron made a motion to adjourn. D. Forrest seconded. Motion passed unanimously (5-0). B. Donovan declared the meeting adjourned at 6:44pm.