

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
September 13, 2017**

**Present:** Chairman Thomas Wickham, Buck Donovan, Harold Sherman, Matt Carlino and Peg Biron

This meeting was called to order at 6:00 P.M.

**40R Smart Growth Bylaw/Housing Needs**

This was a continuation of public hearing that was held on August 28<sup>th</sup> to adopt a 40R Smart Growth Overlay Bylaw. The 40R Smart Growth zoning district permits mix use development. Jeff Cohen presented his current site plan. The proposal is a 4 story hotel along West Center Street with 85 to 100 rooms. Mark Malloy, BRPC stated that 40R allows high density residential development. There are some restrictions such as the development is allowed by right no special permit is required and at least 20% of the units must be affordable mixed in with market rate units. Mr. Cohen stated that the overlay map needs to include 7 parcels with the additional houses that front on West Center Street.

Buck motion to amend the overlay map to include 7 parcels along West Center Street. This motion was seconded by Matt and was unanimously approved, 4-0. Peg abstained.

Buck made a motion to accept the housing needs assessment. This motion was seconded by Matt and was unanimously approved, 5-0.

Matt made a motion to accept the 40R Smart Growth as amended and submit it to the state and recommend it at the town meeting. This motion was seconded by Buck and the final vote was 4-0. Peg abstained.

**Other business**

Sherman made a motion to approve the minutes of August 14<sup>th</sup>. This motion was seconded by Peg and was unanimously approved, 4-0. Tom abstained.

Sherman made a motion to table minutes of August 28<sup>th</sup>. This motion was seconded by Matt.

The meeting was adjourned at 8:00 P.M.

Respectfully submitted,  
Jaimy Messana

Land Use Administrative Assistant

CC: Board of Health  
Principal Assessor  
Board of Public Works  
Town Administrator  
Board of Selectmen

Town Clerk  
Historical Commission  
Conservation Commission  
Building Inspector  
Town Counsel