

**Lee Planning Board**  
**32 Main Street**  
**Lee, Massachusetts 01238**  
**September 10, 2018**

**Present:** Chair, Peg Biron, Buck Donovan, Thomas Wickham and Matt Carlino

**Others Present:** None

**Solar Bylaw**

The Board reviewed the most recent draft of a solar bylaw. Some of the changes to the current draft are that roof mounted arrays are allowed in all zoning districts. There was some discussion regarding the size of small solar photovoltaic at 500 sq.ft. and whether this is too restrictive for arrays allowed by right in all zoning districts. Tom suggested that the chart is amended to specify that in the Industrial zoning district large scale solar arrays are subject to a special permit.

**Discussion Site Plan Amendments**

There was a discussion regarding several procedural amendments to the site plan approval process. The Board suggested an amendment to include two categories a major and a minor site plan application. The Board suggested that another copy of the draft is sent to all members to review at a future meeting.

**Other Business**

Buck made a motion to approve the minutes August 27<sup>th</sup> as amended. This motion was seconded by Matt and was unanimously approved 4-0.

There was a discussion regarding David Ryel **Berkshire Liquors** site plan conditions. Peg stated that she has spoken with Chief Roosa regarding the installation of the fence in the back of the property as screening. He has suggested that it is better not to install fence because police officers patrol area and the fence would obstruct their view. The Board also was informed that parents park in the vicinity.

Tom motioned to adjourn this meeting at 7:30 P.M.

Respectfully submitted

Jaimy Messana

Land Use Administrative Assistant

CC: Board of Health

Town Clerk

Principal Assessor

Historical Commission

Board of Public Works

Conservation Commission

Town Administrator

Building Inspector

Board of Selectmen

Town Counsel