

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238**

**Minutes of Meeting - October 19, 2020**

Meeting convened at 6:00. Present were Chairman Matt Carlino, Member Buck Donovan, Member Peg Biron, Member Peter Bluhm, Member David Forrest, and Alternate Member Gordon Bailey. Also present were Land Use Assistant Jaimy Messana, Renee Dodds, Cathy Hall, and Patrick McColgan. Appearing for Eagle Mill were Shawn Leary, Esq., Jeff Cohen of Eagle Mill and Jim Scalise of SK Design.

The committee considered an application from Renee Dodds for a dog kennel at 915 Pleasant Street. The committee reviewed an email from Ms. Dodds dated September 30, and she further explained that she will have two fenced areas behind her building and that the neighbors on either side are not concerned about the possibility of barking. There will be no exterior modifications to the building. Peter moved to waive strict site plan review. David seconded. Motion passed 4-0-1 with Chairman Carlino abstaining because his business is involved in the project. Peter moved to approve the site plan as complying with the bylaw under section 4.2(J)(2)(a)(xiii). David seconded. Motion passed 4-0-1 with Chairman Carlino abstaining for the same reason.

Patrick McColgan briefly explained a Plan A filing adjusting a boundary between 90 Fox Run and 100 Fox Run. The properties are owned by Robert E. Lohbauer and Laura Lohbauer. Peg moved to endorse the Form A. Buck seconded. Motion passed 5-0.

Shawn Leary, Jeff Cohen, and Jim Scalise presented a Petition for Modification of Plan Approval for the Eagle Mill project. This project had previously been approved (and once amended) under Chapter 16 of the Bylaw (SGOD). The changes proposed were summarized in a memorandum received in the record from Shawn Leary. The project will still proceed in two phases, with the first phase involving rehabilitation and construction of the existing Eagle Mill, Union Mill and Machine Shop. Phase II will include a new mixed-use building on Center Street, a new Riverfront Building for condominiums, and a new Eagle Mill Apartment building at the east end of the project. Parking will be reduced from 322 spots under the prior plan to 174 under the current plan. Eagle Mill is also asking the board for a waiver that would allow construction of 128 residential units, six more than the bylaw's express limit of 122 units.

The Board discussion covered several aspects of the proposal, including the elimination of much of the previously approved commercial space, parking adequacy, and the proximity of the multi-use building to the road. The likely schedule of the construction in each phase was also discussed.

Shawn Leary explained that most of the proposed modifications were "minor," as defined under Section 16.12 of the Zoning Bylaw, but that the increase in housing units was a "major" change under the Bylaw. For this reason, the applicant and the Board agreed that the application must be heard by the Planning Board as a major change requiring a public hearing that is noticed

in the manner required for a Special Permit. Jaimy will give the notice. The board set November 23, 2020 for a hearing, which will be held by Zoom.

The Board decided not to discuss pending bylaw change proposals at this meeting.

Meeting adjourned by unanimous consent.

Respectfully Submitted,

Peter Bluhm, Board Member