

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

Minutes of Meeting - November 9, 2020

Present: Chairman Matt Carlino, Members Peg Biron, Buck Donovan, David Forrest and Peter Bluhm, and Alternate Member Gordon Bailey. Also present were Mandy Pieczarka, and Wendy Linscott, Esq. representing Tina Earl. Chairman Carlino had requested the BJ Church attend but she was not in attendance.

The meeting was conducted using Zoom videoconferencing software. Meeting convened at 6:00.

Tina Earl Application for Special Permit

Mandy Pieczarka explained what she is trying to accomplish at 175 Willow Street on behalf of Tina Earl. She wants to pour concrete to install a mobile home on the site, in front of a stick-built garage that is already there. The home will sit on the new slab. The location would be exactly the same as a mobile home that was removed in November, 2019.

Gordon Bailey explained how the town had been treating mobile home replacements in the past, requiring a special permit in each case.

Mandy Pieczarka and Wendy Linscott explained that although the proposed location would violate the 25 foot setback, there are severe site constraints that may complicate any different location farther back. After further discussion they agreed to consider attaching the mobile home to the existing structure, thereby reducing the nonconformity, and they will report the results later at the public hearing.

On motion by Peter and second by David the board decided to set the case for public hearing on a special permit under Section 6.1(B) of the bylaw. The date will be either December 7 or December 21, depending on when the notices can be printed in the paper. The motion passed unanimously.

Bylaws

The board decided not to discuss the pending bylaw revision proposals at this meeting.

Matt explained that the town has paid "General Code" (the company that reduced our town bylaws to a web document) to do an analysis of the whole town code. The project is underway now, and we can expect some recommendations regarding other amendments to the zoning bylaw.

Other Matters

Jaimy Messana no longer works for the town. She apparently has not produced minutes of the board's last meeting in October. Peter and Matt will meet and attempt to produce minutes of that meeting from a Zoom transcript or video record.

Meeting adjourned at 7:00 on motion of David Forrest which passed without objection.

Respectfully submitted

Peter Bluhm, Board Member

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