

Minutes of the Town of Lee Planning Board

December 14, 2020

6:00pm Via Zoom

A regular meeting of the Lee Planning board was held virtually in accordance with Governor Baker's Order suspending certain provisions of the Open Meeting Law (MGL Chapter 30A, Section 20) on Monday, December 14, 2020 at 6:00pm on Zoom.

Present: Matt Carlino (Chair), Peg Biron, Peter Bluhm, Buck Donovan, David Forrest (joined at 6:11pm) and Gordon Bailey (alternate).

Others Present: Shawn Leary, Jeff Cohen, Elton Ogden, John Rudzinski, Sean Regnier, Patty Carlino, Janice Braim, Gail Ceresia and Kathy Hall.

Call to Order

Chairperson Carlino called the meeting to order at 6 p.m. For the record he informed those in attendance that the meeting was being recorded.

Approval of September 28, 2020 Minutes

Member Bluhm moved to approve, Member Biron seconded, and the Planning board voted (4-0) to approve the September 28th minutes as written. (Biron – aye; Bluhm – aye; Donovan – aye; Carlino – aye)

Approval of December 7, 2020 Minutes

Member Bluhm moved to approve minutes subject to correction of spelling, Member Biron seconded, and the Planning board voted (4-0) to approve the December 7th minutes as written. (Biron – aye; Bluhm – aye; Donovan – aye; Carlino – aye)

Continuation of Eagle Mill Redevelopment

Chairperson Carlino opened a discussion on document submitted by Attorney Leary, #2 architectural design of mixed-use building. Member Bailey discussed modifying wording on document to read that they will share their results of the approvals of the architectural design.

Chairperson Carlino opened a discussion on #1 parking. After lengthy discussion of concerns of adequate parking spaces, the board took no action.

Member Bluhm moved, Member Donovan seconded, to waive the limitation of 122 residential units, in section 16.7 in the bylaw, and allow 128 residential units as proposed. Planning Board voted (5-0) (Donovan – aye; Forrest – aye; Biron – aye; Bluhm – aye; Carlino – aye)

Member Donovan moved, Member Bluhm seconded, that the Applicant has submitted the required fees and information as set forth in the Regulations. Planning Board voted (5-0) (Donovan – aye; Forrest – aye; Biron-aye; Bluhm – aye; Carlino – aye)

Member Bluhm moved, Member Forrest seconded, that the Project as described in the application does meet all of the requirements and standards set forth in this subchapter and the PAA Regulations. Planning Board Voted (5-0) (Donovan – aye; Forrest – aye; Biron-aye; Bluhm – aye; Carlino – aye)

Chairperson Carlino moved, Member Biron seconded, that it is possible to adequately mitigate significant adverse Project impacts on nearby properties by means of suitable conditions. Planning Board voted (5-0) (Donovan – aye; Forrest – aye; Biron-aye; Bluhm – aye; Carlino – aye)

Sign Permits

Lee Bank – 102 West Park Street

Freestanding sign

Member Donovan moved to endorse; Member Biron seconded. Planning Board voted (5-0) (Donovan – aye; Forrest – aye; Biron-aye; Bluhm – aye; Carlino – aye)

Lee Bank – 102 West Park Street

Wall sign

Member Bluhm moved to endorse; Member Forrest seconded. Planning Board voted (5-0) (Donovan – aye; Forrest – aye; Biron-aye; Bluhm – aye; Carlino – aye)

Dennis Welch – Fairview Street

Temporary sign, “Luxury Lots for Sale”

Chairperson Carlino moved to deny sign permit per 7.7 g1, Member Bluhm seconded. Planning Board voted (5-0) (Donovan – aye; Forrest – aye; Biron-aye; Bluhm – aye; Carlino – aye)

Town Report

Chairperson Carlino opened for discussion. Chairperson Carlino will contact Town Hall to seek more information as to what is needed for said report.

General Code

After brief discussion the General Code revisions will be tabled to the next meeting.

Chairperson Carlino declared the meeting adjourned at 8:18 pm.

Elizabeth Mead

Land Use Assistant