Minutes of the Town of Lee Planning Board

March 8, 2021

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, March 8, 2021 at 6:00pm on Zoom.

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

**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.

Chairperson Carlino announced to the board that there were no minutes available to approve and no sign permits to consider.

Chairperson Carlino discussed a clerical correction with Smart Growth By-Law with #65 omitted but not omitted on decision.

Member Bailey discussed Forrest Wilde posting in newspaper should be corrected to say “Special Permit” not “Variance. Will re-post in newspaper.

**General Code**

Chairperson opened for discussion the General Code proposed changes for publication of zoning bylaws. The board agreed by unanimous consent to propose the following changes for town meeting:

1. Change “local historic” to “Historical”
2. “Nonconforming sign – any sign that was lawful when placed or mounted but does not later conform to subchapter 7, as amended.”
3. Revise as suggested
4. Revise as suggested
5. Do not revise
6. “Open” flags, subject to Section 7.7 (P) below
7. Revise as suggested #1
8. Revise as suggested #1
9. Revise as suggested
10. Revise as suggested
11. Delete subsection G
12. Revise as suggested
13. Revise as suggested
14. Revise as suggested
15. Refer to counsel
16. Revise as suggested
17. Revise as suggested
18. Revise as suggested
19. Revise as suggested
20. Revise as suggested
21. Revise as suggested
22. Revise as suggested
23. Revise as suggested
24. …confirms compliance with inspection and/or design requirements as set forth in the State Environmental Code Minimum Requirements for the Subsurface Disposal of Sanitary Sewage
25. Revise as suggested
26. Parking areas will be screened along the front and sides of the parking area
27. Revise as suggested
28. Revise as suggested
29. Revise as suggested
30. Revise as suggested
31. Revise as suggested
32. Revise as suggested
33. Revise as suggested
34. Revise as suggested
35. Revise as suggested
36. Waiver. The Planning Board may waive application requirements as the board, in its discretion, deems appropriate
37. Revise as suggested
38. Do not revise
39. Revise as suggested
40. Refer to counsel
41. Revise as suggested
42. Revise as suggested
43. Revise as suggested
44. “A directory sign shall not exceed a total of 64 square feet, including the name of the park” Also, delete second sentence
45. Do not revise
46. E(1)(j). “Banners are permitted on light poles and streetlights, excluding those located on the main access road between Water Street and the traffic circle entry. Banners may include decorative signs, store names and off premises advertising by nationally recognized brands and/or regional attractions. Two banners may be placed on each pole. Banners shall not exceed 35 square feet per side. One sign permit per type of banner is required” E(4)(f). “Billboards, streamers, ribbons and spinners are not allowed”
47. Make all references to sign enforcement officials refer to “Building Commissioner”
48. Revise as suggested
49. Also revise 11.1 lead-in to say “The purpose of this subchapter authorizing flexible development are as follows:” Also revise 11.2 lead-in to say “The following definitions apply to this subchapter”
50. Revise as suggested
51. Revise last sentence in 11.3 to change “would be” to “is.” Delete 4.2 (b)(4), including (a), because this rule applies in four zones but it is only mentioned in one zone 4.2. Note that RA-40 is being changed generically to RA.

Chairperson Carlino and all members of board agree unanimously to end General Code discussion and continue at next meeting.

Chairperson Carlino declared the meeting adjourned at 8:44 pm.

Elizabeth Mead

Land Use Assistant