

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
July 10, 2017**

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

**Others Present:** Mark Malloy, BRPC, Melissa Provencher, BRPC, Attorney Don Hunter, Bruce & Ronnie Singer, owners Devonfield Inn

**Smart Growth Overlay District**

This was a continued discussion regarding adopting a Smart Growth Overlay District. Mark Malloy, BRPC presented the board with a revised draft of the bylaw. There was a lengthy discussion that followed. There was some discussion regarding placing a maximum percentage the affordable housing component.

The Board will meet again on July 24<sup>th</sup> to discuss signage. The public hearing is scheduled on August 28<sup>th</sup> at 6:00 P.M.

**Bed & Breakfast Bylaw**

Attorney Don Hunter came to this meeting to this meeting representing Bruce Singer, owner Devonfield Inn in a discussion regarding amending the existing Bed & Breakfast bylaw. The existing bylaw indicates that the resident owner must reside on the property. They are proposing an amendment to this section to allow a resident manager to reside on the property and not the owner. Also the existing bylaw indicates a maximum of 10 rooms can be rented. They are proposing an amendment to allow the rental of 11 rooms. There is no provision in the existing bylaw to allow for special events. This may also have to be amended to allow for a specified number of special events per year. The Board suggested that Attorney Don Hunter propose a bylaw amendment.

**O'Connell Oil Associates Inc.**

JSP Land Development applied for sign permit for 2 canopy signs 16 sq.ft. internally illuminated signs. They are removing the old sign and replacing it with the new sign. The 2 canopy signs one facing Housatonic Street and the second facing adjacent property McDonald's Restaurant. The property is located at 245 Housatonic Street in the CBC zoning district.

Tom made a motion to approve the sign permit as presented. This motion was seconded by Peg and was unanimously approved, 4-0.

**Other business**

Peg made a motion to approve the minutes of May 22, 2017 as written. This motion was seconded by Buck and was unanimously approved, 4-0.

The meeting was adjourned at 8:30 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