Minutes of the Town of Lee Planning Board

April 12, 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, April 12, 2021 at 6:00pm on Zoom.

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

Others Present: Janice Braim, Tom Wickham, Janet Warner, Attorney Judith Knight, Attorney John Graziano, Patty Carlino, Kathy Hall, Bob Jones, Clare Lahey, Gail Ceresia, Jen Carlino & Anne Langlais.

**Call to Order**

Chairperson Carlino called the meeting to order at 6:04 p.m. For the record he informed those in attendance that the meeting was being recorded.

**525 Woodland Road – Discussion to hold public hearing**

Chairperson Carlino discussed the petition submitted by Attorney Graziano, representing the Garrity family, regarding a zoning change for the property located at 525 Woodland Road. Chairperson Carlino raised concerns that it would be spot zoning and would not be approved by the Attorney General.

Member Donovan stated that he submitted conflict of interest disclosure with the Town Clerk.

Member Bluhm discussed the procedural status of the matter that a public hearing has to be scheduled.

Member Bailey stated that there is 65 days to hold a public hearing.

Chairperson Carlino read letter from Town Counsel, Attorney Jeremia Pollard.

Members of the public raised concerns that the property is in compliance with the current zoning bylaws and if the zoning change is due to possible PCB dump location.

**501 Pleasant Street – Discussion of zone**

Chairperson Carlino discussed location of property being in Industrial zone. The Planning Board suggested that the company refer to the Building Department with any other questions.

**218 Main Street – Site Plan Review**

Chairperson Carlino introduced Tom Wickham to present the project. Mr. Wickham stated that the Application for Special Permit was submitted to the Selectmen to renovate 2 offices into 3 apartments for a total of 5 apartments in the building. No exterior renovations will be done.

Member Bailey raised concerns regarding adequate parking spaces.

Member Carlino raised concerns with location and enclosing of the dumpster.

The Planning Board decided to recommend the applicant to submit a parking plan showing sufficient parking and the location and enclosure of the dumpster to the Selectmen.

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

Member Donovan moved to accept the site plan as presented with aforementioned recommendations to the Select Board to verify parking and dumpster screening; Member Biron seconded. Planning Board voted (5-0) (Biron - aye; Donovan – aye; Bluhm – aye; Carlino – aye; Forrest – aye)

**General Code**

Chairperson Carlino stated the Planning Board is waiting on communication from Town Counsel.

**Approval of February 8th Minutes**

Member Bluhm moved to approve; Member Forrest seconded. The Planning Board voted (5-0) to approve the February 8th minutes as written.

**Approval of February 22nd Minutes**

Member Biron moved to approve; Member Donovan seconded. The Planning Board voted (5-0) to approve the February 22nd minutes with change of present/past tense and missing space on 4th paragraph.

**Approval of March 8th Minutes**

Member Bluhm moved to approve; Member Donovan seconded. The Planning Board voted (5-0) to approve the March 8th minutes with change to correction of publication of zoning bylaws.

**Approval of March 22nd Minutes**

Chairperson Carlino entertained a motion the approve the March 22nd minutes with addition of appointment of Alternate Member Bailey and 4th paragraph correction. The Planning Board voted (5-0)

**Bylaw Proposals for 2021 Annual Town Meeting**

Chairperson Carlino opened for discussion the proposed bylaw changes to be presented. Members of the Planning Board discussed proposals #1 – 6.

Member Donovan moved to adjourn meeting. Planning Board voted (5-0)

Chairperson Carlino declared the meeting adjourned at 7:49 pm.

Elizabeth Mead

Land Use Assistant