

Minutes of the Town of Lee Planning Board
November 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, November 8, 2021 at 6:00pm on Zoom.

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

Others Present: Kathy Hall, Caroline Young.

Call to Order

Chairperson Donovan called the meeting to order at 6:00 p.m. For the record he informed those in attendance that the meeting was being recorded.

Public Hearing (cont.) – Zoning Bylaws

Chairperson Donovan reopened public hearing on the zoning bylaw amendments and confirmed that the Board has not heard from the general code 360 corporation.

Chairperson Donovan discussed changing who decides on sign permits to the Building Commissioner and that most municipalities in the State have it that way. Also stated the enforcement would stay the same.

Member Bluhm supported the decision stating sign permits do not require the judgement of the Board. The questions asked are ministerial and can be handled by an enforcement officer or administrative officer rather than holding up the permit for the Board to convene.

Chairperson Donovan discussed the livestock bylaw and the possibility of applying a special permit to own a rooster.

Member Bluhm stated concerns with the special permit process and cost of \$500.00 to own a rooster.

Member Carlino discussed protecting abutters and the nuisance a rooster could be.

Resident Young discussed the right to farm bylaw and the importance of raising hens with a rooster.

Member Bluhm stated the Board is authorizing, for the first time, the zoning to allow a reasonable agricultural use and whether the Board should allow a rooster in a RA zone without a special permit.

Member Carlino stated that a resident should have to come before the Board because a rooster could be a big issue. This would protect the neighbors/abutters right to peaceful occupation of their home. Member Carlino also questioned if resident Young's owning of a rooster would be grandfathered.

Resident Young stated that she doesn't raise chickens just for eggs but also because they eat ticks and Japanese beetles. She also stated her neighbors like having her chickens in their yard to do the same.

Chairperson Donovan stated the Board created the bylaw expand the right to have chickens not restrict it.

Member Carlino discussed addressing the cost of a special permit. Member Carlino discussed changing the process to a \$150.00 deposit and the administrative assistant then keeping track of the cost of mailings and advertisements for the final payment.

Resident Hall stated concerns about aggressiveness of roosters.

Member Biron moved to continue the Public Hearing to November 22, 2021 at 6:00 pm;

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

Sign Permit – 241 Main Street

Member Carlino stated the added lights are for safety.

Member Bluhm discussed canopy lights adding visibility for motorists not for safety.

Member Carlino stated digital signs give cleaner look.

Member Carlino moved to endorse the sign permit for the Exxon Mobil located at 241 Main Street, Member Bluhm seconded. Planning Board voted (5-0). (Biron – aye; Forrest – aye; Bluhm – aye; Carlino – aye; Donovan – aye).

Sign Permit – 55 Housatonic Street

Chairperson Donovan stated the sign is for the front canopy. 12.775 square feet.

Chairperson Donovan confirmed the sign is within bylaw size requirements.

Member Bluhm moved to endorse the sign for Citgo gas station at 55 Housatonic Street;

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

Brief discussion occurred regarding the sign illumination. Member Carlino discussed requesting a picture of the sign while illuminated.

Member Bluhm discussed the sign being illuminated externally from above and not internally illuminated.

Member Bluhm withdrew the motion.

Member Bluhm suggested the Board request a light reading on the whole sign as seen from the outside.

Chairperson Donovan submitted request through permit eyes.

Approval of Minutes – 10/25/2021

Member Bluhm stated strike out “what is normally a” and put in “a proposed bike path.”

Brief discussion occurred regarding the bike path hearing.

Member Carlino moved to approve the minutes of October 25, 2021; Member Bluhm seconded. Planning Board voted (5-0). (Biron – aye; Forrest – aye; Bluhm – aye; Carlino – aye; Donovan – aye).

Any Other Topics

Planning Board discussed CTSB sharing the meetings on their website. Planning Board agreed to have administrative assistant share the meetings with CTSB.

Member Bluhm requested that the Board allocate an item to discuss the schedule for the sign bylaw be added to next meeting agenda.

Member Bluhm moved to adjourn meeting; Member Carlino seconded. Planning Board voted (5-0) Chairperson Donovan declared the meeting adjourned at 7:36 pm.