

Minutes of the Town of Lee Planning Board
January 24, 2022
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, January 24, 2022 at 6:00pm on Zoom.

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

Others Present: Kathy Hall, Patty Carlino, Heather Brown (Foresight Land Services), Janet Warner & Rob Wright.

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. Chairperson Donovan discussed Chris Brittain setting the date for a special town meeting March 24th and the administrative assistant is cross checking the code 360.

Member Bluhm moved to continue the Public Hearing to February 14, 2022 at 6:00 pm; Member Carlino seconded.

Chairperson Donovan asked if anyone in the audience had any comments or questions regarding the zoning.

Member Biron questioned if it included any zoning changes regarding political signs.

Member Bluhm stated it did not include political signs only minor revisions about the repair of signs.

The Board discussed the importance of starting the amendment to the political sign bylaw so that it can be presented at the annual town meeting.

Chairperson Donovan stated that it will be on the agenda for February 28th.

Member Carlino suggested the Board seek advisement from town council regarding the political sign bylaw.

Member Bluhm stated he circulated a draft bylaw that he prepared and would like the Board to review it and discuss at the meeting February 28th.

Member Carlino moved to continue the Public Hearing to January 24, 2022 at 6:00 pm; Member Biron seconded. Planning Board voted (5-0). (Bluhm – aye; Biron – aye; Carlino – aye; Forrest – aye; Donovan – aye).

Form A – 395 Summer Street

Chairperson Donovan introduced Heather Brown from Foresight Land Services.

Brown stated she was representing Todd and Jason Bush at 395 Summer Street who were looking to create a form a lot that would be lot 3 coming out of the parcel that used to be lot 2A. Alternate member Bailey stated the length of frontage for the lots all meet the criteria.

Member Carlino moved that the Board approve the form A application for 395 Summer Street; Member Biron seconded. Planning Board voted (5-0). (Bluhm – aye; Biron – aye; Carlino – aye; Forrest – aye; Donovan – aye)

Discussion – Erskine Drive

Member Bluhm discussed there were two Erskine Park developments. The first development was created in 2004 and is now named Pinnacle Way and the second development was created in 2006 by Erskine Park LLC. The application was created by SK Design.

Chairperson Donovan stated it has changed ownership since the development in 2006.

Member Bluhm showed, via zoom screen share, the form c-2 the certificate of approval of a definitive plan for Erskine Park Drive. The Board briefly discussed the form.

Member Forrest discussed conversation with Superintendent Al Zerbato regarding the water line running into the project. He stated he drove to the location and found a curb box located exactly where the map shows it in plan.

Member Bluhm stated his question is what the Planning Board's role is regarding what to enforce with the developer.

Alternate member Bailey stated the Planning Board has rules and regulations about subdivisions and it is the language you find in the general law. He also discussed the difference between a bond and a land covenant.

Member Bluhm stated that the subdivider can't sell individual lots until they finish the infrastructure.

Alternate member Bailey stated that if somebody decides to buy a land covenant, they can't do individual lots, they can only transfer the entire subdivision.

Member Bluhm stated the Board had heard from several individual lot owners that were not aware there was a covenant that prevented them from purchasing the lots.

Alternate member Bailey stated the lot owners need to seek legal counsel and not the Planning Board for help.

Chairperson Donovan stated electricity is what is lacking on Erskine Drive and the lot owners should contact Eversource. He also stated the issue is a civil matter and does not involve the Planning Board.

Approval of Minutes – December 27, 2021

Member Carlino moved to accept the minutes as presented; Member Biron seconded. Planning Board voted (5-0). (Bluhm – aye; Biron – aye; Carlino – aye; Forrest – aye; Donovan – aye).

Other Topics

Member Bluhm stated he watched the last Selectmen's meeting and they have decided to go out for bids for the towns master plan project which will delay the process.

Chairperson Donovan discussed the town having to appropriate more money possibly at the next town meeting.

Member Bluhm stated he quickly looked at the specifications the Regional Planning Commission submitted and they looked good to him. They were very thorough and would involve a lot of public input.

Administrative Assistant told the Board they were invited to join the next Agricultural Commission meeting on February 8, 2022.

The Board discussed briefly and decided to send two members to the meeting.

Member Bluhm moved to adjourn meeting; Member Carlino seconded. Planning Board voted (5-0) Chairperson Donovan declared the meeting adjourned at 7:20 pm.

Respectfully Submitted,

Elizabeth Mead
Administrative Assistant