

Minutes of the Town of Lee Planning Board  
April 25, 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, April 25, 2022 at 6:00pm on Zoom.

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

Others Present: Kathy Hall and Anne DelGrande.

**Call to Order**

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

**Discussion – Master Plan**

Chairperson Donovan shared a correspondence received from Town Administrator Chris Brittain.

Chairperson Donovan stated the Planning Board was asked to organize a Master Plan Committee consisting of seven to eleven members.

Member Bluhm stated it is the law to have the Planning Board form the committee.

The Board discussed which members would like to be involved.

Chairperson Donovan shared the Mass General Law to the screen.

Member Bluhm stated the Board could do it in two phases. First phase to appoint a committee and have them submit draft to Planning Board. Second phase to prepare final draft.

Chairperson Donovan suggested the Board reach out to Berkshire Regional Planning to seek advice getting started.

Resident Hall suggested the Board review the Open Space and Rec Plan that was updated in 2016.

Member Bluhm stated he would like to review the current Master Plan and requested a copy.

Member Biron stated she read it and it was well done and very interesting.

Member Carlino stated he would like to receive via email both the Master Plan and the Open Space and Rec Plan. Administrative Assistant stated she would email copies to the Board.

Member Forrest stated once the Board figures out which sections need work then the committee could split up into groups.

Chairperson Donovan stated the Planning Board would present the final draft to the Select Board for approval.

The Board decided to table the discussion until they have made contact with Berkshire Regional Planning.

**Other Topics**

Resident/Business owner DelGrande expressed concerns with property next door to her at 145 Housatonic Street. A large electrical box was installed at the end of the driveway that causes safety issue when pulling out of her driveway.

Member Carlino shared picture of electrical box on screen.

Resident/Business owner DelGrande stated that the electrical box was not on the original site plan that was approved. She stated she contacted the building inspector and he was told Eversource installed it without notification.

Alternate Member Bailey stated that if the transformer was not on original site plan, then the engineering company is in violation. The company should have submitted a site plan amendment to the Board before making any changes.

Member Bluhm moved to have the Chair write a letter to the Starbucks and to the engineer who appeared before the Planning Board, with a copy sent to the zoning enforcement officer, stating that it appears the construction of the transformer is contrary to the plan submitted for special permit that was issued for this site and request their appearance at the next meeting; Member Forrest seconded. Planning Board voted (5-0). (Carlino – aye; Forrest – aye; Biron – aye; Bluhm – aye; Donovan – aye).

Member Bluhm stated that Tom Tesco at Berkshire Regional Planning send him a link to a new Supreme Court case on signs that he will send out to the Board.

Member Bluhm moved to adjourn meeting. Chairperson Donovan declared the meeting adjourned at 6:42 pm.

Respectfully Submitted,

Elizabeth Mead  
Administrative Assistant