

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
August 14, 2017**

**Present:** Vice-Chairman, Buck Donovan, Harold Sherman, Matt Carlino and Peg Biron

This meeting was called to order at 6:00 P.M.

**Discussion Smart Growth 40R/Signage**

There was a lengthy discussion regarding draft sign bylaws for the 40R Smart Growth Overlay District.

Sherman made a motion to send the draft of the sign bylaws to BRPC to incorporate them into the 40R Smart Growth Overlay District bylaw proposal. This motion was seconded by Peg and unanimously approved, 4-0.

**Willow Hill/Solar Project/R-40**

Steve Campell, Project Manager, stated that the contractor has removed all the rocks and cleaned up the area. In response to a question by The Chairman, Mr. Campbell assured the Board that in the event the trees die within one year they will be replaced. He further state that they will comply with a request to install a sign on the gate for contact information in case of emergency. Sherman made a motion to close out the project with these 2 conditions as stated. This motion was seconded by Peg and was unanimously approved, 4-0.

**Rodney Clark/Form A/RB Zoning District**

Patrick McColgan of Taconic Land Consultants represented Rodney Clark in a request for approval of a Form A for the sub-division of a parcel of land located 1240 Pleasant Street. Lot 2 is labeled not a building lot and is to be conveyed to and become part of 1240 Pleasant Street.

Peg made a motion to endorse the Form A for Rodney Clark as presented. This motion was seconded by Sherman and was unanimously approved, 4-0.

**Bed & Breakfast Bylaw Amendment**

Attorney Don Hunter represented Bruce & Ronnie Singer in a request to amend the existing Bed & Breakfast bylaw. The Board reviewed a draft of a proposed amendment to the bylaw.

Peg made a motion to proceed with the proposed amendment to Section 9.3 Bed & Breakfast. This motion was seconded by Matt and was unanimously approved, 4-0.

The public hearing for the zoning amendment will be held on October 23<sup>rd</sup> at 6:00 P.M.

**Other business**

Peg made a motion to approve minutes of July 24<sup>th</sup> as amended. This motion was seconded by Matt and was unanimously approved, 4-0.

The meeting was adjourned at 8:00 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