

Minutes of the Town of Lee Planning Board
March 14, 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, March 14, 2022 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, Luisa Volpi, Janet Warner, and Patty Carlino.

Call to Order

Chairperson Donovan called the meeting to order at 6:02 p.m. For the record he informed those in attendance that the meeting was being recorded.

Form-A Application – 145 & 151 Main Street

Chairperson Donovan introduced Luisa Volpi, representing Guntlow & Associates. Ms. Volpi stated there was a scribner error on the plan that will be corrected if the Board approves. The top line on Main Street should read 110.49 E.

Member Bluhm confirmed that the applicant is looking to merge two lots.

Member Forrest confirmed that one building will be torn down.

Brief discussion of the location of the buildings occurred.

Member Bluhm moved to endorse the form-a application for 145 & 151 Main Street; Member Carlino seconded. Planning Board voted (5-0). (Bluhm – aye; Biron – aye; Carlino – aye; Forrest – aye; Donovan – aye).

Approval of Minutes – January 24, 2022

Member Biron moved to approve the minutes as written for January 24, 2022; Member Carlino seconded. Planning Board voted (5-0). (Bluhm – aye; Biron – aye; Carlino – aye; Forrest – aye; Donovan – aye).

Other Topics

Chairperson Donovan stated the he sent letters to Town Counsel and ACLU but have not heard back yet.

Chairperson Donovan suggested that the Board get the sign bylaw solidified before focusing on other bylaw changes.

Member Biron stated the Board should get going the freedom of speech sign by laws as soon as possible. She also stated the importance of hearing from Town Counsel.

Alternate Member Bailey confirmed that a public hearing has been posted for March 28th.

Member Bluhm stated that his reading of the case law and the majority of the Supreme Court says the Board can impose a little bit of regulation. He also stated he hoped the Board could get a compromise with the ACLU so that they don't have a desire to challenge.

Member Bluhm asked the administrative assistant to send to the Board, a copy of the letter that was sent to the ACLU.

Member Biron suggested that the Board reach out to Jeff Cohen, Eagle Mill Project, for any updates.

Member Bluhm stated the question for Mr. Cohen should be if there is anyone the Board should be contacting at the State level in order to facilitate more prompt processing.

Member Carlino stated he would like to revisit the air bnb bylaw.

Brief discussion occurred regarding how other towns are handling their short-term rental bylaws.

Alternate Member Bailey stated he would send a Supreme Judicial Court finding to the Board members that will help establish an objective.

Member Bluhm stated the Board should prepare a presentation to the reps for the upcoming special town meeting.

The Board discussed which members would attend the meeting and help answer any questions.

Member Carlino suggested the Board update the original summary describing the changes to distribute at the meeting.

Member Bluhm moved to adjourn meeting; Member Carlino seconded. Planning Board voted (5-0) Chairperson Donovan declared the meeting adjourned at 7:13 pm.

Respectfully Submitted,

Elizabeth Mead
Administrative Assistant