

## **Minutes of the Master Plan Committee**

**November 28, 2022 7:00 PM**

**Lee Town Hall Courtroom**

**Present:** Chairperson Buck Donovan, Vice Chairperson Peter Bluhm, Member Matt Carlino (by Zoom), Member David Forrest, Member Peg Biron, and Alternate Member Conrad Decker **Also present:** Chris Young, Marc Digrigoli, Bob Lohbauer, David Walker, Kathy Hall, and Building Commissioner Matt Kollmer (by Zoom).

**Call to Order:** Chair Donovan called the meeting to order at 7:00pm and informed attendees that a video and audio recording was being made of the meeting.

**Public Comment:** The chair invited public comment, but there was none.

**40 & 50 Fox Run:** Marc DiGrigoli spoke for the applicant, requesting approval of a common driveway under bylaw § 199-8.9. Matt Kollmer informed the board that the proposal meets road frontage requirements. Bob Lohbauer expressed concern about possible drainage from the driveway onto his Fox Run property. David Walker of 60 Fox Run expressed a similar concern. After considerable discussion with Mr. Young and Mr. Digrigoli, both Mr. Lohbauer and Mr. Walker agreed that the proposed driveway was unlikely to create a nuisance on their lots, so long as construction is handled responsibly. David Forrest moved to approve the driveway under § 199-8.9. Peg Biron seconded. Motion was passed unanimously on a roll call vote. Chairman Donovan cautioned the applicant to be aware of erosion and runoff effects.

**Master Plan:** Peter Bluhm reported on recent developments including plans for a public forum and an upcoming community survey. The Master Plan Committee will hold a public hearing at the school auditorium on December 17.

**Zoning Amendments – split zoned lots:** Beth Mead had provided the board with several extracts of zoning regulations in other towns. Chair Donovan stated he supports enacting something like the sample from the town of Winchenden, which allows a special permit approval for an applicant with a lot that is in two zones and who wishes to use the entire lot under one or the other set of zoning rules. Matt Carlino agreed with the chair but suggested that the planning board be assigned jurisdiction over the special permit. The board then discussed several aspects of the zoning boundaries for the Route 102 corridor, which has a narrow band of commercial zoning along the roadside. Recently a car dealership proposed for Route 102 failed to be built because the commercial strip was too narrow and the back part of the lot was zoned residential. David Forrest said he wants to ensure that the properties on 102 can be commercially usable. The board consensus was to proceed with drafting something like the Winchenden proposal, with the Planning Board reviewing the cases. Chair Donovan suggested locating the new language near § 2.4. Peter Bluhm offered to draft a proposal for future consideration.

**Any topic that the chair could not reasonably anticipate.** Nothing was discussed at this time.

**Adjourned:** Meeting adjourned at 7:15 p.m.

- Respectfully submitted by Peter Bluhm