

Minutes of the Town of Lee Planning Board
September 25, 2023
6:00pm Lee Town Hall Courtroom

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

Other Present: Kathy Hall, Patrick McColgan, David Waterfall and James Castegnaro.

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 Comment

Resident Hall discussed a successful Founders Day weekend.

Form A Application – 111 Woodland Road

Patrick McColgan, Taconic Land Consultants, introduced himself representing James Castegnaro. The application is to divide property into two lots and both lots meet the setback requirements for both zones. The property is in the RA zone and the I zone.

Member Decker discussed zoning bylaw for I zone stating that residential construction is not permitted.

Chairperson Donovan stated it would require a special permit.

Member Bluhm moved that the Board endorse the plan presented by Patrick McColgan dated August 24, 2023, for the property located at 111 Woodland Road; Member Biron seconded.

Planning Board voted (5-0). (Decker – aye, Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye)

Form ANR Application – 1160 Pleasant Street

David Waterfall, National Grid, presents plans for 1160 Pleasant Street. The application is to parcel out a small section of land to tie equipment into the power lines to increase reliability. No buildings to be constructed on the property.

Member Forrest moved that the Board endorse the Form ANR submitted by David Waterfall dated August 25, 2023, for the property located at 1160 Pleasant Street; Member Biron seconded.

Planning Board voted (5-0). (Decker – aye, Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye)

Update – Master Plan

Member Bluhm stated the Committee will be meeting twice a month and has a goal of a first draft ready by the end of the year.

The Committee has been working on housing, education and utility sections.

Member Bluhm discussed the formation of a housing board and the town complying with Chapter 40b from MGL.

Member Bluhm discussed a previous meeting with the School Superintendent regarding student population. The Committee is still waiting on some data they requested. The Board briefly discussed the importance of vocational programs.

Zoning Bylaw Discussion – Split Zones

Chairperson Donovan discussed the presentation at the last town meeting.

Member Decker stated that the Board put a dimension for the depth encroachment inside the zone.

Member Bluhm discussed an amendment to limit it to a 100-foot moving of the boundary. Also, moving the frontline closer to the road.

The Board discussed contacting the Town Council regarding an option to amend.

Member Bluhm stated he would work on the amendment and disperse to the Board.

Member Biron moved to adjourn the meeting; Member Decker seconded. Planning Board voted (5-0) Chairperson Donovan declared the meeting adjourned at 7:26 pm.