

Minutes of the Town of Lee Planning Board
July 24, 2023
6:00 pm Lee Town Hall Courtroom

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

Resident Kathy Hall, Select Board Member Gordon Bailey, Matt Puntin and Sally Levy were also in attendance.

Call to Order: Meeting was called to order, and a quorum was declared, at 6:00pm on July 24th, 2023, by Chairperson Buck Donovan.

Public Comment: Resident Kathy Hall discussed the demolition of the first house on West Center Street for the start of phase one of the Eagle Mill Project. She also thanked Jeff Cohen and the Planning Board for their hard work on getting things started.

Site Plan Review – 345 Spring Street: Matt Puntin introduced himself representing SK Design Group, along with Sally Levy.

There were technical issues occurring at 6:37pm. There was some discussion which was summarized by M. Puntin and P. Bluhm.

The main reason he was here is to discuss parking. The project is educational, which is allowed in every zone. P. Bluhm had a question regarding occupancy. The occupancy is 49, there will only be 35 seats. B. Donovan stated, for the record, that when the recording was down that the discussion was regarding occupancy and the current parking situation. D. Forrest asked how the line of site was when exiting the driveway. He is concerned regarding cars entering and leaving. M. Puntin regarded that he did not study the line of sight for the driveway. D. Forrest said that the sewer line on spring Street is private. He wishes that someone would scope it. There will be a capacity fee to tie into the sewer line. There was additional discussion regarding the septic.

P. Bluhm moved that the revised site plan, revised July 10th, 2023, submitted by SK Design Group, is sufficient for a review under a minor site plan. Seconded by C. Decker. Chairperson Donovan explained that it is for a waiver of requirements. The motion passed unanimously (5-0).

Chairperson Donovan clarified that the property is an educational 501C3.

P. Bluhm moved to accept the site plan presented by SK Designs, revised July 10th 2023, be approved with conditions of sewer to be investigated later, always be educational and for the occupancy not to exceed 49. Motion was seconded by C. Decker. Motion passed unanimously (5-0).

Discussion – Berkshire Regional Planning Commission Delegate: Chairperson Donovan was the delegate last year. P. Bluhm made a motion to have Chairperson Donovan continue to be the

delegate representing the town. D. Forrest seconded. The motion passed unanimously (5-0). The Select Board voted Bob Jones as an alternate.

Discussion – Zoning Bylaw Amendment – Accessory Dwelling Units: The proposed changes were reviewed.

Update – Master Plan Committee: P. Bluhm gave a brief update. The committee is meeting twice a month now, and hopeful to finish by the end of December.

Update – Community Preservation Act: P. Biron gave a brief update. The application is live on the website, and hopefully some will go to town meeting.

Adjourn: D. Forrest made a motion to adjourn. P. Biron seconded. The motion passed unanimously (5-0). Chairperson Donovan declared the meeting adjourned at 7:53pm.