

**Lee Planning Board**  
**32 Main Street**  
**Lee, Massachusetts 01238**  
**January 13, 2020**

**Present:** Chairman, Matt Carlino, Peg Biron, Buck Donovan, Thomas Wickham and Peter Bluhm

**Others Present:** Kathy Hall and Mark Scoco

**Bylaw Amendments/Public Hearing**

This public hearing was held to adopt amendments to Section 199-6.1 Nonconforming Uses, 199-7.5 Nonconforming signs, 199-13.3 Site Plan Review and 199-13.4 Special Permits. The additions to 199-4.2 Parking lots and parking structures, and to the Table of Dimensional Requirements under Multiple Dwellings permitted used under CBC (Commercial Business Corridor).

There was a lengthy discussion that followed some minor amendments to the drafts. There was some discussion regarding when an application requires two special permits there is an option to hold a consolidated hearing between the three boards, Planning Board, Zoning Board of Appeals, Board of Selectmen.

Member Bluhm moved to propose an amendment to Section 199-13.4, page 10 C, fifth addition Consolidated Hearings an applicant seeking two special permits for a single project may request a consolidated hearing for the project. The motion was seconded by Member Donovan and it was unanimously approved, 5-0.

Member Donovan moved to approve Section 199-13.3 Site Plan Review and Section 199-13.4 as amended and send to the Board of Selectmen to put on the warrant for the next Town Meeting. Member Blum seconded this motion and it was unanimously approved, 5-0.

Member Bluhm suggested amending Section 199-7.5 nonconforming sign with any lawfully existing nonconforming sign may be repaired or restored, except that for off premise free standing nonconforming signs.

Member Wickham moved to accept amendment to Section 199-7.5 and send to the Board of Selectmen to put on the warrant for the next Town Meeting. Member Bluhm seconded this motion and the final vote was 4-1.

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Member Bluhm moved to close the public hearing and resume it at the end of the meeting. Member Biron seconded this motion and it was unanimously approved, 5-0.

Member Bluhm moved to reopen the public hearing at 8:00 P.M. This motion was seconded by Member Donovan and was unanimously approved, 5-0.

Member Wickham moved to approve the bylaw addition to Section 199-4.2 Parking Lots and Parking Structures. Member Donovan seconded this motion and the final vote was 4-1.

Member Donovan moved to amend the side setback requirements from 10 feet to 25 feet in CBC zoning district for multiple dwelling. Member Bluhm seconded this motion.

Member Bluhm moved to approve the amendment to the Table of Dimensional Requirements with the suggested amendment on the floor. Member Wickham seconded this motion.

Member Bluhm moved to amend footnote that major trees shall be planted parallel to and at least 15 feet from the curblin as well as in a manner compatible with the building in the area. Member Wickham seconded this motion and the final vote was 4-0. Matt abstained because of a possible conflict.

Member Bluhm stated he is in discussion with Town Counsel regarding the amendment to Section 199-6.1 nonconforming uses.

### **Amendment Fee Schedule/Public Hearing**

The public hearing was held to adopt an amendment to the regulations governing fee and a new schedule of fees for review. There was a discussion that the Board would like to reduce the fees for Special Permits from \$700.00 for an application to \$500.00.

Member Donovan moved to reduce the fees for Special Permits to \$500. Member Wickham seconded this motion and it was unanimously approved, 5-0.

The fee schedule for site plan is incorrect in the original fee schedule and application on the website needs to be a sliding scale based on cost of building permit.

### **Partial Covenant Release/Erskine Park/Pinnacle Way**

Mark Scoco, SK Design Group, Inc. represented Adam Hersch in a request for a partial release of a Performance Guarantee for 25 Erskine Drive (lot #1). This release will allow for the sale and development of this parcel. The Erskine Subdivision received Town approval in 2006. All roadway and infrastructure work has been completed to service the approved lots. The remaining work to be completed consist of the final topcoat of pavement.

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Mark Scoco, SK Design Group, Inc. represented Adam Hersch in a request for approval of a partial release of a Performance Guarantee for 45 Pinnacle Way (lot C). This release will allow the sale and development of this parcel. The Erskine Drive Subdivision received Town approval in 2004. All roadway and infrastructure work has been completed to service the approved lots. The remaining work to be completed consist of the final topcoat of pavement.

Member Wickham moved to endorse the partial covenant release for (Lot #1). Member Donovan seconded this motion it was unanimously approved, 5-0.

Member Wickham moved to endorse the partial covenant release for (Lot C). Member Biron seconded this motion and it was unanimously approved, 5-0.

### **Other Business**

The Chairman stated that there was a problem at the last meeting the meeting did not get recorded on December 23, 2019 so therefore no minutes have been transcribed. Member Wickham stated that the Chairman should consult the state.

Member Wickham moved to adjourn this meeting at 8:30 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