

TOWN OF LEE
SELECT BOARD MEETING
Tuesday February 21, 2023 @ 7:00PM
Airolidi Building • 45 Railroad Street • Lee, MA 01238

Minutes

Members Present: Sean Regnier, Bob Jones, Gordon Bailey

Members Absent: None.

Chairman Regnier called the meeting to order at 7:07PM.

1. Minutes: Open Session Minutes of 02/07/2023

Mr. Jones made a motion to approve the 02/07/2023 minutes as submitted which Mr. Bailey seconded and was unanimously approved, 3-0.

2. Public Comment

Kathy Hall, Lee Youth Commission (LYC), began by stating the LYC is offering evening activities for the week of February vacation from 02/20-02/24 and to check the light tower to make sure everything is all set for that night. She stated that there is tennis and pickleball Monday through Friday from 5:30pm to 7:00pm (weather permitting), and social time games and get-togethers on Wednesday 02/22 from 6:30pm to 7:30pm. She stated that hot chocolate and donuts would be provided by the LYC. Ms. Hall listed and thanked a number of individuals who have helped make these activities possible. Ms. Hall added that the Master Plan Forum was fabulous and it gave everyone the opportunity to have a voice about strength, weaknesses, opportunities, and threats about our town. She finished by stating the interaction at the forum was refreshing.

3. General Business

a. Planning Board Report

Buck Donovan, Chair of the Planning Board, began by stating the Planning Board meets every 2nd and 4th Monday of the month at 6:00pm in the Courtroom. He stated that their weekly business usually consists of site plans, Form-A's, preexisting non-conforming permits, Master Plan updates, and ongoing zoning changes. Mr. Donovan stated when it comes to zoning they have been working on split zoning and waste storage dumpster bylaws with a hearing scheduled for March 13th. Mr. Donovan stated that the other ongoing Planning Board projects include accessory-dwelling units and short-term rental bylaws. Mr. Donovan stated that the bylaw process begins with the Zoning Board developing the Zoning Board bylaw, there is a public hearing on it, once the public hearing is finished it then goes onto the Select Board to put on the warrant for Town Meeting, and then the Town votes on it.

Mr. Donovan stated that the split zoning and waste storage dumpster bylaws will be on this year's warrant and they are hoping to have the accessory dwelling unit bylaw on there as well if it can be finished in time.

Mr. Donovan stated that a Form-A is if a person has a large piece of property, they can come in with the help of a surveyor and split up the piece of property to be transferred. You can't make a non-conforming lot out of it and it still has to conform to all current zoning when it's transferred. Mr. Donovan stated that every time there is a special permit, it has to go through a site plan first. He added that some things need site plans without a special permit, like everything on Main Street and Housatonic Street. There are small and large site plans with different required criteria. Mr. Donovan stated that preexisting non-conforming permits are if there is a piece of property that had a use where the setbacks were prior to zoning, which was enacted in 1972.

b. First Congregational Church – Waiver of Inspection Fee

Mr. Bailey recused himself.

Mr. Jones made a motion to waive the inspection fee for First Congregational Church which Chairman Regnier seconded and was approved, 2-0.

c. Annual Class II Auto Dealer Renewal Approval – Fraser Auto Service

Mr. Bailey made a motion to renew the Class II Auto Dealer License for Fraser Auto Service which Mr. Jones seconded and was approved, 3-0.

d. Berkshire Gas Permit – 148 Bradley Street

DPW Superintendent, Lenny Tisdale, signed off on the permit with a note that Berkshire Gas must stay in the sidewalk as indicated in the permit application. He added that the roadway was repaved two years ago and would be disqualified for a road opening per the five-year moratorium after repaving.

Mr. Jones made a motion to approve the Berkshire Gas Permit for 148 Bradley Street which Mr. Bailey seconded and was approved, 3-0.

e. Appointment: Lee Youth Commission – Joshua Bloom

Mr. Bailey made a motion to appoint Joshua Bloom to the Lee Youth Commission which Mr. Jones seconded and was unanimously approved, 3-0.

f. Appointment: Select Board Member to Community Development Board

Mr. Jones made a motion to appoint Gordon Bailey of the Select Board to the Community Development Board which Chairman Regnier seconded and was approved, 2-0. Mr. Bailey abstained from the vote.

g. EMS Rates

Chief Ryan Brown of the Lee Fire Department began by stating that the Finance Committee had asked him to look at how the Town of Lee compares to others in the region. The chart below shows the proposed rate changes for Fiscal Year 24:

Charge	Current Amount	FY 24 Proposed Amount
Advanced Life Support ALS1 Emergency Transport (paramedic level transport to the appropriate medical facility)	\$2050 plus mileage	\$2200 plus mileage
Advanced Life Support ALS2 (paramedic level transport when multiple interventions are used)	\$3300 plus mileage	\$3400 plus mileage
Basic Life Support BLS (basic level transport to the appropriate medical facility)	\$1200 plus mileage	\$1400 plus mileage
Mileage	\$32 per loaded mile	\$35 per loaded mile

Mr. Bailey made a motion to approve the EMS rate changes beginning FY 24 (July 1, 2023) which Mr. Jones seconded and was approved, 3-0.

h. Baby Town Meeting – Date in April

Mr. Jones made a motion to set the Baby Town Meeting for April 13th in the Lee Middle and High School Auditorium which Mr. Bailey seconded and was unanimously approved, 3-0.

i. Historical Society – 250 Anniversary Celebration (2027)

The Historical Society was not present and the Board agreed to table the item until the next meeting.

4. Any topic the Chairman could not reasonably anticipate.

Nothing was brought forward.


5. Town Administrator

Admin Brittain began by reminding everyone that the Committee openings are posted on the website and as requested there is now a document with descriptions of each Board and Committee (even ones that there are no current vacancies for). He added there are also two important surveys on the website: the Hazard Mitigation Plan Survey and the Master Plan Survey. He stated that the MVP Committee will be having an information session on March 8th at Town Hall at 7pm.

The next regular Select Board meeting is scheduled for March 7, 2023.

Mr. Jones made a motion to adjourn the meeting at 7:47pm which Mr. Bailey seconded and was unanimously approved, 3-0.

Submitted by:


Sabrina Touhey
Admin Asst BOS/TA

Approved on 03/07/2023