

2025 (FY2026) Annual Town Meeting and 2025 Election Warrant

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify all of the inhabitants of the Town of Lee, qualified to vote in Town Affairs, to meet at the **Lee High School Auditorium on Thursday, May 8, 2025 at the hour of 7:00 p.m.** in the evening, for the purposes then and there, to take action upon the following Articles, namely:

Article 15– ZONING: Amend definition in § 199-14.1 – Terms Defined

To see if the town will Amend the Zoning Bylaw Chapter 199-14.1 (Terms Defined) by adding underlined text and removing strike out text as posted below or take any other action relative thereto.

199-14.1 Terms Defined

The following words and terms shall have the meanings ascribed to them in this section.

~~ACCESSORY DWELLING UNIT (ADU) – A self-contained dwelling unit that is accessory to the main use of the property and which is an existing single family dwelling on the same lot. An ADU may be attached to the main dwelling or detached from the main dwelling.~~

A self-contained housing unit (inclusive of sleeping, cooking and sanitary facilities) on the same lot as a principal dwelling that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling and that has a gross floor area of not more than one-half of the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

PROTECTED ACCESSORY DWELLING UNIT – An accessory dwelling unit that is or was constructed as of right under M.G.L. chapter 40A section 3, and not as a permitted use as a single-family or two-family dwelling.