

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238**

MINUTES

December 3, 2007

Present: Chairman David Durante, Anthony Caropreso, Martin Deely, Thom Swift and Robert Birch

This meeting was called to order at 6:15 P.M.

Cluster Zoning Bylaw

This was a continuation of a public hearing that was held on October 15th. The board revised the previous draft to incorporate comments made at the last hearing.

Martin made a motion to close public hearing. This motion was seconded by Bob and was unanimously approved, 5-0.

Bob made a motion to endorse the draft of the proposed Cluster Zoning bylaw dated October 23, 2007. This motion seconded by Thom and was unanimously approved, 5-0.

Lamar Signs

Marcia L. Beverly, Lease Manager came to this meeting to informally discuss the replacement of the billboard faces throughout the town. The Chairman stated that he had problem with billboard signs because they are in conflict with the sign bylaw. They are nonconforming structures and also off premise signs. The Chairman stated that there is case law regarding zoning those changes to an existing billboard is not allowed.

The board suggested they consult their legal counsel to see if they have any rights to replace the existing billboards.

Marcia stated that they will speak to their legal counsel regarding this matter and come back at the next meeting.

F.L. Roberts/Site Plan Review/Special Permit

This was a continuation of a public hearing that was held on October 29th.

Attorney Craig Brown stated that the plans have been revised to reflect four minor changes a reduction of the parking spaces to 19 feet in length, an increase in the sidewalk from 5 feet to 7 feet, the curb at the entrance to the site the radius of the curb was cut back 50 feet, and the addition of directional arrows at the diesel fueling area.

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The applicant submitted a sign packet for all the signage on the site. The Chairman stated that he had a problem with the intensity of the white background of the car wash sign. Bob Macintosh suggested that they could reduce the wattage of that particular sign.

There was some discussion regarding the location of one of the proposed freestanding signs on the property line which is within the public right of way.

The Building Commissioners stated that regarding the large freestanding sign, the FL Roberts Plaza sign should be considered a separate business; the real estate company.

Attorney Brown stated they are proposing internally illuminated signs throughout the site with the exception of the restaurant which will be an externally illuminated sign.

Attorney Brown stated that their intent is not to subdivide the property but their intention is to retain it as a single parcel and create a commercial condominium.

Thom made a motion to close the four public hearings. Martin seconded this motion and it was unanimously approved, 5-0.

Attorney Brown submitted a draft of proposed findings and conditions for the approval of the Site Plan and each separate Special Permit.

There was a lengthy discussion regarding the proposed findings and conditions. Attorney Brown stated that he will revise the draft to include comments made at this meeting for further review at the next meeting.

The Chairman requested a letter of extension from the applicant. Attorney Brown agreed to give the board an extension.

This public hearing was continued to December 17, 2007 at 5:00 P.M.

South Adams Savings Bank/Sign Permit

They are applying for a sign permit for an 8 sq.ft. freestanding sign to be located at 41 Park Street.

Martin made a motion to endorse the sign permit as presented. This motion was seconded by Bob and was unanimously approved, 5-0.

Bass/Sign Permit

They are applying for three sign permits to be located at Prime Outlets

They are applying for a sign permit for a 40 sq.ft. front store sign.

They are applying for a sign permit for a 3.5 sq.ft. blade sign.

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They are applying for a sign permit for an 8 sq.ft. rear building sign.

Martin made a motion to endorse the three sign permits as presented. This motion was seconded by Thom and was unanimously approved, 5-0.

LePrevost Plumbing/Sign Permit

They are applying for a sign permit for a 12 sq.ft. freestanding sign to be located at 50 West Center Street.

The Chairman stated that Tim LePrevost is not the legal owner of the lot.

Bob made a motion to endorse the sign permit with the subject to clarification of the lot owner. This motion was seconded by Martin and was unanimously approved, 5-0.

Other business

Thom made a motion to accept the minutes of October 29th as written. This motion was seconded by Bob and was unanimously approved, 5-0.

Thom made a motion to pay an invoice from Quill Corporation in the amount of \$149.99 for a digital recorder. This motion was seconded by Bob and was unanimously approved.

Thom made a motion to pay an invoice from Quill Corporation in the amount of \$32.98 for a battery charger. This motion was seconded by Bob and was unanimously approved, 5-0.

Bob made a motion to pay an invoice from Thomson West for a monthly publication of the Zoning Bulletin. This motion was seconded by Martin and the final vote was 3-2.

Tony made a motion to adjourn this meeting at 9:30 P.M.

Respectfully submitted,

Jaimy Messana

CC: Board of Health
Principal Assessor
Board of Public Works
Town Administrator
Board of Selectmen

Town Clerk
Historical Commission
Conservation Commission
Building Inspector
Town Counsel