

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

MINUTES

December 15, 2008

Present: Vice-Chairman, Thom Swift, Anthony Caropreso, Thom Swift, David Durante and Harold Sherman, Associate

Townline Development, LLC/Site Plan Review

Vice-Chairman Thom Swift presided over this meeting.

Matt McDonough represented Townline Development, LLC in a request for approval of a site plan for a proposed professional building to be located on Quarry Hill Road and Pleasant Street.

The existing site consists of two vacant lots within the Quarry Hill Business Park on the easterly side of Quarry Hill Road and Limestone Road and the northerly side of Pleasant Street. The existing vacant lots 2 and 4 contain a total land area of 4.794 acres within the Office Park Light Industrial (OPLI) zoning district.

The proposed project includes the construction of a 26,518 square foot professional office building. Two parking lots are proposed on both sides of the proposed building, with access driveways off of Quarry Hill Road and Limestone Road. The parking areas are connected with a twenty four foot wide paved area extending around the rear of the building. The proposed stormwater management system will consist of a biofilter basin on lot 2 and the enlargement of the existing basin on lot 3.

They are proposing two driveways so that they will not have a long dead end road. Thom stated that this would be allowed as long as it is clearly marked as entrance and exit. They indicated that there will be signage at both entrances and exit restricting access to one entrance.

This meeting was continued to January 5th.

43D/Expedited Permitting

Robert Nason, Town Administrator, stated that the Town has received a grant in conjunction to declaring two sites for special treatment or expedited permitting. The two designated sites are the former mills that being the Eagle Mill and the Laurel Mill located on Rte 102. Sarah Izatt, BRPC, stated that the town has hired BRPC to prepare a draft of policies for 43D expedited permitting. Their objective is to schedule an all boards meeting to discuss a proposed project initially.

The Board of Selectmen would appreciate comments on draft policies by January 5th.

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Family Wireless/Sign Permit

They came to this meeting to discuss the possibility of installing an awning sign on the building in the front of their business. The property is located at 62 Main Street in the DCBC zoning district. The sign will be limited to 8” lettering with the name of the business only.

Other business

Tony motioned to adjourn this meeting at 9:00 P.M.

Respectfully submitted

Jaimy Messana
Land Use Administrative Assistant

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