

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

MINUTES

December 21, 2009

Present: Chairman, Anthony Caropreso, Robert Birch, Thomas Wickham, Helen Gasparian, and David Durante

A T & T Mobility Corporation/Site Plan Review

Mark Appleby represented AT & T Mobility Corporation in the review of site plan for a project that involves the replacement of 3 existing antennas with 6 new antennas at the current height. They will also locate a new cabinet on an existing pad. The property is located at 335 Forest Street.

David recused himself from the discussion.

The reason for the replacement of the existing antennas is because of new technology. The new antennas will be slightly taller.

Tom made a motion to accept the site plan as being sufficient to review the project. The motion was seconded by Bob and was unanimously approved, 4-0.

Tom made a motion to approve the site plan as presented. The motion was seconded by Bob and was unanimously approved, 4-0.

Albert J. Hebert & Mary Ellen Hebert/Definitive Plan

This was a continued public hearing from December 7, 2009 for the review of a Definitive Plan for a one lot subdivision.

The Board received several comments from DPW. The Board received a revised plan from Berkshire Engineering incorporating most of the comments from DPW.

Ann Bruzzi, Berkshire Engineering, stated that the road has been widened to a 20 foot paved surface with two 2 foot shoulders. They have widened the entrance to the private road with a 20 foot apron. Ann stated that DPW suggested that the road come to the end of the lot with the extension of the water and sewer lines and a fire hydrant. Ann stated that at this time this is not proposed because all they are requesting is one building lot. Ann stated that if they were to go along with DPW's suggestions in order to make the project economically feasible they would have to divide the property into four building lots.

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This public hearing was continued to January 18, 2010 at 6:15 P.M.

Jedko, LLC/Site Plan Review

This was a continuation of a public meeting for the review of a site plan for the renovation of the former “Bookless Block” located at 40-50 Main Street.

David motioned to accept the site plan as presented as being sufficient to render a decision on a site plan review. The motion was seconded by Tom and was unanimously approved, 5-0.

The Board discussed the following conditions:

1. The Planning Board waives all parking requirements under the zoning bylaws.
2. Variance granted from the Zoning Board of Appeals from the Table of Dimensional Requirements for lot coverage

David motioned to grant a waiver all parking requirements for the project for the reasons as stated. The motion was seconded by Bob and was unanimously approved, 5-0.

While the Planning Board understands that the applicant cannot provide the recommended number of parking spaces, the board is confident that proposed changes to the current zoning bylaw, Section 199-40 regarding parking, will satisfy the parking requirements for the initial phase of the project. Further, the board believes that its long term plans with the CDC and BRPC to develop additional parking in the downtown area need to keep pace with other projects as they develop.

David made a motion to approve the site plan as presented subject to granting of a Variance from the Zoning Board of Appeals for the lot coverage. The motion was seconded by Bob and was unanimously approved, 5-0.

Other business

David made a motion to adjourn this meeting at 8:30 P.M.

Respectfully submitted,

Jaimy Messana
Land Use Administrative Assistant

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| 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 |

