

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

MINUTES

September 15, 2009

Present: Chairman, Anthony Caropreso, Robert Birch, Helen Gasparian, Thomas Wickham, David Durante and Harold Sherman, Associate Member

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

Sarah LaValley/Berkshire Regional Planning Commission

Sarah LaValley, BRPC, came to this meeting for a discussion regarding the grant from the Massachusetts Medical Association and State Department of Public Health that has been awarded to the Tri-Town Health Department.

Sarah stated that she is seeking the Planning Board's support to encourage wellness in the community. Sarah's suggestions to increase and encourage wellness in the community were improving the existing sidewalks or requiring sidewalks in new developments throughout town and creating bike trails.

Sarah stated that the grant money would be used for implementation through Tri-Town Health Department.

Price Chopper/Site Plan Review

Stephen Jones, Marchand Jones Architects, represented Price Chopper in a request for approval of a site plan review. The project is proposed exterior alterations and modifications that involve painting the building elevations "brick red" with a "beige" wainscot and the installation of a simple decorative cornice. The proposal is primarily cosmetic and will not affect the "footprint" or the overall layout of the existing store.

Tony suggested that they keep the brick its natural color and not paint it.

Tom motioned to accept the site plan submission as sufficient to review the project and to waive strict requirements. This motion was seconded by David and was unanimously approved, 5-0.

Tom motioned to approve the site plan as presented. This motion was seconded by David and the final vote was 4-1.

Prime Outlets

Frank Sabellico, Prime Outlets came to this meeting for discussion regarding renaming the main road on the property to Prime Outlets Boulevard. Frank stated that each store will be numbered. The Board didn't have a problem with the proposal.

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Ann Taylor/Sign Permit

Frank Sabellico, Prime Outlets is seeking approval of sign permit for Ann Taylor.

They are applying for a sign permit for 2 full window covering signs.

Tom motioned to approve the sign permit as presented. This motion was seconded by David and was unanimously approved, 5-0.

Other business

Helen motioned to approve the minutes of August 17th as written. This motion was seconded by Tom and was unanimously approved, 5-0.

Attorney Don Hunter came to this meeting for an informal discussion regarding Al Hebert's property located on Paul Drive. Attorney Hunter asked the Board what would have to be done in order to develop the parcel of land. The Board recommended that the applicant would have to apply for one lot subdivision in order to develop the parcel. The property contains a fifty foot right of way which could be used to access the parcel. Attorney Hunter stated that they will apply for a one lot subdivision requesting waivers from the Subdivision Regulations.

Rich Vinette Community Development Corporation came to this meeting for a discussion regarding the development of a comprehensive parking plan for the downtown area. Rich suggested an amendment to the zoning bylaw. Rich stated that he would like to continue this discussion and include a discussion on the Bookless building on September 28th.

Tom motioned 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 |