

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

**July 12, 2010**

**Present:** Chairman, David Durante, Anthony Caropreso, Thomas Wickham, Helen Gasparian, Harold Sherman, and Shaun Mahoney, Associate Member

The meeting was called to order at 6:15

**Big Y Foods, Inc./Site Plan Review**

Attorney Don Hunter represented Big Y Foods, Inc. in the review of a site plan. The project involves the construction of a 48,000 sq.ft. retail space (grocery store) with approximately 5,000 sq.ft. retail space with parking. The property consists of 9.8 acres located in the CBC zoning district.

James Scalise, SK Design Group stated that the proposal is to redevelop the former Diesel Dan's site and two adjacent residential properties including the former "Lee Marble", Marop Realty Trust property located at 20 Old Pleasant Street. The proposal includes an improvement to access the site with the installation of a traffic signal. They are proposing 295 parking spaces.

There was a discussion regarding whether there was an existing easement for Mass Highway to maintain drainage area on the existing property. Attorney Hunter stated that he would look into this to see if there is an existing easement that needs to be depicted on the plan.

Tony made a motion to accept the site plan as presented as complete. The motion was seconded by Tom and was unanimously approved, 5-0.

Tony made a motion that the board waives strict compliance for parking and the parking plan as presented would be adequate. The motion was seconded by Tom and was unanimously approved, 5-0.

Tony made a motion that the Planning Board would not require a consultant to review this project. The motion was seconded by Tom and was unanimously approved, 5-0.

The site plan review was continued to August 23<sup>rd</sup>.

**Chanter Road**

James Scalise, SK Design Group presented a proposal for a residential development located on Chanter Road. The property consists of 90 acres of land. They are proposing 38 lots under cluster development. The property is located in the CR zoning district.

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They are proposing a private road that would be maintained by a Homeowners Association. They would also be requesting several waivers for the development. The Chairman advised the Board members not to make any recommendations on the development until the Board receives a formal application for the project.

**Main Street Books/Sign Permit**

Lynn Scaccia is applying for a sign permit for front store building sign. The sign proposed is 40 sq.ft. The sign permit would also require the signature of the owner of the building. Sherman made a motion to endorse the sign permit as presented. The motion was seconded by Tom and was unanimously approved, 5-0.

The Board determined that the business would need a site plan review before a sign permit could be approved. The property is located in the DCBC zoning district.

**Local Lee Scooped/Sign Permit**

Peter & Paula Duhon are applying for a sign permit for a 16 sq.ft. freestanding sign. The sign will be located at 395 Laurel Street in the RB zoning district.

Tom made a motion to endorse the sign permit as presented. The motion was seconded by Helen and was unanimously approved, 5-0.

**Other business**

Tom made a motion to approve the minutes of June 7<sup>th</sup> as amended. The motion was seconded by Tony and was unanimously approved, 5-0.

The Board requested a letter from SK Design Group clarifying the drainage situation at **Moose Drive**. The Board received a letter from Tri-Town Health and a direct abutter indicating there was a drainage problem on the site.

Respectfully submitted,

Jaimy Messana  
Land Use Administrative Assistant

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