

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

October 24, 2011

Present: Chairman, Thomas Wickham, Harold Sherman, Shaun Hall, David Durante and Anthony Caropreso

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

Big Y Signs

Pete Smith represented Big Y in a discussion regarding allowing additional signage for the 5,000 sq.ft. retail space adjacent to the Big Y. Pete stated that he is seeking a determination from the Board to allow additional signage for this 5,000 sq.ft. space because it is a separate building. Originally they applied for a sign permit and used all of the linear feet of the front of the building for the sign for Big Y. This 5,000 sq.ft. retail space has a separate fire suppression system, separate utilities and a separate alarm system.

Tony made a motion that it is a separate building for the purposes of additional signage for this 5,000 sq.ft. retail space. This motion was seconded by Shaun and the final vote was 3-1. Sherman abstained.

Bylaw Amendment Section 199-60 OPLI

Rich Vinette, CDC represented Quarry Hill Business Park in a continuation of a public hearing for a bylaw amendment for Section 199-60 signs. Rich presented the board with another draft of the bylaw revision.

There was a lengthy discussion that followed.

The Chairman stated that he would like to see one freestanding sign per property not to exceed 20 sq.ft. listing the businesses within the building. The Board also would allow a building sign 16 sq.ft. for each business that should not to exceed 32 sq.ft.

Tony made a motion to continue this public hearing on November 14th at 6:30 P.M. This motion was seconded by David and was unanimously approved, 5-0.

Discussion bylaws

Brian Domina, BRPC came to this meeting to present a draft copy of a revision of the zoning bylaws for discussion. Brian stated that he hasn't added anything to the existing

Lee Planning Board – Minutes – October 24, 2011

bylaw other than just reorganizing it. He presented that Board with a draft of a table of uses.

There was a lengthy discussion that followed regarding the definition of an office and an industrial use.

This discussion will be continued on November 14th.

Bill Dunlaevy/Form A

John Campetti, Foresight Land Services represented Bill Dunlaevy in a request for approval of a Form A. The two parcels of land are located on the southerly side of Goose Pond and the northerly of the Lee/Tyringham line. Lot 1 contains 3.05 acres of land and Parcel A contains 14.14 acres of land.

David made a motion to endorse the Form A for Bill Dunlavey as presented. This motion was seconded by Tony and was unanimously approved, 5-0.

Berkshire Green Grocer/Sign Permit

Peggy Biron is applying for a sign permit for a 16 sq.ft. freestanding sign. The property is located at 42 Park Street.

David made a motion to endorse the sign permit as presented. This motion was seconded by Shaun and the final vote was, 4-1.

Sunset Motel/Sign Permit

Ranchhodbhia Patel is applying for a sign permit for a 23 sq.ft. internally illuminated freestanding sign. The existing sign is nonconforming sign. They would like to replace the front panel which was damaged. The Board determined that to replace the panel would fall under maintenance and would be allowed.

David made a motion to endorse the sign permit for the freestanding sign. This motion was seconded by Sherman and was unanimously approved, 5-0.

Other business

Shaun made a motion to approve the minutes for October 3rd as written. This motion was seconded by Tony and was unanimously approved, 4-0. David abstained.

Respectfully submitted,

Jaimy Messana
Land Use Administrative Assistant

CC: Board of Health
Principal Assessor

Town Clerk
Historical Commission

Board of Public Works
Town Administrator
Board of Selectmen

Conservation Commission
Building Inspector
Town Counsel