

Board of Selectmen – Minutes of Meeting

BOARD OF SELECTMEN
MINUTES OF MEETING – February 5, 2019

Present: Patricia D. Carlino, Chair, David Consolati and Thomas P. Wickham, Board of Selectmen and Christopher Ketchen, Chief Administrative Officer (CAO). Also present, Town Counsel, Jeremia Pollard.

Patty Carlino called the meeting to order at 7:00 PM.

1. **Approval of Minutes:** *Upon a motion duly made and seconded, the Board members voted unanimously to approve the Open Session Minutes of January 15, 2019.*
2. **Public Hearings:** None.
3. **General Business:** a) Montra II., Inc. (51 Park) – Application for Amendment/Change of Officers, Stock or Ownership Interest. – Nicholas Parsenios, Attorney for Montra II., came before the Board requesting their approval for the Amendment to the liquor license. He explained that the change consists of the transfer of 100% of the stock from Robert B. Trask to his son, Robert W. Trask. All other details of the liquor license shall remain the same. *Upon a motion duly made and seconded, the Board members voted unanimously to approve the amendment of the liquor license as pertains to the stock ownership only.*

b) David Slomin (sign permit) – Modification of Special Permit – 170 Prospect Street - Mr. Slomin came before the Board requesting a permit for a sign that may not meet zoning requirements. This construction project was allowed by Special Permit using the Adaptive Reuse Overlay District (AROD) Section 3.1 of the zoning bylaw. The use was approved by the Select Board but the approval did not include a request or approval for an increase in the size of the signage. An increase to 6 square feet is allowed if approved by the SPGA (Special Permit Granting Authority) in accordance with Section 3.1 (E) (3). Mr. Slomin indicated that they are interested in adding a telephone number to the sign which is not explicitly allowed. Therefore, the applicant will require a modification of their special Permit to allow for the increase in size and perhaps a variance for the addition of a phone number. The Applicant will then apply for a sign permit through the Building Dept. which will be sent to the Planning Board for further approval. Mr. Slomin explained that including a phone number serves several important purposes as follows: 1) Provides emergency services with an immediate point of contact for property management. 2) It makes it easier on the municipality, as the town offices will not have to be contacted either

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by emergency services or neighbors looking for contact information. In enable immediate access for anyone in town who needs to contact the owners. 3) He offered that over their many years in property management, they have found that many of the best tenants for both their properties and the towns where they are located, are those with a direct connection to the town. They either currently live there, or they work there, or have family and friends there and find the apartments as they drive by from a number on the sign, while engaging in the community. He also explained that the inclusion of a phone number on an apartment sign is not without precedent, as other apartment complexes in Lee also include their contact number. Presentation of what the sign would look like was given to the Board members and a picture of the premises and where the sign would be located on the premises. Discussion was had regarding lighting of the sign and the Board suggested indirect lighting to commence from dusk until 10:00 PM. *Upon a motion duly made and seconded the Board members voted unanimously to modify the special permit for a sign up to 6 square feet with indirect lighting to commence from dusk until 10:00 PM.*

c) Temporary Sign Permit – Lee Youth Association – *Upon a motion duly made and seconded the Board members voted unanimously to grant a Temporary Sign Permit to the Lee Youth Association for January 10th through February 10th and to waive the fee.*

d) Road Toll Stop Applications - Chairman Carlino announced that the applications for the toll stops are available for pickup in the Selectmen's Office during the month of February, with a drawing to be held in March.

e) Peter Hofman – Approval to apply for grants to help pay for water refilling station – Peter Hofman came before the Board to request the Board's approval to apply for grants to help pay for a water refilling station. Peter explained that it would be put near the Library at an estimated cost of \$7,000.00, of which a grant would cover most of the cost. After a brief discussion, *the Board members upon a motion duly made and seconded, voted unanimously to give their approval for Peter to apply for grants that will help pay for the water refilling station.*

f) Waiver of Yearly Safety Inspection Fee – Berkshire Hills Baptist Church – *Upon a motion duly made and seconded the Board members voted unanimously to waive the yearly inspection fee for the Berkshire Hills Baptist Church.*

4. Pending Business:

- a. Planning Board – Public Review – Monday, February 11, 2019 at 6:00 PM on the application of McDonald's for approval of a Site Plan under Section 199-13.3 of the Town of Lee Zoning Bylaws (Site Plan Review). The property affected is located at 245 Housatonic Street in the CBC (Commercial Business Corridor) Zoning District.

5. Chief Administrative Officer:

The Preliminary Revenue and Expense Reports for the period ended January 31, 2019 are available on the Selectmen's Table for their review.

6. Public Comments:

None.

7. Next Regular Meeting: Our next regular meeting is scheduled for February 19, 2019 at 7:00 PM.

8. Motion to Adjourn: *By a motion duly made and seconded the Board members voted unanimously to adjourn the meeting at 7:25PM.*

Respectfully submitted,



Cindy L. Bigelow,
Administrative Assistant

Notice of Website Posting Sent to:

Board of Selectmen
Town Administrator
Town Clerk
Town Collector
Planning Board

Board of Assessors
Board of Health
Conservation Commission
Police Chief
Building Inspector

Dept. of Public Works
Town Treasurer
Town Reps. District Chairmen
Superintendent of Schools
Town Accountant