

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
October 17, 2016**

**Present:** Chairman, Buck Donovan, Thomas Wickham and Peg Biron

Meeting called to order at 6:00 P.M.

**Prospect Village LLC/170 Prospect Street/Site Plan Submission**

Kevin Moriarty, Foresight Land Services represented Prospect Village, LLC in the submission of a site plan. The project is the development of the existing structure that is currently being used as storage and was once used as a nursing home into 21 dwelling units under the Adaptive Reuse Overlay District. The proposed use will utilize an existing building, will improve the aesthetic qualities and will have minimal impact to existing town services. The property is located at 170 Prospect Street in the R-20 zoning district.

Tom made a motion to accept the site plan submission as complete. This motion was seconded by Peg and was unanimously approved, 3-0. The site plan review is scheduled on November 14<sup>th</sup> at 6:00 P.M.

**Pittsfield Cellular Telephone Company/Site Plan/Special Permit**

This public hearing was continued to October 31, 2016 at 6:15 due to a lack of quorum present at this meeting.

**Moe's Tavern/Sign Permit/10 Railroad Street/DCBC Zoning District**

Josh Cohen requested approval of a sign permit for a 39.17 sq.ft. building sign to be located at 10 Railroad Street. Josh stated that he would be removing the vinyl lettering in the windows.

Tom made a motion to endorse the sign permit for Moe's Tavern. This motion was seconded by Peg and was unanimously approved, 3-0.

**GNC/Sign Permit/PCVC Zoning District**

Callahan Sign LLC represented GNC in a request for approval of 2 sign permits. They applied for two sign permits for a 29 sq.ft. building sign and a 3 sq.ft. blade sign. The property is located at 50 Water Street in PCVC zoning district.

Tom motion to endorse the 2 sign permits for GNC. This motion was seconded by Peg and was unanimously approved, 3-0.

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### **Other business**

Tom motion to nominate Buck Donovan to serve as Alternate BRPC. This motion was seconded by Peg and unanimously approved, 3-0.

Meeting adjourned at 7:00 P.M.

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