

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
November 14, 2016**

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

**Others Present:** Marc Volk, Foresight Land Services, Richard Solis, RPS Enterprises, Attorney Harris Aaronson and Mark Brazeau, Graphic Impact Signs

This meeting called to order at 6:00 P.M.

**Prospect Village, LLC/170 Prospect Street/Site Plan Review**

Marc Volk, Foresight Land Services represented Fox Modular in a request for approval of a site plan under Section 199-3.1 Adaptive Reuse Overlay District (AROD) of the Town of Lee bylaws. The project requires a special permit from the Board of Selectmen.

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. The property is located at 170 Prospect Street in the R-20 Zoning District. The proposed use will utilize an existing building, will improve the aesthetic qualities and will be minimal impact to existing town services. New site plantings are proposed as well as new paving of all existing paved areas.

The following recommendations were made by the Board; the applicant submits a lighting plan with proposed downcast shielded lighting, no on street parking will be a part of the leasing agreement, a 1 year review after completion of the project for erosion, lighting and parking issues. Peter made a motion to approve the site plan as presented with the conditions as stated. This motion was seconded by Peg and was unanimously approved, 4-0.

**Lee Bank/Sign Permit**

Mark Brazeau, Graphic Impact represented Lee Bank in a request for approval of a sign permit for a freestanding sign to be located at 75 West Park Street.

Lee Bank is applied for a sign permit for a 15.83 sq.ft. freestanding sign. There was some discussion regarding whether the sign met the setback requirement. It was determined that the sign was not new construction so therefore the sign permit was approved.

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Tom made a motion to endorse the sign permit as presented. This motion was seconded by Peg and was unanimously approved, 4-0.

### **Other business**

There was a lengthy discussion regarding the solar project at Willow Hill. The board received two letters from abutters with complaints regarding the project. The approval of the project was subject to a 1 year review upon completion of the project. The board agreed to schedule a site visit and invite the neighbors, contractor and developer for an update on the project.

Tom made a motion to approve the minutes of October 17, 2016. This motion was seconded by Peg and was unanimously approved, 4-0.

Meeting adjourned at 8:30 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