

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
June 26, 2017**

**Present:** Chairman, Thomas Wickham, Buck Donovan, Matt Carlino, Peg Biron and Harold Sherman

**Others present:** Melissa Provencher, Mark Malloy BRPC

**Chapter 40R Smart Growth Overlay District**

Melissa Provencher & Mark Malloy Berkshire Regional Planning Commission BRPC presented the board with a revised draft of a proposed Chapter 40R Smart Growth Overlay District bylaw.

The Board agreed they would prefer to see a mixed use redevelopment of the former Eagle Mill rather than solely residential use. There was a lengthy discussion regard the proposed height of 60 feet for any structure in the district. The Board agreed that the maximum height allowable would be 55 feet measured from the ground to the top of the structure.

Buck made a motion to approve Lee Smart Growth Overlay Zoning Bylaw section 16.1 through 16.12 as amended. This motion was seconded by Matt. The motion passes 3-2. Buck – yes Sherman – yes Matt – yes Peg – no Tom – no

The Board will review design standards 16.13 with a focus on the DCBC sign bylaw at their next meeting.

**Richard & Sonja Mason/70 Pine Street/Form A**

BEK Land Surveyors and Associates represented Richard & Sonja Mason in a request for approval of a Form A for the division of a parcel of land located on West Pine Street. The property is located on the RA-40 zoning district. They wish to create one lot which consists of 15,051 sq.ft. to be combined with an existing lot owned by Richard Mason containing of 20,323 sq.ft.

Sherman motion to approve the Form A as presented. This motion was seconded by Peg and was unanimously approved, 5-0.

**O'Connell Oil Associates Inc./Sign Permit**

JSP Land Development applied for permits for two internally illuminated canopy signs. There was some discussion regarding whether they were replacing the existing sign or if this application was for a new sign. The property is located 245 Housatonic Street in the CBC zoning district.

Sherman made a motion to endorse the sign permit as presented.

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The board agreed to table the sign permit until they could review the site to evaluate whether the sign permit is for a replacement sign.

### **Other business**

Buck made a motion to approve the minutes of June 12<sup>th</sup> as amended. This motion was seconded by Peg and was unanimously approved, 5-0.

The meeting was 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