

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

January 9, 2012

Present: Chairman, Thomas Wickham, Harold Sherman, David Durante, Anthony Caropreso, and Shaun Mahoney, Associate Member

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

Discussion Premium Outlets Bylaw Amendment

Frank Sabellico, General Manager, Premium Outlets, and Attorney Don Hunter presented the Board with proposed amendments to Sections 199-18, PCVC, 199-79, Design Standards, 199-80, Operating Signs, and 199-81, Individual business signs. The proposed amendments include changes to signage and accessory uses.

They are proposing to amend accessory uses to allow for kiosks outside of a structure or building. Thom stated that he had a problem with vehicle trailer displays. Thom asked if there would be a time limit on these displays.

They are requesting an amendment for businesses occupying a corner space fronting on a second public way other than the rear would be allowed a secondary sign no larger than 40 sq.ft. from 20 sq.ft. They are also proposing an amendment to allow signage to promote off premise businesses. They would like to increase the size of banner allowed from 28 sq.ft. two sided to 50 sq.ft.

They would also like to increase accessory uses from 5% in aggregate to 7% of the gross floor area of the PCVC.

Tony stated that he thought the two 50 foot banners were a bit excessive. Tony stated that he would like allow the vehicle and trailer displays as a special event. Attorney Don Hunter stated that they would remove the addition for vehicle display by right.

This discussion will be continued on January 23rd at 6:30 P.M.

Discussion Bylaws

Brian Domina, BRPC came to this meeting to present a final draft copy of a revision of the zoning bylaws for discussion. This was a continuation of a discussion on December 12th. Brian stated that this draft includes four amendments that were approved at a Town Meeting and have been incorporated.

There was a lengthy discussion that followed.

This discussion will be continued on January 23rd.

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Adams Community Bank/Sign Permits

Joe Lucas, Graphic Impact Signs, represented Adams Community Bank in a request for approval of three sign permits. The signs will be located at 41 Park Street. David and Sherman disclosed that they have an account at this bank.

They are applying for a sign permit for a 8 sq.ft. freestanding sign.

David made a motion to approve the sign permit as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

They are applying for a sign permit for a 13 sq.ft. building sign.

David made a motion to approve the sign permit as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

They are applying for a sign permit for a 38 sq.ft. building sign.

David made a motion to approve the sign permit as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

Other business

Sherman made a motion to approve the minutes of November 28th as written. This motion was seconded by David and was unanimously approved, 4-0.

Sherman made a motion to approve the minutes of December 12th as written. This motion was seconded by David and was unanimously approved, 4-0.

David made a motion to adjourn this meeting at 8:30 P.M.

Respectfully submitted,

Jaimy Messana

Land Use Administrative Assistant

CC: Board of Health
Principal Assessor
Board of Public Works
Town Administrator
Board of Selectmen

Town Clerk
Historical Commission
Conservation Commission
Building Inspector
Town Counsel