

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238, 2012**

**May 14, 2012**

**Present:** Chairman, Thomas Wickham, Anthony Caropreso, David Durante, Shaun Hall, and Shaun Mahoney, Associate Member

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

**Ralph Sorley/Site Plan Review/Special Permit**

Ralph Sorely is seeking a Special Permit from Section 199-23 to replace a dilapidated mobile home located at 331 Bradley Street. Tony suggested that they require the applicant plant more landscaping on the site.

David made a motion to waive strict site plan requirements. This motion was seconded by Shaun and the final vote was 4-1.

David made a motion to approve the site plan as presented. This motion was seconded by Shaun and the final vote was 4-1.

David made a motion to make the following findings under Section 199-23 B 1 & 2.

That such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

That such extended, altered or reconstructed structure or change of use shall not be in greater nonconformity with open space, yard and off-street parking requirements of this chapter.

This motion was seconded by Shaun and the final vote was 4-1.

David made a motion to make the following findings under Section 199-36D:

1. The project is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose
2. The project is essential or desirable to the public convenience or welfare at the proposed location.
3. The project will not be detrimental to adjacent uses or to the established or future character of the neighborhood.
4. The project will not create undue traffic congestion or unduly impair pedestrian safety
5. The project will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use

## **Lee Planning Board – Minutes – May 14, 2012**

in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare.

This motion was seconded by Shaun and the final vote was 4-1.

David made a motion that the Planning Board awards a Special Permit under Section 199-23 to Ralph Sorley for property located at 331 Bradley Street. This motion was seconded by Shaun and the final vote was 4-1.

### **Greater Grace/Site Plan Review/Special Permit**

The Greater Grace Church of the Berkshires is seeking approval of a Special Permit under Section 199-23 to reestablish their facility as a veteran's home and also provide education opportunities for the residents and members of the community. The property is located at 475 East Street in the R-20 zoning district.

Pastor David Stambosky stated that they have been operating the property as a veteran's home since 1997. Pastor Stambosky stated that their mission statement indicates that they would like to operate as a rooming house and also a home for disabled veterans.

The Chairman stated that the applicant needs to demonstrate that the use predates zoning and has existed until now through documentation.

The Building Official stated that if they would like to establish this property as a boarding house they would need a permit from the Board of Selectmen

Tony made a motion to continue this public hearing to June 11<sup>th</sup> at 6:15 P.M. This motion was seconded by David and was unanimously approved, 5-0.

### **Marsha Chernov/Form A**

John Campetti, Foresight Land Services represented Marcia Chernov-McCloskey in a request for approval of a Form A for the division of a parcel of land located on Stockbridge Road. The two parcels of land are located on the southerly side of Stockbridge Road. Lot D consists of 1.50 acres of land and Lot E contains 1.98 acres.

David made a motion to endorse the Form A for Marsha Chernov as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

### **Marsha Slaminsky/Form A**

Patrick McColgan, Taconic Land Consultants represented Marsha Slaminsky in a request for approval of a Form A for the division of a parcel of land located on Stockbridge Road. The property is located on the south side of Stockbridge Road just east of its intersection with the Mass Pike. Lot 1 contains 1.786 acres and lot 2 contains 2.440 acres.

## **Lee Planning Board – Minutes – May 14, 2012**

David made a motion to endorse the Form A for Marsha Slaminsky as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

### **Other business**

Shaun made a motion to approve the minutes of March 12<sup>th</sup> as written. This motion was seconded by Tony and the final vote was 3-0. David abstained.

Shaun made a motion to approve the minutes of March 26<sup>th</sup> 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