

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

June 25, 2012

Present: Chairman, David Durante, Thomas Wickham, Anthony Caropreso, and Harold Sherman arrived at 6:25 P.M.

This meeting was called to order 6:10pm.

All Seasons/Site Plan Review

Hugh Page came to this meeting to seek approval of a site plan for a power equipment sales and service business that will be located at 189 Water Street. Power equipment sales will include but not limited to the following: lawnmowers, leaf blowers, trimmers, and chain saws. Mr. Page will lease the building from the owner Rodney Clark. The property is located in the CBC zoning district. The Board decided that outside display of merchandise would be allowed during business hours.

Thom made a motion to waive strict site plan requirements and that the board has sufficient information to review the site plan. This motion was seconded by Tony and was unanimously approved, 3-0. Thom made a motion to approve the site plan as presented. This motion was seconded by Tony and was unanimously approved, 3-0.

All Seasons/Sign Permit

Mr. Page is applying for a sign permit for a 24 sq.ft. freestanding sign. The Chairman stated that a maximum of 16 sq.ft is allowed. The Board will condition the approval of the sign permit that the sign doesn't exceed 16 sq.ft. Thom made a motion to approve the sign permit as amended. This motion was seconded by Tony and was unanimously approved, 3-0.

Vivaldi's Pizzeria/Sign Permits

Thom made a motion to table the discussion on the two sign permits before the Board pending receipt of a site plan review for the new business. This motion was seconded by Sherman and was unanimously approved, 4-0.

Lee Regional VNA/Sign permits

Joe Lucas is applying for two sign permits for two 11.11 sq.ft. freestanding signs. The signs will be located at 21 High Street and 32 Park Street, both locations are located in the DCBC zoning district. The Board made a finding that they are not proposing two separate signs and that the bottom portion of the freestanding sign is an accessory sign.

Tony made a motion to approve the two sign permits as presented. This motion was seconded by Sherman and the final vote was, 3-0. Thom abstained.

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Glass Bottom Brewery

Evan R. Williams came to this meeting for a discussion regarding operating a brewery. The business intends to lease warehouse space at 480 Pleasant located in the Industrial zoning district.

The operation of a brewery would be considered a light industrial use with an accessory use of retail sales of the product. Thom made a motion to make a finding that the intended use is allowed by right as a manufacturing use and the retail use would require a site plan review. This motion was seconded by Tony and was unanimously approved, 4-0.

Other business

Thom made a motion to nominate himself to serve as the delegate to BRPC. This motion was seconded by Sherman and was unanimously approved, 4-0.

David made a motion to nominate Shaun Hall to serve as the alternate delegate to BRPC. This motion was seconded by Tony and was unanimously approved, 4-0.

Tony made a motion to adjourn this meeting at 8:00 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