

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

July 9, 2012

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

This meeting was called to order 6:10pm.

Greater Grace/Site Plan Review/Special Permit

This was a continuation of a public hearing that was held on June 11, 2012. The applicant called the Planning Board office and requested that the petition be withdrawn without prejudice.

Tony made a motion to allow the Greater Grace Church to withdraw their petition for a Special Permit without prejudice as per telephone request. This motion was seconded by Shaun and was unanimously approved, 5-0.

Rte 102 Package/Site Plan Review

Ron Fortune, Consulting and Design, LLC. represented Rte 102 Package in a request for approval of a site plan review. Tony recused himself from the discussion. The business would be a package store. The property is located at 35 Old Pleasant Street in the CBC zoning district.

The Chairman stated that the bylaw requires a landscaped buffer in the CBC zoning district. Ron stated that the lot consists of asphalt up to the curb.

Thom stated that he would like to see the dumpster screened otherwise it would be visible from Pleasant Street.

Thom made a motion that the Board has sufficient information to accept the site plan as presented with a requirement to screen the proposed dumpster and a waiver for the required vegetated screening due to the existence of the parking lot. This motion was seconded by Sherman and the final vote was 4-0.

Vivaldi's Pizzeria/Site Plan Review

Ron Fortune, Consulting and Design, LLC represented Vivaldi's Pizzeria in a request for approval of a site plan review. The business will be a restaurant replacing the former "Jill's Country Kitchen". The property affected is located at 33 Park Plaza in the CBC zoning district.

Thom made a motion to approve the site plan as presented. This motion was seconded by Tony and was unanimously approved, 5-0.

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Vivaldi's Pizzeria/Sign Permit

They are applying for two sign permits for a 22.3 sq.ft. building sign and 12 sq.ft. building sign to be located at 33 Park Plaza.

Thom made a motion to endorse the two signs permits for Vivaldi's Pizzeria provided the signs conform to the bylaws. This motion was seconded by Shaun and was unanimously approved, 5-0.

Laurel Lake Water Power, LLC/Form A

Attorney Don Hunter represented Laurel Lake Water Power, LLC in a request for approval of a Form A for property located on Laurel Street. Lot 1 contains 3.08 acres and the new parcel created Parcel A contains 1.13 acres of land. Parcel A is not a separate building lot.

Tony made a motion to endorse the Form A for Laurel Lake Water Power, LLC as presented. This motion was seconded by Shaun and was unanimously approved, 4-0. Sherman abstained.

Glass Bottom Brewery/Site Plan Review

Evan R. Williams is requesting approval of a site plan review for the operation of a brewery with retail sales at 480 Pleasant Street. The property is located in the Industrial zoning district and the retail use requires approval of a site plan.

Thom made a motion to approve the site plan for Glass Bottom Brewery as presented. This motion was seconded by Shaun and was unanimously approved, 5-0.

Berkshire Vintage/Site Plan Review

James Loring is requesting approval of a site plan review for a new retail business to be located at 151 Main Street. The property is located in the DCBC zoning district.

Thom made a motion to approve the site plan for Berkshire Vintage as presented. This motion was seconded by Tony and was unanimously approved, 5-0.

Berkshire Vintage/Sign Permit

Jim Loring is requesting approval of a sign permit for a 12 sq.ft. freestanding sign to be located at 151 Main Street.

David made a motion to endorse the sign permit for Berkshire Vintage provided it conforms to the bylaws. This motion was seconded by Thom and was unanimously approved, 5-0.

Other business

Joe Sorrentino came to this meeting to discuss a zoning violation notice that he received. The Building Commissioner received a compliant pertaining to the use of the property for

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model airplane flights. The property is located in the Industrial zoning district and the use which is a recreational use is not allowed. Mr. Sorrentino was advised to seek relief by going to the Zoning Board of Appeals and appealing the Building Commissioner's decision.

Tony made a motion to adjourn this meeting at 8:45 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