

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

April 14, 2014

Present: Chairman, David Durante, Buck Donovan, Shaun Hall, Thomas Wickham and Janette Cimini, Associate Member

This meeting was called to order at 6:15

51 Park Street/Sign Permits

Robert Stone, Showcase Signs is applying for 2 sign permits for 51 Park Street. They are applying for a sign permit for a 15 sq.ft. freestanding sign and a 29.9 sq.ft. building sign both signs would be externally illuminated.

Tom made a motion to approve the signs permits as presented. The motion was seconded by Buck and was unanimously approved, 4-0.

Valley Veterinary Services/Site Plan Review/Special Permit

The Chairman disclosed that he has done business with Valley Veterinary over the years.

Mathew Puntin, SK Design Group represented Valley Veterinary in a request for approval of a Site Plan and a Special Permit under Section 199-6.1 (non-conforming structures, uses and lots). The proposal is the expansion of a pre-existing non-conforming structure which is located at 920 Pleasant Street. The property is located within (2) zoning districts the RB Rural Business and the R-30 Residential district. The existing lot is non-conforming. The existing frontage is 125 feet which is less than the required 200 feet.

The proposed project involves the construction of a 32' x 40, two story building addition to the existing Valley Veterinary Service building. The building addition will require minor site work, reconfiguring of the existing parking area and a new sewer line to connect to the addition. The first floor of the addition will be additional areas for the veterinary service and the second floor is currently undesignated space. Existing parking areas will be reconfigured and a new parking area consisting of 25 spaces will be added along the western property line. They are not proposing any additional exterior lighting at this time.

The applicant will submit a lighting plan to the Planning Board regarding the parking area.

Tom made a motion to accept the site plan with a waiver for parking for 25 spaces. The motion was seconded by Buck and was unanimously approved, 5-0.

Tom made a motion to make the following findings under Section 199-6.1(B) 1 & 2:

Lee Planning Board – Minutes – April 14, 2014

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

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.

The proposed addition meets all the zoning regulations.

The motion was seconded by Buck and was unanimously approved, 5-0.

Tom made a motion to make the following findings under Section 199-13(D) 1-5:

Is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose.

The addition conforms to current zoning.

Is essential or desirable to the public convenience or welfare at the proposed location.

It is an expansion of an existing use.

Will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

There are no direct abutters.

Will not create undue traffic congestion or unduly impair pedestrian safety.

Project improves the current conditions of traffic congestion and pedestrian safety.

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 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.

The addition will not be burden on the existing towns water and sewer systems.

The motion was seconded by Shaun and was unanimously approved, 5-0.

Tom made a motion to award the Special Permit to Valley Veterinary with the following conditions:

The applicant will submit a lighting plan for the parking area.

Lee Planning Board – Minutes – April 14, 2014

The dumpster area will be screened.

The motion was seconded by Shaun and was unanimously approved, 5-0.

Attorney Shaun Considine/Merrell Inn/1565 Pleasant Street

Attorney Shaun Considine came to this meeting for an informal discussion regarding a new use for the former Merrell Inn located at 1565 Pleasant Street. The Lighthouse Catholic Media an Illinois not-for-profit educational corporation is seeking to purchase the Merrell Inn at 1565 Pleasant Street and intends to use the property primarily for education, religious training and sacramental support of the Works of Mercy Volunteers. They service the local community such as comforting the sick, visiting the imprisoned, and consoling those in nursing homes. The inn may also be used as a place of spiritual renewal and retreat as well as an occasional guesthouse for the Marian Fathers.

Attorney Considine stated that an exemption in the bylaw may be applicable to this situation. The property is located in the RB (Rural Business) zoning district. The Board's determination was that the use would be allowed by right.

The Building Official suggested that Attorney Considine puts her zoning request in writing and then he would review it with Town Counsel and get back to her.

Peter Nichols/330 Spring Street/Form A

Patrick McColgan, Taconic Land Consultants represented Peter Nichols in a request for approval of a Form A. The property is located on the west side of Spring Street south of its intersection with Mandalay Road and just north of Saint Mary's Cemetery. Lot 1 contains 1.003 acres, lot 2 1.002 acres, lot 3 3.276 acres of land.

Tom made a motion to approve the Form A for Peter Nichols as presented. This motion was seconded by Buck and was unanimously approved, 4-0.

Big Y Express/Site Plan Review

Joe Pandolfo represented Big Y Express in a request for site plan approval to install a 10' x 12' storage shed on the property. The property is located at 320 Housatonic Street in the CBC zoning district. The purpose of the storage shed would be to store coffee cups and other supplies. The footprint of the proposed structure which is 10 feet from the lot line was depicted on the plan.

Tom made a motion to approve the amendment to the existing site plan for the placement of the shed. This motion was seconded by Buck and was unanimously approved, 4-0.

Other business

Selectmen Gordon Bailey came to this meeting to discuss the proposed sign bylaw amendments that he had issues with. Gordon stated that he would prefer that the board puts the variance provision back in the bylaw and allows a special permit in certain

Lee Planning Board – Minutes – April 14, 2014

instances to vary from the sign bylaw. He also stated he would like to see all the language in the bylaw pertaining to the sign officer be amended to Zoning Enforcer Officer.

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