

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

June 10, 2013

Present: Chairman, David Durante, Thomas Wickham, Shaun Hall, Buck Donovan, and Howard Sherman arrived at 6:30.

This meeting was called to order at 6:15

Jeff Cohen/Discussion Eagle Mill

Jeff Cohen came to this meeting to discuss the potential redevelopment of the former Eagle Mill. Mr. Cohen indicated that he has a contract to purchase the property contingent upon receiving county and state tax credits. His proposal is to convert the former mill into 100 units of affordable housing, retail, offices and a community center.

The Chairman stated that the property is located in the Industrial zone and the AROD zoning district which would allow the redevelopment.

Mr. Cohen stated that the one of the issues is that there are only 40 parking spaces available on the property. Mr. Cohen stated that he would probably propose parking on the lower level of the proposed buildings. The Chairman stated that the maximum units allowed may also be an issue.

Ralph Sorley/Site Plan Review/Special Permit

Ralph Sorley is seeking approval for a Special Permit under Section 199-6.1(B) for the replacement of a dilapidated mobile home. The property is located at 331 Bradley Street. The plan submitted depicted two mobile homes being replaced unit 19 and unit 20. The Board indicated that they need clarification of what is actually being proposed. The Board was in agreement if two trailers were being replaced he would need to file another special permit for the other replacement.

Tom made a motion to continue this public hearing on June 24th pending clarification from Mr. Sorley. This motion was seconded by Shaun and was unanimously approved, 5-0.

Premium Outlets/Directory Signs

Carolyn Edwards, Manager Premium Outlets stated that they are proposing the replacement of three exterior directory signs at Premium Outlets. The existing directory signs are located in front of the food court, Nike, and Harry & David in the location of the brick walkways. They were asked by the Building Official to appear before the Planning Board with their proposal. The Planning Board was in an agreement that they didn't have a problem with the proposal.

Lee Planning Board – Minutes – June 10, 2013

Lee Congregational Church/Sign Permit

Garth Story is requesting approval of a sign permit for a 16 sq.ft. freestanding sign for the Lee Congregational Church.

Tom made a motion to endorse the sign permit as presented for the Lee Congregational Church. This motion was seconded by Shaun and was unanimously approved, 5-0.

American Tower/Site Plan Review/Special Permit

Craig Cody represented American Tower Corporation in a request for approval of a Special Permit under Section 199-9.7 Wireless Communication for the installation of a generator within an existing telecommunications facility compound. The property is located at 335 Forest Street. The generator will be operated with diesel fuel. The maintenance cycle is 20 minutes once a week between the hours of 8:00 AM. to 5:00 P.M.

Tom made a motion to waive strict site plan requirements and to accept the site plan as presented. This motion was seconded by Shaun and was unanimously approved, 5-0.

Tom made a motion to make the following findings under Section 199-9.7(H)

1. That the applicant has demonstrated to the satisfaction of the Planning Board that the requirements of this bylaw have been met.
2. That the size and height of the structure is the minimum necessary
3. That the proposed wireless communication facilities will not adversely impact historic structure, scenic views or residential neighborhoods.
4. That there are no feasible alternatives to the location of the proposed wireless communication facilities, including co-location of the proposed wireless communication facilities, including co-location, that would minimize their impact, and the applicant has exercised good faith in permitting future co-location of facilities at the site.

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

Tom made a motion to make the following findings under Section 199-13.4(D).

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

Lee Planning Board – Minutes – June 10, 2013

4. The proposal 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.

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

Tom made a motion to award the Special Permit to American Tower Corporation as requested. This motion was seconded by Shaun and was unanimously approved, 5-0.

Other business

Tom made a motion to approve the minutes of May 13th as amended. This motion was seconded by Shaun and was unanimously approved, 4-0.

Tom made a motion to nominate David Durante to serve as the Chairman. This motion was seconded by Shaun and was unanimously approved, 4-0.

Tom made a motion to nominate Thomas Wickham to serve as Vice-Chairman. This motion was seconded by Shaun and was unanimously approved, 4-0.

Tom made a motion to in favor of the appointment of Shaun Mahoney to serve as the alternate on the Planning Board pending her acceptance. This motion was seconded by Shaun and was unanimously approved, 4-0.

Peter Bluhm came to this meeting for to discuss the possibly of operating a farmers market every Thursday in the park next to Town Hall. The property is privately owned by the Lee Congregational Church. Peter stated that having a sign to advertise the market is an issue. The bylaws would only allow a temporary sign for 30 days. The Board agreed that the use would require a site plan.

Tom made a motion to adjourn this meeting at 8:15 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

