

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

July 28, 2014

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

This meeting was called to order at 6:15

SK Design Group/Silverleaf Signage

Bob Fournier, SK Design Group represented Silverleaf in a discussion regarding proposed signage. Mr. Fournier stated that he is aware of a zoning amendment that was passed in May regarding allowing a variance for a sign. They are proposing a monument sign which is not allowed. They are also proposing directional signs which are allowed by right. The signs proposed exceed the allowed square footage and therefore they would have to seek a variance.

The Building Official suggested that the applicant draft proposed language to amend the existing sign bylaws for resorts.

Matt Carlino

Matt Carlino came to this meeting for an informal discussion regarding extending Via Maria to access a lot at the end of the cul-de-sac. Mr. Carlino proposal is to extend the road after the cul-de-sac with a 125 foot driveway as access to the lot in question. A preliminary plan for the development extension of the road was approved. The applicant would need to submit a definitive plan to develop the lot for a one lot subdivision. Tom stated that they would need a 25 foot wide road that is 125 feet in length. The Chairman suggested maybe they could obtain the frontage off the existing cul-de-sac. Mr. Carlino would then have to submit a Form A for the lot.

Thomas Touponce/905 Pleasant Street/Site Plan Review

Attorney Jeremia Pollard was present at this meeting. The applicant was not present at this meeting. The Chairman stated that the information submitted was incomplete so therefore the board could not review the site plan. Attorney Pollard stated the site plan does not depict all the activities on the site. Tom stated that the fee paid should be based on the construction costs. The applicant has indicated that the primary use on the site is agricultural which is exempt from zoning. Tom stated that the applicant has to grow something on the property for the use to fall under agricultural. The plan as submitted didn't show a floor plan of the building, parking area, lighting proposed, and the proposed uses on the site.

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It was suggested that Tom Touponce or his representative attend the review when resubmitted to answer any questions the Board may have.

Tom made a motion that the submission for site plan review was incomplete. This motion was seconded by David and final vote was 3-0.

CTSB/Sign Permit

Ryan Larkin, Larkin Sign Company is seeking approval for a sign permit for a 16 sq.ft. freestanding sign. The sign will be located at 40 Limestone Road in the OPLI zoning district.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 3-0.

They are also seeking approval for a sign permit for a 14 sq.ft. wall sign.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 3-0.

Andrus Power Solutions/Sign Permit

Dan Andrus is applying for a sign permit for a 12 sq.ft. freestanding sign. The height was not indicated on the sign permit. The Chairman noted on the application the proposed sign was not to exceed 10 feet in height. The sign will be located at 690 Pleasant Street in the RB zoning district.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 3-0.

B Safe/Sign Permit

William H. Brunell is applying for a sign permit for a 20 sq.ft. building sign. The sign will be located at 1720 Cape Street in the RB zoning district.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 3-0.

Mobil Oil Corp/Sign Permit

Callahan Sign Company is applying for sign permit for a 5.8 sq.ft. internally illuminated price pod freestanding sign. The sign is to be located at 1140 Pleasant Street. The Chairman stated that internally illuminated signs are not allowed in the RB zoning district.

Tom made a motion to deny the sign permit under Section 199-7.4 (F) (1) no internally illuminated signs shall be allowed in this zoning district. David seconded the motion and the final vote was 3-0 to deny the sign.

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Skechers/Sign Permit

David W. Jackson, Anchor Signs is applying for two sign permits for Skechers to be located at 17 Premium Outlets.

They are applying for a sign permit for a 8 sq.ft. wall sign. They are applying for a sign permit for a 13.84 sq.ft. awning sign.

Tom made a motion to endorse the 2 sign permits as presented. This motion was seconded by Buck and was unanimously approved, 3-0.

Lee Package/Sign Permit

They are applying for a sign permit for a 7.88 sq.ft. internally illuminated freestanding sign. The sign will be located at 10 Old Pleasant Street.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 3-0.

Other business

David made a motion that Thomas Wickham serves as the delegate to BRPC. This motion was seconded by Buck and was unanimously approved, 3-0.

Tom made a motion that Buck Donovan serves as the alternate to BRPC. This motion was seconded by David and was unanimously approved, 3-0.

Tom 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

Town Clerk

Historical Commission

Conservation Commission

Building Inspector

Board of Selectmen

Town Counsel