

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

**August 26, 2013**

**Present:** Chairman, David Durante, Thomas Wickham, Shaun Hall, Buck Donovan

This meeting was called to order at 6:15

**Dunkin Donuts/Sign Permits**

Cafua Management is seeking approval of 2 sign permits to be located at 200 Housatonic Street. They are applying for a sign permit for a 15 sq.ft. internally illuminated freestanding sign. They are applying for a sign permit for a 15 sq.ft. internally illuminated building sign.

Shaun made a motion to endorse the 2 sign permits as presented. This motion was seconded by Tom and was unanimously approved, 4-0.

**Jay Wise/Site Plan Review**

Mark LeVasseur, Engineer, Foresight Land Services represented Jay Wise in a request for approval of a site plan review. The project is the construction of a dental office facility at 35 Limestone Road. The lighting proposed will be shielded. The proposed building will be 3,100 sq.ft. They are proposing 14 parking spaces with an additional 5 parking spaces in a gravel area for employees. The dumpster area will be enclosed. The landscaping plan includes leaving as much existing vegetation as possible. Gordon Bailey an abutter stated that he was concerned with the lighting spilling over onto his property and suggested that the lights be on timers.

Tom made a motion waive strict site plan requirements. This motion was seconded by Shaun and was unanimously approved, 4-0.

Tom made a motion to approve the site plan as presented. This motion was seconded by Shaun and was unanimously approved, 4-0.

**CTSB/Site Plan Review**

James Scalise, SK Design Group represented Betnr Construction in a request for approval of a new office building for CTSB at 40 Limestone Road. The existing lot is approximately 2 acres. The proposed project involves the construction of a 4,000 sq.ft. prefabricated building that will accommodate the new Community Television of the Southern Berkshire office building. Site improvements include the construction of a 23 space parking lot, site grading and drainage, utility installation, lighting and landscaping. The exterior of the building will be earth tone colors.

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They are proposing parking in the front of the building because of the lot configuration, topography and to avoid the wetlands. The bylaws discourage the location of parking in the front of the building. The Board made the determination that due to the topography of the parcel they would allow parking in the front of the building. Jim stated that they would plant an additional three spruce trees along the south side along with the existing natural vegetation to screen the parking area.

Gordon Bailey an abutter suggested that the maximum wattage for the lighting on the site be 150 watts maximum and that the 15 foot pole lights are on timers. He also suggested that the lights are shielded from the southwest.

Tom made a motion to approve the site plan review as presented. This motion was seconded by Buck and was unanimously approved, 4-0.

Jim stated that he would include all the conditions as discussed and will indicated them as notations on a new plan to be submitted to the board.

### **Mark Saunders/830 Greylock Street/Form A**

Patrick McColgan, represented Mark Saunders in a request for approval of a Form A for property located on Greylock Street.

They created a new parcel lot 2 which consists of 4.746 sq.ft. which is not a separate building lot and is to be combined with abutting land of M. Ray Saunders and Cheryl Leeman Saunders to form one lot. Lot 1 consists of 1.162 is owned by Mark Saunders.

Tom made a motion to endorse the Form A for Mark Saunders. This motion was seconded by Shaun and was unanimously approved, 4-0.

### **Sarah Stiner/Common Driveway**

Sarah Stiner came to this meeting for a discussion regarding approval of a shared driveway located on her property on Meadow Street. The common driveway is shared with Linda Sharioff. Sarah stated that she would contact her attorney regarding amending the existing plan depicting an easement for the shared driveway.

### **Vintage Collectibles & Dolls/Site Plan Review**

Marcia Cohen is proposing a retail business for vintage collectibles and dolls to be located at 93 Main Street. The property is located in the DCBC zoning district.

Tom made a motion to waive strict site plan requirements. This motion was seconded by Shaun and was unanimously approved, 4-0.

Tom made a motion to accept the site plan as presented. This motion was seconded by Buck and was unanimously approved, 4-0.

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### **Sparrow Singing/Sign Permit**

Marcia Cohen is applying for a sign permit for a 24 sq.ft. building sign to be located at 93 Main Street.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 4-0.

### **Other business**

Tom made a motion to approve the minutes of July 22nd as written. This motion was seconded by Buck and was unanimously approved, 4-0.

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  
Board of Selectmen

Town Clerk  
Historical Commission  
Conservation Commission  
Building Inspector  
Town Counsel