

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

October 21, 2013

Present: Vice-Chairman, Thomas Wickham, Buck Donovan, and Harold Sherman

This meeting was called to order at 6:15

F.L. Roberts/Sign Permits

Attorney Don Hunter represented F.L. Roberts in a request for approval of 3 sign permits. Buck Donovan disclosed that he might have a conflict of interest. Mr. Donovan disclosed that he did some work for the subcontractor at the site. The applicant didn't believe that it was conflict and requested that the board proceed with reviewing the sign permit applications. Attorney Hunter stated that there are two distinct businesses on the site F.L. Roberts and Big Y Express.

They are applying for a sign permit for a 42.69 sq.ft. building sign. There was some discussion regarding whether this particular sign was a roof sign because it projected out above the eaves. The consensus of the board was that the sign as depicted was a wall sign and therefore would be allowed. Buck made a motion to endorse the sign permit for the building sign. This motion was seconded by Sherman and was unanimously approved, 3-0.

They are applying for a sign permit for a 40 sq.ft. canopy sign. The Board indicated that the sign as applied for exceeds the size allowed which is 20 sq.ft.. The proposed canopy would not be internally illuminated. There was some discussion regarding the colors of the canopy sign a blue and red swirl against a white background and whether this should be considered to be a logo. Attorney Hunter stated that there is no message conveyed in the colors of the canopy. The applicant agreed to reduce the square footage of the canopy sign to 20 sq.ft. The consensus of the Board was that colors of the canopy did not convey a logo and shouldn't be included in the total square footage of the sign. The sign permit was amended to 20 sq.ft. two sided. Sherman made a motion to endorse the sign permit for the canopy sign provided that it does not exceed 20 sq.ft. on both sides. This motion was seconded by Buck and was unanimously approved, 3-0

They are applying for sign permit for a 23.75 sq.ft. freestanding sign with a 20 sq.ft. double sided two product LED gas price sign. The Building Official stated that the sign exceeds the size allowed which is 16 sq.ft. for the main business with 8 sq.ft. for each additional business. The Board's interpretation of the bylaw was that the applicant was allowed 16 sq.ft. for one business with an additional 8 sq.ft. of signage. Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and the final vote was 2-0. Sherman abstained.

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The Sign Officer, Don Torrico was not in favor of the approval of the three signs permits as presented.

Town of Lee/Special Permit

Broadway Electric submitted a revised site plan for the project located a 385 Pleasant Street for the installation of a solar energy system at the Wastewater Treatment Plant. The new site plan depicted the solar array being shifted slightly to the east relocating a couple of panels. The proposed amendment did not increase the amount of panels.

Sherman made a motion that the revised site plan is not significant so therefore because there is no substantial change it does not require an amendment to the special permit. This motion was seconded by Buck and was unanimously approved, 3-0.

American Tower/Special Permit

Craig Cody, TRM represented American Tower in a request for approval of a revised site plan. American Tower was previously approval for a commercial Wireless Communication Facility at the location of 335 Forest Street. American Tower received approval on June 10th to place a stand-by generator within the existing fenced compound and at this time and is seeking to make a minor change to the original plan by rotating the generator 90 degrees and the removal of an existing generator. The new proposed generator location will remain within the existing fenced compound.

Sherman made a motion that the revised site plan is not significant so therefore the non-substantial change does not require an amendment to the special permit. This motion was seconded by Buck and was unanimously approved, 3-0.

Chanter Road

James Scalise, SK Design Group came to this meeting for a discussion regarding a common driveway to access an undeveloped parcel off of Chanter Road. The property is owned by Barrister Builders and Land Developers. Mr. Scalise stated that he would be seeking a waiver from the common driveway requirements of the maximum length of 750 feet to minimize any clearing on the site. The property falls under the Scenic Mountains Act. Several members indicated that the requirements for a common driveway could not be waived because it is a bylaw and therefore the applicant would have to seek a variance.

Other business

Sherman made a motion to accept the minutes of September 23rd as written. This motion was seconded by Buck and was unanimously approved, 3-0.

Tom made a motion to adjourn this meeting at 8:30 P.M.

Respectfully submitted,

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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