

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

November 25, 2013

Present: Chairman, David Durante, Thomas Wickham, Buck Donovan, and Harold Sherman

This meeting was called to order at 6:15

Cakewalk/Sign Permit

Steve Oakes is applying for a sign permit for a 23.3. sq.ft. building sign to be located at 54 Main Street.

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

F. L. Roberts/Sign Permits

Attorney Don Hunter represented F.L. Roberts in a request for approval for a 20 sq.ft. freestanding sign. The sign would have an opaque background and numbers only on the gas price pods would be internally illuminated with LED lighting with a maximum of 60 watts.

The Chairman indicated that there was no way of knowing how bright the sign would be therefore he was not in favor of the sign. The proposed sign was also not in keeping with the Gateway Project or the Master Plan.

Tom made a motion to approve the sign as presented. This motion was seconded by Buck and the final vote was Tom-yes, Buck-yes, Sherman-yes, David-no, 3-1. The sign permit was approved.

Mr. Roberts remarked that if the public really had a problem with the sign he would “do something about it”.

Schweitzer-Mauduit International/Form A

Steven Mack, Foresight Land Services represented Schweitzer-Mauduit International in a request for approval for a Form A for the division of a parcel of land located on Golden Hill Road. A 69.97 acre parcel located at 300 Golden Hill Road is proposed to be divided into 2 lots.

Parcel 1 contains 34.19 acres of land and Parcel 2 contains 35.78 acres.

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

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Black Swan Inn

Paul Rodriguez, Manager of the Black Swan Inn came to this meeting to discuss a proposal to retain the existing freestanding sign located on the property until spring. The existing sign is 18.44 sq.ft. and exceeds the size allowed in the zoning district. The new sign would be in compliance with the existing bylaws. The Chairman stated that the Zoning Enforcer has the authority on whether the sign has to be taken down.

Verizon Wireless/Special Permit

Ellen W. Freyman, Shatz, Schwartz and Fentin, represented Verizon Wireless in a request for approval for the removal and replacement of 8 of the 12 existing antenna panels and the installation of 3 radio heads to be located behind 3 of the antenna panels erected at the above location as the panels they are replacing. The Board requested that the applicant submit an structural report for the tower before they would act on the request.

Sandri Development Inc./Sign Permits

Sandri Development Inc. are applying for 3 sign permits to be located at 15 Park Street

They are applying for a sign permit for a 43.99 sq.ft. wall sign to be placed on the side of the building. The Board determined that the lot is not a corner lot.

Tom made a motion to deny the sign permit on the basis that they don't have 100 linear feet of building to afford them an additional sign. This motion was seconded by Buck and the final vote was 3-1 to deny the sign permit.

They are applying for a sign permit for a 14 sq.ft. freestanding sign. The Board decided to table the sign permit.

They are applying for a sign permit for a 28.27 sq.ft. front building sign which will be internally illuminated. The sign permit did not indicate the wattage of the sign.

Sherman made a motion to endorse the sign permit as presented. This motion was seconded by Tom. Sherman withdrew his motion. Tom withdrew his motion. David made a motion to deny the sign permit for the internally illuminated sign. This motion was seconded by Tom and the final vote was 4-0 to deny the sign permit.

Other business

Tom made a motion to approve the minutes of November 4th as written. This motion was seconded by Sherman and was unanimously approved, 4-0.

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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