

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

April 28, 2014

Present: Chairman, David Durante, Buck Donovan, Harold Sherman, Shaun Hall, Thomas Wickham and Janette Cimini, Associate Member

This meeting was called to order at 6:15

Dr. R. Jay Wise/Site Plan Review

Ron Fortune, Consulting & Design represented Dr. R. Jay Wise in a request for approval of a site plan for the expansion of his dental office located at 33 Park Plaza. The proposal is to demo and remodel 1,900 sq. ft. first floor space for a dental office. The proposal includes the construction of a 1,200 sq. ft. second floor for a staff area. The heating, cooling and electrical systems will be upgraded.

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

Lee Package Store, Inc./Site Plan Review

They are moving from the current location 21 Park Street to 10 Pleasant Street where the Big Y is located. They will occupy 2,500 sq.ft. of the vacant store area. The hours of operation will be 8:30 A.M. to 9:00 P.M. weekdays and Friday and Saturday until 11:00 P.M..

The discussion of site plan resulted in the Board agreeing that the dumpster(s) should be depicted on the plan and should be screened.

Sherman made a motion to waive strict site plan requirements and accept the site plan as presented with the condition of the submission of a plan with the dumpster location and screening. This motion was seconded by Tom and was unanimously approved, 5-0.

Sign Amendments/Public Hearing

This public hearing was held to amend the existing sign bylaws.

Tom Wickham, member of the Sign Committee presented the sign amendments which include the following; sandwich board signs, business center signs, menu board signs, deletion of the bylaw section on variances, an addition to current illumination standards, and definitions of a roof sign, wall sign, and "open" flags.

A lengthy discussion followed. This included discussion regarding amending the bylaw to include a provision for a special permits for signs and retaining a variance option for signs. The specific language will need to be drafted.

Lee Planning Board – Minutes – April 28, 2014

There was a discussion regarding amending the definition of a business center. The Board suggested changing the definition to 6 businesses in one location.

Tom made a motion to endorse the amendments to the sign bylaws as written. The motion was seconded by David. The final vote was 3-2, David, yes, Tom, yes, Buck, yes, Shaun, no, Sherman, no.

Other Business

Tom moved that the meeting be adjourned at 9:00 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