

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
September 22, 2014

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

This meeting was called to order at 6:15

Lee Fitness/Site Plan Review/Special Permit

Attorney Don Hunter represented Lee Fitness in a request for approval of a site plan review and Special Permit under Section 199-4.2(G)(6)(j) private club for profit to operate a fitness center at 14 Pleasant Street. The business will be open 24 hours a day. Attorney Hunter submitted a waiver for site plan strict requirements because site plan has already been granted.

There was some discussion regarding the existing lighting and whether it was adequate for safety. The Planning requested the submission of a lighting plan for the project.

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

Tom made a motion to approve site plan as presented. This motion was seconded by Buck and was unanimously approved, 5-0.

The board made findings under Section 199-13.4 (D)1-5:

The proposed use is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose.

The proposed use is essential or desirable to the public convenience or welfare at the proposed location.

The proposed use will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

The proposed use will not create undue traffic congestion or unduly impair pedestrian safety.

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The proposed use will not overload any public water, drainage or sewer system or any other municipal facility.

Buck made a motion to make these findings. This motion was seconded by Tom and was unanimously approved, 5-0.

Tom motion award the Special permit pending a submission of lighting plan. This motion was seconded by Sherman and was unanimously approved, 5-0.

Sherman made a motion to endorse the sign permit for Lee Fitness for a 12 sq.ft. internally illuminated freestanding sign. This motion was seconded by Buck and was unanimously approved, 5-0.

Sherman made a motion to approve the sign permit for a building sign for Lee Fitness as presented. This motion was seconded by David 2nd. The final vote was, 5-0 to deny the sign permit as presented because all available area for a building signs was used by the Big Y.

Matt Carlino/Via Maria

Matt Carlino came to this meeting for a discussion regarding the development of a parcel of land located at the end of Via Maria. Tom Consolati made a presentation on the proposal for the division of the parcel indicating the a preliminary plan has been approved for the subdivision. Mr. Consolati stated that there is the possibility of obtaining frontage off the cul-de-sac but that is not possible at this time because of an ownership issue. They are proposing a temporary waiver so a driveway can be built so that the lot in question can be built on. Extension of the road for the purpose of providing access to this lot is not financially possible at this time.

The Chairman stated that the board cannot give a waiver from the table of dimensional requirements to allow this driveway.

Williar Dunlaevy/Form A

John Campetti, Foresight Land Services represented Williar Dunlaevy in a request for approval of a Form A for three parcels of land located on the southerly shore of Goose Pond. The property is located in the CR zoning district.

Tom made a motion to endorse the Form A as presented. This motion was seconded by Buck and was unanimously approved, 5-0.

Other Business

Tom made a motion to approve the minutes of August 25th as written. This motion was seconded by Shaun and the final vote was 4-0. Sherman abstained.

Tom motioned to adjourn this meeting at 8:30 P.M.

Respectfully submitted

Jaimy Messana

Land Use Administrative Assistant

CC:	Board of Health	Town Clerk
	Principal Assessor	Historical Commission
	Board of Public Works	Conservation Commission
	Town Administrator	Building Inspector
	Board of Selectmen	Town Counsel