

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238

February 23, 2015

Present: Chairman, David Durante, Buck Donovan, Thomas Wickham, Shaun Hall, Harold Sherman and Donald Torrico, Building Commissioner

This meeting was called to order at 6:15

Harold Sherman/Site Plan Review/Special Permit

Harold Sherman is seeking approval of a Special Permit under Section 199-6.1 Nonconforming Structures, Uses and lots to reconstruct a garage that was destroyed by a vehicle crash. The property is located at 505 Laurel Street in the RB (Rural Business) Zoning District.

It was noted that the map and lot were stated incorrectly in the memo included with the application.

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

The Building Commissioner questioned whether calculations for lot coverage were submitted. Mr. Sherman submitted calculations for lot coverage that satisfied the board.

Thomas Wickham disclosed that he had a relationship with the applicant and therefore submitted a conflict of interest disclosure form.

Shaun made a motion to make the following findings under Section 199-6.1(B) 1 & 2:

Such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

Such extended, altered or reconstructed structure or changed use shall not be in greater nonconformity with open space, yard and off-street parking requirements of this chapter.

This motion was seconded by Tom and was unanimously approved, 4-0.

Tom made a motion to make the following findings under Section 13.4(D) 1-5:

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

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

Lee Planning Board – Minutes – February 23, 2015

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

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

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

This motion was seconded by Shaun and was unanimously approved, 4-0.

Tom made a motion to award the Special Permit to Harold Sherman. This motion was seconded by Shaun and was unanimously approved, 4-0.

Mr. Sherman requested that the site plan fee be waived. There was a discussion that followed. Shaun made a motion to waive the site plan fee. The Chairman indicated that none of the members would second this motion.

BRPC/Discussion 40R

Patricia Mullens, BRPC and Brian Domina, BRPC came to this meeting to discuss 40R Smart Growth Overlay District requirements.

Brian Domina stated that in order to qualify for 40R you are required to have an acre of developable land to allow 20 units per acre. Brian stated that there are financial incentives for establishing the zoning district and incentives on the number of units built.

There was discussion regarding developing a mill use overlay district bylaw to help with the redevelopment of the former Eagle Mill. The uses that Jeff Cohen is proposing for the redevelopment of the mill are not all allowed in the current zoning district which is the Industrial zone.

Thomas Touponce/905 Pleasant Street/Special Permit/Site Plan

Buck Donovan recused himself from the discussion because of a possible conflict of interest.

Attorney Don Hunter represented Thomas Touponce in submittal of a complete application for a Special Permit and Site Plan Review for property located at 905 Pleasant Street. The submission included a narrative of the uses and structures located on the property. Tom stated that there are permanent storage structures on the property that are located on the town's sewer easement. Tom stated he has consulted Town Counsel and is waiting to hear back from him.

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

Other business

Lee Planning Board – Minutes – February 23, 2015

Tom made a motion to nominate Buck Donovan to serve on the Capital Outlay Committee. This motion was seconded by David and was unanimously approved, 5-0

Sherman made a motion to approve the minutes of December 8, 2015 as amended. This motion was seconded by Tom and the final vote was 3-0. David and Shaun abstained.

Sherman made a motion to approve the minutes of December 22, 2015 as written. This motion was seconded by Tom and the final vote was 4-0. Shaun abstained.

Tom made a motion to approve the minutes of January 12, 2015 as written. This motion was seconded by Buck and the final vote was 3-0. Sherman and Shaun abstained.

Peter Bluhm, Sign Committee and Garth Story, Chairman, Sign Committee presented that board with a draft of proposed amendments to the sign bylaws. Peter stated that the substantive changes are the following a definition of brand coloring, business center. Also clarification of a signs allowed in multi business buildings, prohibit new internally illuminated sign in the I zone, replace illuminated light wattage maximum with Lumen maximum, title of sign officer enforcement changed to Building Commissioner and change to 10 day review period to 30 days.

Tom made a motion to adjourn this meeting at 8:00 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

