

**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**March 9, 2015**

**Present:** Chairman, David Durante, Buck Donovan, Thomas Wickham, Shaun Hall, Janette Cimini, Associate Member and Donald Torrico, Building Commissioner

This meeting was called to order at 6:15

**Mathew Carlino/Preliminary Plan**

Russell Sackett, Sackett Surveyors presented a preliminary plan for a one lot subdivision on Via Maria. The subdivision will extend Via Maria to create legal frontage for one additional building lot. The Board distributed the plans when they were submitted and didn't receive feedback from any of the other boards.

They are requesting for waivers for the construction of a subdivision road on the extension. A graveled surfaced driveway fifteen feet wide will be constructed from the end of the existing cul-de-sac on Via Maria extension for access to the new building lot.

Buck stated that subdivision regulations required the development to be connected to town sewer. Russ stated that there is a sewer manhole is located less than 500 feet from the development but it would cost the developer more to hook into the town sewer versus a septic system. The Chairman stated that this could be addressed when they file the Definitive Plan.

Tom motion to accept the preliminary plan for Matthew & Jennifer Carlino as presented. This motion was seconded by Shaun and was unanimously approved, 4-0.

**Siok/Form A**

Jack Magnotty/Kelly, Granger & Parson Surveyors presented a plan for the division of a parcel of land located on Church Street. They are creating 3 proposed lots located on the west side of Church Street approximately 900 feet north of Pleasant Street. Lot 1 contains 1.971 acres, lot 2 contains .561 acres and lot 3 contains 1.362 acres. Tom motion to endorse Form A as presented. This motion was seconded by Buck and was unanimously approved, 4-0.

## **Lee Planning Board – Minutes – March 9, 2015**

### **Ralph Sorley/Special Permit/Case #21-22**

The Planning Board stated that the request to extend a special permit has lapsed. The Chairman stated that they had 1 year to request for an extension for good cause. Attorney Richard Dohoney representing Mr. Sorely stated that it was an error on behalf of the contractor not knowing that he had to pull a permit within 1 year. The Special Permit granted was for the replacement of a pre-existing nonconforming structure a trailer located on Bradley Street.

Tom made a motion to extend the special permit for a period of 1 year from March 9, 2015 pending a letter from the contractor good cause. This motion was seconded by Buck and was unanimously approved, 4-0.

### **Chapter 40R Housing Project**

Brian suggested to the board not to rezone the property of the former Eagle Mill because there would be more incentives for Chapter 40R available if it was to remain in Industrial zoning district.

The Board discussed amendments that could be made to the Industrial zoning district to allow all the uses proposed in the redevelopment of the former Eagle Mill.

Brian Domina, Berkshire Regional Planning Commission suggested a change to the industrial zoning district to allow restaurant Section 199-4 J(3). There was some discussion regarding also striking the language 199-4 J 4 as part of the reuse of an existing structure.

The Board will draft the language for the zoning amendment for the May Town Meeting.

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

Town Clerk

Principal Assessor

Historical Commission

Board of Public Works

Conservation Commission

Town Administrator

Building Inspector

Board of Selectmen

Town Counsel