**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**February 22, 2016**

**Present:** Chairman, Harold Sherman, Peter Bluhm, Thomas Wickham, Shaun Hall, Buck Donovan and David Durante, Associate Member

**Others Present:**  Kristin O’Brien, Francine Larson and Chris Pompi, Superintendent of Public Works

**The meeting was called to order at 6:00**

**Kristin O’Brien/Site Plan Review/Special Permit/Industrial Zoning District**

Buck Donovan recused himself from the discussion**.**

This was a continuation of a public hearing that was held on January 22nd.

Emailed communication from the DPW indicating a desire for drainage calculations for the “entire site” was read. The Planning Board did not receive a formal response from the Board of Public Works.

The site plans presented were reviewed and much discussion followed. This included discussion of drainage issues and the excavated slope behind the proposed new building. While the Board accepted that the infiltrators added to the previously submitted design would manage the drainage from the new roof, there was concern regarding drainage from the 24 foot cut to the hillside behind the proposed new building. Installation of a curtain drain behind the proposed building was suggested to control that runoff. The petitioner claimed that such drains were already part of their plan.

Ultimately, the board requested:

1. That the curtain drains discussed be depicted in detail on the plan
2. A letter from a licensed engineer certifying that there will not be an increase in runoff fromthe petitioner’s property.
3. That the petitioner submit a plan clarifying how the excavated slope behind the proposed new building will be stabilized.
4. a letter from the DPW outlining its input

 Sherman made a motion to continue this public hearing on March 14th at 6:15 P.M. This motion was seconded by Tom and was unanimously approved, 5-0. Buck abstained.

**Other business**

The Board reviewed a draft proposal of a zoning revision of Section 6.1 Nonconforming structures, lots and uses. There was a lengthy discussion that followed.

Peter made a motion to approve the minutes of February 8th as amended. This motion was seconded by Buck and was unanimously approved, 5-0.

Peter made a motion to adjourn this meeting at 8:30 P.M. The meeting was adjourned.

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