**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**August 22, 2016**

**Present:** Chairman, Buck Donovan, Thomas Wickham, Peg Biron and Peter Bluhm

Meeting called to order at 6:00 P.M.

**Yokum Ridge Property Management, LLC/Form A/Fairview Street/RA-30**

Taconic Land Consultants represented Yokum Ridge Property Management, LLC in a request for approval of a Form A for property located on Fairview Street in the RA-30 zoning district. The new parcel created has 189 feet of frontage on Fairview Street and contains 35,000 sq.ft. of land.

Tom made a motion to endorse the Form A for Yokum Ridge Property Management, LLC as presented. This motion was seconded by Peter and was unanimously approved, 4-0.

**BDC, Inc. Lee Car Wash/Site Plan Review**

Buck dislosed he was a friend with David Comalli, owner BDC, Inc. Lee Car Wash but would participate in the public meeting process.

Matt Putin, SK Design Group represented BDC, Inc. in the submission of a site plan review application. The property is located at 40 Consolati Way in the DCBC zoning district. The project involves the removal and the replacement of the existing pavement at the Lee Car Wash. The applicant is required to file a Special Permit with the ZBA for work in the floodplain.

Tom made a motion to accept the submission of the site plan as complete. This motion was seconded by Peter and was unanimously approved, 4-0. The site plan review is scheduled on September 12th.

**Guess/Sign Permits**

Tina Varner/Artfix Signs is applied for 3 sign permits for a 40 sq.ft. building sign, 3.5 sq.ft. blade sign, 8 sq.ft. rear building sign to be located at Premium Outlets Blvd.

Tom made a motion to endorse the 3 sign permits as presented. This motion was seconded by Peg and was unanimously approved, 4-0.

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**Ten Thousand Villages/Sign Permit**

Leonard Liberatore applied for a sign permit for a 3.5 sq. ft. blade sign to be located at 490 Premium Outlets Blvd.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Peter and was unanimously approved, 4-0.

**Other business**

Peter made a motion to pass over the minutes of July 25, 2016. This motion was seconded by Tom and the final vote was 2-2.

Peter made a motion to approve the minutes of July 25, 2016 as written. This motion was seconded by Tom and was unanimously approved, 4-0.

Buck recused himself from the following discussion. Tom presided over a lengthy discussion regarding the possible scenic road violation on **Church Street**. The Board received correspondence from DPW indicating that the trees that were removed were not located within the town’s ROW. Tom made a motion that the board needs further clarification that all the trees that were removed were located outside the ROW. This motion was seconded by Peter and the final vote was 3-0. Buck abstained.

Jessica Tisdale came to this meeting to discuss an amendment to the bylaws to allow raising chickens on less than 5 acres of land. Jessica has received a violation letter from the Building Official regarding raising chickens on her property at 37 East Center Street in the R-20 zoning district. Jessica has filed an appeal with the ZBA in order to overturn the Building Official’s decision for the removal of the chickens. Jessica came to this meeting to discuss a proposal for an amendment to allow raising chickens on a smaller lot. The Board will review other towns zoning on this issue.

Meeting adjourned at 7:30 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