**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**September 12, 2016**

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

Others: Matt Puntin, Patrick McColgan, John Broderick

The meeting was called to order at 6:00 P.M.

**BDC Inc./Site Plan Review /DCBC Zoning District**

Matt Puntin, of SK Design Group represented BDC, Inc, d/b/a Lee Patriot Car Wash for a project that involves the removal and replacement of existing pavement at the Lee Patriot Carwash at 40 Consolati Way. The project requires a Special Permit from ZBA for work in the floodplain. The project also requires site plan approval by the Planning Board.

Tom made a motion accept the site plan submission and waive strict site plan requirements. This motion was seconded by Peg and was unanimously approved, 5-0

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

**Quarry Hill Business Park/Common Sign/OPLI**

David Bruce, of the Lee Community Development Corporation submitted a sign permit application for the replacement of the entrance sign at Quarry Hill Business Park. The existing sign is deteriorating and they would like to replace it with the same size sign in the same location. There was some discussion regarding the code compliance of the existing sign and its content. This focused on specifications of Section 199-10 F))(a)(i), 199-10 F))(a)(iv), and 199-10 F))(a)(v). The board recognized that any directional sign listing individual businessesmust be located within the park and not on Rte 102.

Peg made a motion to table the sign permit application for Quarry Hill Business Park for further clarification. This motion was seconded by Peter and was unanimously approved, 5-0. The Land Use Assistant is to contact the applicant for this information.

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**Pittsfield Cellular Telephone/Special Permit/Site Plan/Industrial Zoning District**

The Board reviewed the submission of Special Permit and Site Plan Approval applications from Pittsfield Cellular Telephone d/b/a Verizon Wireless. The property is located at 1085 Pleasant Street in the Industrial zoning district.

Peter made a motion to accept the submission of a site plan and special permit application. This motion was seconded by Peg and was unanimously approved, 5-0.

**Rodney Clark/189 Water Street/Form A/RB Zoning District**

Patrick McColgan, of Taconic Land Consultants represented Rodney Clark in a request for a Form A division of property located at 189 Water Street. The property is located in the RB zoning district. Mr. McColgan clarified the details of proposal for the Board members.

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

**Hob-Top/Site Plan Review/Sign Permit/208 Main Street/DCBC Zoning District**

John Broderick represented himself and presented the project to the Board. It involves conversion or a prior retail space to office use and the replacement of a free-standing sign.

Tom made a motion to accept submission of the site plan. This motion was seconded by Peg and was unanimously approved, 5-0.

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

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

Regarding the free-standing sign, there was some discussion as to whether or not it satisfied the distance from the public right of way requirements specified in 199-7.8 D)(7). Tom made a motion to approve the sign permit as presented. This was seconded by Peter, the vote was 4-1. Tom - yes, Buck - yes, Peter – yes, Peg – yes, Sherman – no.

**Big Y Express/Sign Permit/CBC Z**oning District

Rick Rotti, Graphic Impact representing Big-Y Express, submitted site plan review and sign permit applications for an internally illuminated freestanding sign to be located at 320 Housatonic Street. Rick Rotti presented the plan to remove the existing freestanding sign post and replace it with a newer, safer, and shorter one which would display an internally illuminated sign at its top.

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Sherman made a motion to reject the sign permit application on the grounds that the proposed height of 65 feet and proposed size of 150 sq.ft exceed the maximums allowed under Sections 199-7.8 B(1)(c)(i) and 199-7.8 B(1)(c)(iv) and that Section 199-7.5B) also applied. This motion was seconded by Peter and the final vote was 4-0. Tom abstained.

**Kay Jewelers/Sign Permits/PCVC Zoning District**

Callahan Sign, LLC, representing Kay Jewelers, submitted a request for approval of 2 sign permits to be located at Prime Retail, 50 Water Street. They applied for a 3.5 sq.ft. blade sign and a 40 sq.ft. building sign.

Tom made a motion to endorse 2 sign permits for Kay Jewelers. This motion was seconded by Peg and was unanimously approved, 5-0.

**Other business**

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

Peg made a motion to approve the minutes of August 22nd as amended. This motion was seconded by Peter and the final vote was 4-0. Sherman abstained.

Meeting adjourned 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