

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238, 2012**

April 8, 2013

Present: Chairman, David Durante, Thomas Wickham, Anthony Caropreso, Shaun Hall, and Harold Sherman

This meeting was called to order at 6:15

Planned Commercial Village Center Zoning Amendment

Attorney Don Hunter represented Simon Property Group in a proposal to amend Section 199-7.4, 199-010.2 of the Zoning Bylaws to allow the Lee Outlets to join in themed marketing campaigns along with the rest of the centers it owns. The size of banners allowed needs to be increased from the 28 sq.ft. currently allowed to 35 sq.ft. which is the industry standard. They are also proposing an amendment to directory signs that are currently not allowed. The new directory boards would be two sided but one side would be available first to advertise retailers on site, and then be offered to off premise national brands. The current bylaws prohibits off premise signs so that portion of the bylaws would also have to be amended.

Tom made a motion that the Planning Board endorses the bylaw as presented. This motion was seconded by Sherman and was unanimously approved, 5-0.

Section 7 Signs/Zoning Amendment

This public hearing was held to amend a Section 199-7.7 General Standards E(1) where it states V2 the building setback distance and should be amended to ½ the building setback distance.

Sherman made a motion to endorse the bylaw as presented. This motion was seconded by Tom and was unanimously approved, 5-0.

Section 4.1 Use Regulations DCBC & CBC/Zoning Amendment

This public hearing was held to amend Section 199-4.1 Use regulations in the DCBC and CBC zoning district,. During the recodification of the zoning bylaws certain uses in the DCBC and CBC zoning district which were allowed by right under site plan review were changed to requiring a special permit. This zoning amendment will reverse those unintended changes.

Sherman made a motion to endorse the bylaw as presented. This motion was seconded by Tom and was unanimously approved, 5-0.

Linda Shafiroff/Meadow Street/Form A

Patrick McColgan, Taconic Land Consultants came to this meeting in a request for approval for the division of a parcel of land located on Meadow Street. The parcel is

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located on the south side of Meadow Street about half way between Pine Street and Fernside Road. The plan reconfigures three existing lots and creates an additional building lots entitled Lot 2B. The land is located in both the RA and CR zoning district. The plan depicted a shared driveway that accesses two houses but is not stated in the deed and has never been approved by the Planning Board. The Building Commissioner indicated that the shared driveway should be approved by the Planning Board otherwise it is a zoning violation. The shared driveway and should also be indicated in the deed as an easement.

The Chairman stated that he didn't think the fact that the easement isn't depicted on the plan prohibits the board from endorsing the Form A.

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

The Chairman suggested that a letter be sent to the Building Commissioner regarding the zoning violation.

Anthony Caropreso/Site Plan Review

Anthony Caropreso is seeking approval of a site plan review and sign permit to locate an real estate office at 51 Main Street in the DCBC zoning district.

He is seeking approval of a sign permit for a 10 sq.ft. building sign to be located on the face of the building.

Tom made a motion that the board has sufficient information to review the site plan. This motion was seconded by David and it was unanimously approved, 4-0.

Tom made a motion to approve the site plan and sign permit as presented. This motion was seconded by Shaun and was unanimously approved, 4-0.

Friendly's Restaurant/Sign Permit

The Sign Center represented the Friendly's Restaurant in a request for approval of a sign permit for an 18.33 sq.ft. freestanding sign to be located at 145 Housatonic Street.

Sherman made a motion to deny the sign permit application due to the fact the proposed sign exceeds the maximum size allowed which is 16 sq.ft. This motion was seconded by Tom and the final vote was 5-0 to deny the sign permit as presented.

Other business

Sherman made a motion to approve the minutes of March 11, 2013 as amended. This motion was seconded by Tom and the final vote was 4-0. David abstained.

Respectfully submitted,

Jaimy Messana
Land Use Administrative Assistant

CC: Board of Health
Principal Assessor
Board of Public Works
Town Administrator
Board of Selectmen

Town Clerk
Historical Commission
Conservation Commission
Building Inspector
Town Counsel