

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

April 23, 2012

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

Others Present: Jeremiah Pollard, Town Counsel,
Donald Torrico, Lee Building Commissioner,
MaryAnn Corcoran, Hill Engineering
George Fleischner, Nonotuck Resource Associates
Kitty Curtin, Nonotuck Resource Associates
Frank Consolati
Michael Keenan, Karen Keenan Gifts and Home
Karen Keenan, Karen Keenan Gifts and Home
Franz Forster

This meeting was called to order 6:10pm by Thom Wickham

Discussion with Mr. Pollard of changes in the by-laws impacting Section 10.3 (previously 199-30). Mr. Pollard said he would consult with the Attorney General's office regarding whether a floor motion to eliminate 10.3 is appropriate.

Mr. Fleischer and Ms. Curtin representing Nonotuck Resource Associates who presented a site plan review. They are simply moving furniture into the current physical layout and moving their business in.

Sherman made a motion to wave strict site plan review. Seconded by David. 3 in favor, 1 abstention (Tony)

Sherman made a motion accept the site plan as presented. Seconded by David. 3 in favor, 1 abstention (Tony)

Discussion of old Lee Hardware Sign on the side of the building at 69-71 Main Street: Karen Keenan reported their desire to have the sign removed from the site where their business will be locating. Letters of support for the sign's removal were submitted by Joseph Scapin of Lee hardware and Frank Consolati. Thom pointed out that the sign represents an off-premises sign, which is not allowed. We were told that the Historical Commission supports retaining the sign.

David moved that the Planning Board recognize the Lee Hardware sign as off-premise sign and recommend the removal of the portion of the sign that references Lee Hardware. Seconded—Tony. 4-0 in favor.

It was determined that the Planning Board would send a letter to the Historical Commission outlining the Board's action.

Discussion with Franz Forster regarding #1 above.

Discussion of "Roll-off bylaw"

Mr. Pollard will address language changes to make the by-law more appropriately applicable and acceptable.

Discussion of explanations of rationales for zoning changes to be presented to Town Meeting with the proposed changes.

Sign permits:

Country Curtains—(Marilyn Hansen) - applying for permission to move a pre-existing non-conforming sign from one location to another. Tony moved to endorse the application. Seconded—Dave. 3-0 1 abstention (Sherman)

Affordable Contracting (Andrew Williams)— seeking a building sign 199-28 G.2.B. Tony moved to endorse..David second. 4-0 in favor.

APPROVE MINUTES OF: March 12, 2012 & March 26, 2012
Approved as submitted.

Tony made a motion to adjourn this meeting at 7:40 P.M.

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