

Minutes
Lee Planning Board
Town Hall 32 Main Street Land Use Office
Monday June 10, 2019

Board Members Present: Peg Biron and Matt Carlino, Chairs; Peter Bluhm; Buck Donovan; Thomas Wickham

Members of the Public Present: Jackson Alberti, Foresight Engineering; Owen Speulstra; Scott and John LePrevost; Kathy Hall; Rob Trask; Preston Mahi; Gordon D. Bailey; Joseph Capresso; Jay Wise; Livia Landry, Sweet and Savory; Vlad Karachenisev, Prados.

Reorganization: Ms. Biron opened the meeting at 6:00 PM. She thanked all for serving on the Board; for Mr. Bluhm for helping with paperwork; and Ms. Vsetecka for continuing to fill in for Ms. Messana. She noted that three bylaws were passed this year and new businesses were moving into town. **Motion by Ms. Biron that each year a new Board member be elected to be chairperson and nominated Mr. Carlino as the new chairperson for 1 year as of June 10, 2019. Second by Mr. Donovan. Unanimous approval. Mr. Donovan nominated Mr. Bluhm as the vice chair with a second by Ms. Biron. Unanimous approval.**

Mr. Carlino now presiding.

LePrevost 58 Canal Street Special Permit 6.1B

It was noted that the site is in the DCBC zoning district. The standards of 13.4 and 6.1 need to be considered. The process of getting a permit to do an addition on the warehouse on 58 Canal Street started in January. The addition will be on an already impervious surface and will not be any wider than the present building; the height is lower than the front building and higher than the back building. It is in a flood plain and thus needs a special permit from the Planning Board and the Zoning Board of Appeals. The Conservation Commission has yet to act on the permit application. **Motion by Mr. Donovan with a second by Mr. Bluhm to approve the site plan as presented with a waiver to site plan requirements and with no alterations of setbacks. Unanimous approval.**

Discussion of special permit.

Open to the public at 6:10 pm Ms. Hall commented that it would be a wonderful addition to the area. The addition will not be seen from the front of the building. Closed to the public at 6:12 pm as there were no more comments. **Motion by Mr. Donovan with a second by Mr. Wickham to make a positive finding for the special permit under §6.1B(1)(2) p. 27-28 of the bylaws Unanimous approval. Motion by Mr. Donovan with a second by Mr. Bluhm to make a positive finding for the special permit under §13.4D(1). Unanimous approval. Motion by Mr. Donovan with a second by Mr. Bluhm to make a positive finding for the special permit under §13.4D(2). Unanimous approval. Motion by Mr. Donovan with a second by Ms. Biron to positive finding for the special permit under §13.4D(3). Unanimous approval. Motion by Mr. Donovan with a second by Mr. Wickham to a positive finding for the special permit under §13.4D(4). Unanimous approval. Motion by Mr. Donovan with a second by Mr. Wickham to make a positive finding for the special permit under §13.4D(5). Unanimous approval. Motion to approve the special permit citing all the bylaws in the former motions; *Mr. Donovan—no conflict of interest; Mr. Carlino—no conflict of interest; Mr. Bluhm—no conflict of interest; Mr. Wickham—no conflict of interest; Ms. Biron—no conflict of interest* Unanimous approval.**

Revere Solar, LLC Form A Mr. Carlino read an email from Nicolas Galletout the representative of Revere Solar. The Form A application was received by the Town Clerk on May 9, 2019. There is a question as to

the timeline for the Planning Board to act on this. The email requested that any action be deferred to the July 8, 2019 meeting.

Rain City Submittal of site plan. Mr. Maui presented the plan. There is a special permit hearing with the selectboard scheduled for July 2, 2019. A greenhouse facility will be built on the north side of lot 7. Discussion on lighting; a plan is needed with specifics. Filters for clean air are described in the plan. There will be little truck traffic. The waste will initially be standard waste and put in an onsite dumpster. It is hoped that there will be a permit for composting in the future. All chemicals will be disposed of at chemical processing facilities. This is not a retail operation. **Motion by Mr. Donovan with a second by Mr. Bluhm to recommend the plan dated 5/3/2019 and recommend the site plan to the selectboard with the considerations of §10.1A with the following conditions: a dumpster enclosure be installed §10.B(3)(b) and §10.B(3)(d); the lighting plan have specifics as to lumens (199-§12.2(B) p. 90; a 1 year review on the whole plan; if there are any complaints at any time a new review is to be done.** **Unanimous approval.** The selectboard is to be notified of the motion and vote for their special permit hearing.

McDonald's USA LLC 245 Housatonic Street Final site plan with just one sign on the building. The sign plan for 3 signs on the building was denied at a former meeting. A variance was also denied by the Zoning Board. This plan has only one sign depicted on it. Cited were 7.8A, 7.8B, 7.8C. **Motion by Mr. Bluhm with a second by Mr. Wickham to approve the site plan showing just one sign on the building.** **Unanimous approval**

Site plan approval and Sign permit Prados 85 Main Street Motion by Mr. Wickham to approve the sign permit under 7.8D2 with a second by Ms. Biron. Unanimous approval. Motion by Mr. Donovan to waive the site plan review requirements and approve the presented site plan. Second by Ms. Biron. Unanimous approval

Sweet and Savory 56 Main Street Livia Landry A site plan was submitted. Motion by Mr. Donovan with a second by Mr. Wickham to approve the submission of the site plan. Unanimous approval. Motion by Mr. Wickham with a second by Mr. Donovan to waive the site plan requirements. Unanimous approval. Motion by Mr. Donovan with a second by Mr. Donovan to approve the site plan as submitted. Unanimous approval

BRPC representative Mr. Wickham nominated Mr. Donovan. Motion by Mr. Wickham with a second by Ms. Biron to approve Mr. Donovan as the representative. Unanimous approval. Motion by Ms. Biron to approve Mr. Carlino as the alternate representative. Unanimous approval

Motion by Mr. Donovan to appoint Attorney Jeremia Pollard as the representative of the Planning Board in the alleged violation of the Open Meeting Law. Second by Ms. Biron. Unanimous approval

Motion by Mr. Wickham with a second by Ms. Biron to approve the minutes of the May 13, 2019 meeting. Unanimous approval

Mr. Bluhm gave a brief report on the work of the Bike Path Committee and will be joining that committee.

Discussion on the site plan reviews and other bylaws to be discussed in future meetings.

Meeting adjourned 9:15 PM.

Respectfully submitted: Kathleen Vsetecka