

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
October 31, 2016**

**Present:** Chairman, Buck Donovan, Peter Bluhm, Harold Sherman and Peg Biron

**Others Present:** Ellen Freyman, Shatz, Schwartz & Fentin, Dave Roberts, Hudson Design Group, Jay LaTorre, Verizon Wireless, Elizabeth Jameson, Verizon Wireless

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

**Pittsfield Cellular Telephone Company/Site Plan/Special Permit**

Ellen Freyman, Shatz, Schwartz & Fentin represented Pittsfield Cellular Telephone in a request for approval of a Special Permit under Section 199-9.7 Wireless Communication. The project involves the installation of eight (8) antenna panels, six (6) remote radio heads and related equipment on an existing water tank. All the equipment will be fenced in. They have included a structural analysis for the project. The antennas will extend to a height of 115 feet just below the height of the existing water tower which is 121 feet. The project will take approximately 6 to 8 weeks to complete.

Sherman made a motion to approve the site plan as submitted. This motion was seconded by Peter and was unanimously approved, 4-0.

The Board made the following findings under Section 199-13.4 (D)

Is in compliance with all provision and requirements of this chapter and in harmony with its general intent and purpose.

The proposed project;

is essential or desirable to the public convenience or welfare at the proposed location.

will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

will not create undue traffic congestion or unduly impair pedestrian safety.

will not overload any public water, drainage, or sewer system or any other municipal facility to such an extent that the proposed uses or any existing use in the immediate

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area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare

Sherman made a motion to grant the special permit with the condition that the board receives a copy of the lease indicating that the cellular equipment addressed by this permit will be removed when it's no longer in use.

This motion was seconded by Peg and was unanimously approved, 4-0.

### **Lee Bank/Sign Permits/DCBC Zoning District**

John Renzi, Graphic Impact Signs represented Lee Bank in applying for sign permits. The property is located in the DCBC zoning district. The first proposed sign is to be a 4.5 sq.ft. building sign to be located at 75 West Park Street.

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

The second application was for a 15.83 sq.ft. freestanding sign. It was unclear from the application whether this was to be new construction and what the proposed setback from the right of way is to be. The Board tabled the application until these issues are clarified.

### **Other business**

Sherman made a motion to approve the minutes of September 26<sup>th</sup> as amended. This motion was seconded by Peter and was unanimously approved, 4-0.

The meeting was adjourned at 8:30 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