

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
May 21, 2018**

Present: Chair Peg Biron, Thomas Wickham, Buck Donovan, Matt Carlino and Peter Bluhm

Others Present: Attorney Jeff Lynch, Matthew Puntin, SK Design Group, Attorney Don Hunter

Summit Hill Enterprises

Attorney Jeff Lynch represented Summit Hill Enterprises in the review of a site plan. The property is located 810 Summer Street Unit #10. The first floor of the structure is currently used as a technical business. The new proposal is to convert the first floor to a residential use with no external changes. They are seeking a Special Permit for the change of use from the Board of Selectmen for a resort.

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

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

Paul Brown/Site Plan Submission

Matthew Puntin, SK Design Group represented Paul Brown in the submission of site plan. The proposed project involves the demolition of the existing two-family residential dwelling unit located at 57 Fuller Street. The existing house is located within the floodplain and will require a Special Permit from the Zoning Board of Appeals.

Matt made a motion to accept the site plan submission for Paul Brown as complete. This motion was seconded by Tom and was unanimously approved, 5-0.

The site plan review approval is scheduled on June 11th at 6:15 P.M.

Klara's Gourmet Cookies/189 Water Street/Site Plan Submission

Matthew Puntin, SK Design Group represented Klara's Gourmet Cookies from Railroad Street to 189 Water Street. The property is located in the CBC zoning district. The operation of the business requires a site plan review. The Board requested that the dumpsters are screened at the location.

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Buck made a motion to accept the site plan submission as complete. This motion was seconded by Matt and was unanimously approved, 5-0.

The site plan review approval is scheduled on June 11th at 6:30 P.M.

Stockbridge Terrace

Attorney Don Hunter represented Stockbridge Terrace in the submission of a new drainage and erosion plan for Stockbridge Terrace located on Stockbridge Road. The new plan presented is to correct the drainage problems and prevent any runoff from the property. The plan is currently being review by the Conservation Commission.

New You Relaxation Stop/28 Park Street/Site Plan Submission

The new business is a massage business to be located at 28 Park Street. The property is located in the DCBC zoning district.

The Board requested handicap parking space is designated and that the dumpster is screened.

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

The site plan review is scheduled June 11th at 6:00 P.M.

Other business

Tom made a motion to nominate Peg to serve as Chair for this year. This motion was seconded by Buck and was unanimously approved, 5-0.

Tom made a motion to nominate Buck to serve as Vice Chair for this year. This motion was seconded by Matt and was unanimously approved, 5-0.

Matt made a motion to approve April 23rd as written. This motion was seconded by Tom and was unanimously approved, 4-0. Peter abstained.

Tom made motion to approve the minutes of May 7th as written. This motion was seconded by Buck and was unanimously approved, 3-0. Matt abstained. Peter abstained.

Meeting adjourned at 8:00 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