

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
April 23, 2018**

**Present:** Chair Thomas Wickham, Peg Biron, Buck Donovan, Matt Carlino

Others Present: Chris Reino, Burns & McDonnell, Andrea DeBernasolis, Burns & McDonnell, Mark Kasinski, Burns & McDonnell, Patrick McColgan, Taconic Land Consultants, Chris Collins, Collins General Store, Kim Kelly, 179 Water Street, Arnold Kelly, 179 Water Street

**Chris Collins/General Store/Site Plan Review**

Chris Collins presented a site plan for retail use a General Store to be located at 1383 Pleasant Street. The property is located in the RB zoning district. The Board received a letter from his neighbor indicating that he has permission to share the parking area of St. Francis Gallery.

Buck made a motion to waive strict site plan requirements. This motion was seconded by Peg and was unanimously approved, 4-0.

Buck made a motion to approve site plan as presented with the condition that the dumpster is screened, there is a designated handicap parking space and all proposing lighting is downcast. This motion was seconded by Peg and was unanimously approved, 4-0.

**Rodney Clark/Water Street/Form A**

Patrick McColgan represented Rodney Clark in the submission of Form A for the division of a parcel of land located at Water Street.

Buck made a motion to endorse the Form A for Rodney Clark as presented. This motion was seconded by Matt and was unanimously approved, 4-0.

**Summit Hill Enterprises/Site Plan**

Matt made a motion to accept the site plan submission as complete for Summit Hill Enterprises. This motion was seconded by Peg and was unanimously approved, 4-0.

The site plan review is scheduled on May 21<sup>st</sup>.

**Eversource Solar Project/Water Street**

Eversource presented a new landscaping plan in an attempt to correct the erosion problem at Arnold Kelly's property located at 179 Water Street.

Buck made a motion that the board hires an engineering firm for a peer review on behalf of the board and that Eversource consents to this agreement. This motion was seconded by Matt and was unanimously approved, 4-0.

The Board may have an additional meeting on May 7<sup>th</sup> for this discussion.

### **Berkshire Liquors/Sign Permit**

They applied for a 42 sq.ft. building sign to be located at 130 Housatonic Street. The property is located in the CBC zoning district. The sign will be externally illuminated for a maximum 1500 lumens. No more than 1500 lumens 7-4 F 1

Matt made a motion to approve sign permit with the condition that it is externally illuminated and not to exceed 1500 lumens. This motion was seconded by Peg and was unanimously approved, 4-0.

### **Other business**

Buck motion to approve minutes as amended April 9, 2018. This motion was seconded Matt and was unanimously approved, 4-0.

Meeting adjourned at 8:30 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