

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
June 11, 2018**

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

Others Present: Matt Puntin, SK Design Group, Inc., Jefferson Diller, Klara's Gourmet Cookies, John Renzi, Graphic Impact Signs, Inc.

New You Relaxing Stop/Site Plan Review

Feng Pan applied for a site plan for a massage business to be located at 28 Park Street. The property is located in the DCBC zoning district.

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

Peter motion to approve the site plan with two conditions 1 handicap parking space is provided and trash receptacle is enclosed with a fence. This motion was seconded by Tom and was unanimously approved, 5-0.

Paul Brown/Site Plan Review

Matt Puntin, SK Design Group represented Paul Brown in the review of a site plan for a project located at 5/7 Fuller Street. The project involves the demolition of an existing structure that is in disrepair. The property is located in the floodplain and requires a special permit with the ZBA. The public hearing is scheduled on Wednesday, June 27th.

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

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

Klara's Gourmet Cookies/Site Plan Review

Matt Puntin SK Design Group represented Klara's Gourmet Cookies in a site plan review for a new business to be located at 189 Water Street. The new business is a wholesale cookie business. The property is located in the CBC zoning district. The use is allowed by right with site plan approval. They are providing 8 parking spaces for employees and customers.

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

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

The Landing at Laurel Lake/Sign Permit

John Renzi. Graphic Impact Signs represented HCRI Mass Properties in a request for approval of a sign permit to replace two existing canopy signs. One sign is 10" x 180", second sign is at 10" x 156". The property is located at 600 Laurel Street in the RB zoning district.

Buck made a motion to endorse sign permit as presented. This motion was seconded by Matt and was unanimously approved, 5-0.

Lee Chamber of Commerce/Sign Permit

Tom made a motion to nominate Buck Donovan to serve as the Delegate for Berkshire Regional Planning Commission. This motion was seconded by Matt and was unanimously approved, 5-0.

Buck made a motion to nominate Tom Wickham to serve as the Alternate for Berkshire Regional Planning Commission. This motion was seconded by Matt and was unanimously approved, 5-0.

Peter motion to approve the minutes of May 21st as written. This motion was seconded by Matt and was unanimously approved, 5-0.

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