

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238, 2012

August 13, 2018

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

Others Present: Anthony Caropreso, Marcia Slaminsky, Russell D. Sackett, Jr. PLS, Kristin O'Brien, Kathy Hall

Marcia Slaminsky/5 Railroad Street

Anthony Caropreso represented Marcia Slaminsky in a request for a waiver of a site plan condition to screen the dumpster on property located at 5 Railroad Street. The area where they are proposing to screen the dumpster is a very tight area. There is loading dock and a fire lane in this location. Mr. Caropreso stated that this is a hardship for the owner of the property and the abutters. Snow removal will be difficult in the winter with the installation of this fence. They are requesting to amend the site plan and eliminate the condition to screen the dumpster. Matt Carlino recused himself from the discussion because works for Anthony Caropreso.

Peter made a motion in favor of a 2 year waiver from screening requirement of the dumpster on the site. The motion was seconded by Buck and the final vote was, 2-2. The motion didn't pass.

Frank Consolati/Via Maria/Form A

Russell Sackett, Surveyor represented Frank Consolati in a request for approval of a Form A for the division of a parcel located at Via Maria. Matt Carlino recused himself from discussion. Lots A, B, C & D are the remaining land to be conveyed to Frank P. Consolati running between Via Maria & Via Bondi. Lots A, B, C, & D are not building lots and have access to a public way Via Maria or Via Bondi.

Tom made a motion to approve the Form A as presented. This motion was seconded by Buck and the final vote was 4-0.

Discussion Solar Bylaw

There was a lengthy discussion regarding the development of a solar bylaw. This discussion will be continued on August 27th at 7:00 P.M.

Irish Trucking/Sign Permit

Buck recused himself from the discussion. Kristin O'Brien applied for a sign permit for a 16 sq.ft. freestanding sign with an attached accessory sign to be located at 1900 Cape Street. The property is located in the RB zoning district. The maximum size allowed for an accessory sign is 6 sq.ft which was not depicted on the sign permit.

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Tom made a motion to approve the sign permit for freestanding sign without the accessory sign provided the sign is placed 15 feet from the right of way or half the distance under Section 199-7.8 B1C. This motion was seconded by Matt and was unanimously approved, 4-0. The applicant will have to apply for a sign permit for the accessory sign.

O'Connell/Sign Permit

Tom made a motion to deny the sign permit on the basis the proposed sign is internally illuminated 199-7.4 f 1 & 2 and not allowed in the DCBC zoning district. This motion was seconded by Buck and the final vote was 5-0 to deny the sign permit as presented.

Other business

Tom made a motion to approve the minutes of July 9th as written. This motion was seconded by Buck and unanimously approved, 5-0.

Tom made a motion to approve the minutes of July 23rd as amended. This motion was seconded by Buck and was unanimously approved, 5-0.

Tom made a motion to approve the minutes of July 30th as amended. This motion was seconded by Peter and was unanimously approved, 4-0. Matt abstained.

There was a discussion regarding the **Eversource solar project** on Chapel Street. The board agreed they would like to invite them in at their next meeting for a status update.

Peter requested that a copy of the bylaw is available at the next meeting and he would assist the Building Official with technical assistance if needed.

Tom motioned to adjourn this meeting 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