

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
August 27, 2018

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

Others Present: David Ryel, Arnold Kelly, Kim Kelly Mark Kasinskas and Scott & Jane Leprevost

Canna Provisions Company, Inc./Special Permit

Canna Provisions Company, Inc. applied for a special permit under Section 199-8.7 C Supplemental Parking Standards for Commercial Business Corridor District for the addition of 7 parking spaces in the front yard setback. Tom made a motion to open the public hearing. The motion was seconded by Matt and was unanimously approved, 5-0.

The Board previously approved the site plan on July 30th for the retail use at 220 Housatonic Street.

Peter made a motion to approve the Special Permit application with the following findings:

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

Project is essential or desirable to the public convenience or welfare at the proposed location and will add 7 additional off street parking spaces.

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

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

Project will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare. The project does not impact any municipal facilities.

Peter made a motion to grant the special permit for the additional 7 parking spaces in the front yard setback.

Buck made a motion to approve the special permit with the condition Canna Provisions Company, Inc. will provide traffic control at their expense and it was unanimously approved, 5-0.

Eversource Solar Project

Mark Kasinskas represented Eversource in a discussion regarding the progress on their solar project on Chapel Street. Mark stated that the array panels have been completed including the installation of fence surrounding facility and all plantings have been installed. They are currently working on a portion of the access road.

Scott Leprevost stated he had concerns with possible erosion on his property from the project in the future.

Mark stated that based on stabilization of the site this is the last phase on the access road. He indicated that in approximately a month by October the site should be stabilized. The Board agreed that they should come back in a month with a status update. They will attend the planning board meeting on September 24th at 6:00 P.M.

Solar Bylaw

There was a discussion regarding a draft of proposed solar bylaw. This discussion will be a continued on September 10, 2018.

Other business

Tom made a motion to approve the minutes as amended August 13th. This motion was seconded by Peter and was unanimously approved, 5-0.

Buck made a motion that the Planning Board schedules a joint meeting with Town Counsel, Building Official and Town Administrator regarding the procedures for enforcing zoning violations. This motion was seconded by Matt and the final vote was 3-1. Tom abstained.

Dave Ryel, Berkshire Liquors came to this meeting to update the board on the progress of the back screening condition of his site plan approval. The condition of the site plan was that he installed 70 feet of 6 foot fence along the back of his property and screens the dumpster. Mr. Reil stated that the Police Chief has indicated that they check the athletic field periodically from his property and the fence would block their view. The Board suggested that if he would like to amend his original site plan approval he would need documentation stating this fact. The Board agreed to allow Mr. Reil 90 days to install the fence and screen the dumpster from the August 18th.

Tom motioned to adjourn this meeting at 8:00 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