

**Lee Planning Board**  
**32 Main Street**  
**Lee, Massachusetts 01238**  
**January 28, 2019**

**Present:** Vice-Chairman Buck Donovan, Thomas Wickham, Peter Bluhm and Matt Carlino

**Others Present:** Patrick McColgan, Will Ryan, Annie McQuillan, Mary Philpott, Chauncey Collins, Christopher Jacobson

**Solar Bylaw/Public Hearing**

This public hearing was held to adopt an addition to the Lee Zoning Bylaws Section 10.4, Section 14, Definitions 9.12, and an amendment to Section 13.3 (D) and 6.1 Solar Photovoltaic Installations Bylaw. There was a brief discussion that followed.

Peter made a motion to have the bylaw as an article on the warrant for Town Meeting in May. This motion was seconded Tom and was unanimously approved, 4-0. Buck – yes, Peter – yes, Tom – yes, Matt – yes.

**Joanne Thompson/75 Chestnut Street/Form A**

Patrick McColgan, Taconic Land Consultants represented Joanne Thompson in a request for approval of a Form A for the division of a parcel of land located at 75 Chestnut Street. The lots created are labeled not building lots and are to be conveyed to and become a part of abutting lots that have frontage.

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

**Discussion OPLI Signage bylaw**

This was a continued discussion regarding amending Section 10.2 Office Park & Light Industrial Subsection 5 Signs and sign Illumination.

Tom stated that they are afforded 2 directory signs 20 sq.ft.each on either side of the entrance road. The main directory sign could be 64 sq.ft. as long as it's located at least 100 feet off the road. The board discussed eliminating the restriction of no logos and graphics allowed on 2 sided directional signs.

The boards biggest concern was a larger directory sign should be similar in keeping with other Industrial & Business Parks and located back off Rte 102 for safety reasons.

### **Christopher James Antiques and Collectables/260 Main Street/Site Plan Review**

Christopher James is requesting approval for a site plan for a new retail business to be located at 260 Main Street. The property is located in the DCBC zoning district.

Tom made a motion to accept the site plan as submitted. This motion was seconded by Peter and was unanimously approved, 4-0.

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

Peter made a motion to approve the site plan as submitted. This motion was seconded by Tom and was unanimously approved, 4-0.

### **Other business**

Matt made a motion to approve minutes of January 14<sup>th</sup> as presented. This motion was seconded by Peter and was unanimously approved, 4-0.

Matt made a motion to adjourn 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