

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238

February 10, 2020

Present: Chairman, Matt Carlino, Peg Biron, Buck Donovan and Peter Bluhm

Others Present: Jane LePrevost, Scott LePrevost, Garth Story, David Beuice, Kenneth Case, Jeff Meisterling, Joe Mitchell, Ervin Qyuo, Joe Nesdale, Chris, Sorokt, Bill Blanchard, Samantha Cloutier, Bob Fournier

Eversource

Samantha Cloutier represented Eversource in a discussion regarding the proposed project for replacing the wooden pole structures on Chapel Street. They will be utilizing the existing access road to complete the transmission line project. They are proposing restoration of the existing access road at this time. The work to repair the transmission lines should be completed by the end of the summer. The Board requested a commitment from Eversource and received it regarding the transmission line updates this summer and also inquired whether the distribution work will be done this summer.

The Chairman stated that there needs to be better communication between the property owners, Eversource and the Planning Board.

Lee Bank

Bob Fournier, SK Design Group represented Lee Bank in a request for approval of a site plan review. The proposed project involves the adaptive re-use of a residential property to additional office for Lee Bank. The property is located at 102 West Park Street in the Downtown Commercial Business Corridor (DCBC) zoning district.

The proposed project involves the renovations of the interior of the existing building to be utilized as additional office space. The existing driveway, 5-car parking area, and sidewalks will remain for this project.

The total floor area of the proposed offices is approximately 2,700 sq.ft. The required parking area, per Lee Zoning Bylaws is 5,400 sq.ft. The applicant seeks approval to share parking spaces at their existing parking lot across the street.

Member Donovan moved to waive strict site plan requirements. Member Biron seconded this motion and it was unanimously approved, 4-0.

Member Donovan moved to accept the site plan submission as presented. Member Biron seconded this motion and it was unanimously approved, 4-0.

Member Donovan moved to accept & approve the site plan as presented. Member Biron seconded this motion and it was unanimously approved, 4-0.

Prospect Village, LLC/Sign Permit

Docs Signs applied for a sign permit for a 6 sq.ft. freestanding sign to be located at 170 Prospect Street in the R-20 zoning district.

Member Donovan moved to endorse the sign permit for Prospect Village as presented. This motion was seconded by Member Biron and was unanimously approved, 4-0.

Other Business

Member Donovan moved to approve the minutes of January 27, 2020 as amended. This motion was seconded by Member Biron and was unanimously approved, 4-0.

Member Bluhm moved to approve the minutes of December 23, 2019 as amended. This motion was seconded by Member Donovan and was unanimously approved, 4-0.

Member Biron moved to adjourn this meeting at 8:30 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

