

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

**February 24, 2020**

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

**Others present:** Gordon Bailey

**Bylaw Amendments**

The Chairman stated that there may not be special town meeting. All the amendments have suggestions from Town Counsel incorporated into the new draft. The Chairman would like to meet with the ZBA to discuss changing the permitting authority for Special permits. The Chairman will consult the chair of the ZBA to arrange this meeting.

Member Bluhm made a motion to forward to the Board of Selectman to bylaw amendments to be put on the warrant 13.3 & 13.4 at the next town meeting. Gordon stated that it really is not defined that being the difference between a minor and major site plan. Member Bluhm stated maybe the board should table the motion. This motion was seconded by Member Donovan and was unanimously approved, 5-0.

The Chairman stated that the bylaw amendment for Section 6.1 nonconforming use, structures will be tabled.

Member Bluhm made a motion to place Section 7.5 nonconforming signs to be included on the warrant for the next town meeting. Member Donovan seconded this motion and the final vote was 4-0. Member Wickham abstained.

Member Bluhm made a motion to place Section 4.2 List of permitted uses pertaining to parking to be included on the warrant for the next town meeting. Member Donovan seconded this motion was the final vote was 3-1. Member Wickham abstained.

Member Bluhm made a motion to place the amendment to the Table of Dimensional Requirements for Multiple Dwellings to be placed on the warrant for the next town meeting. Member Donovan seconded this motion and the final vote was 3-0. Member Carlino abstained and Member Wickham abstained.

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### **Amendment Fee Schedule**

There was a lengthy discussion regarding revising the existing fee schedule and the reduction of the fees. It was suggested that the board hold a joint hearing to save the applicant time and expense. The Board will need to hold another public hearing for the fee schedule.

### **21 Park Street/Sign Permit**

Callahan Sign Company applied for a sign permit for a 90” x 96” freestanding sign. The business center sign is a total 60 sq.ft. Each sign within the existing sign is 15 sq.ft. and they cannot exceed 8 sq.ft.

Member Bluhm made a motion to deny the sign permit on the basis that it exceeds the square footage allowed for each individual sign. Member Wickham seconded this motion and the final vote was 5-0.

### **The Cosmetics Company Store**

Docs Signs applied for a front building sign which is 40 sq.ft. The property is located at Prime Retail at 50 Water Street.

Member Donovan made a motion to endorse the sign permit as presented. Member Bluhm seconded this motion and it was unanimously approved, 5-0.

### **Other business**

Leigh Davis contacted the board regarding the zoning of two parcels of land 29 & 31 West Center Street pertaining to the redevelopment of the Eagle Mill. Ms. Davis asked whether these two parcels are included in the overlay district for 40R. The Board will refer this question to the Building Official for her determination and report back to the board.

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