

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
September 14, 2020

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

Others Present: Matt Puntin, SK Design Group

ZOOM MEETING

Benchmark Site Plan/Special Permit Submission

Matt Puntin, SK Design Group submitted a site plan and a special permit for the redevelopment of the property located at 88 West Park Street which is the location of the former Price Chopper Supermarket in the DCBC zoning district.

The project will include the construction of a 4-story residential building located on the west side of the property and will front West Park Street. It will also include the construction of a 3-story mixed use residential and commercial building located adjacent to Main Street.

The proposed use falls under the Lee Zoning Bylaws Section 10.5 Redevelopment Projects within the DCBC zone.

The site plan review is scheduled on Monday, October 19th and Special Permit public hearing is scheduled on Monday, October 26th.

Bylaw Amendments

There was a continued discussion regarding several zoning amendments:

- Section 7.6 all permits for permanent signs shall be issued by the Building Commissioner and once approved a copy shall be sent to Planning Board.
- Section 4.5 Animals.
- Amending Section 4.2, Permitted Uses of the zoning bylaws pertaining to raising hogs, pigs, poultry or fur bearing animals, which currently requires in some zones that such activity be carried on at least 300 feet from any property line.
- Revisions to Section 7.5. Nonconforming signs.

- New Section 4.4 Accessory Residential Uses.

This discussion will continue at the next meeting.

Other business

Member Donovan moved to approve the minutes of August 10th as written. Member Bluhm seconded this motion and it was unanimously approved, 5-0.

Member Donovan moved to approve the minutes of August 24th as amended. Member Bluhm seconded this motion and it was unanimously approved, 5-0.

Member Donovan moved to adjourn the meeting at 8:00 P.M. Adjourned by consensus.

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