Minutes of the Town of Lee Planning Board

February 22, 2021

6:00pm Via Zoom

A regular meeting of the Lee Planning board was held virtually in accordance with Governor Baker’s Order suspending certain provisions of the Open Meeting Law (MGL Chapter 30A, Section 20) on Monday, February 22, 2021 at 6:00pm on Zoom.

Present: Matt Carlino (Chair), Peter Bluhm, Peg Biron, Buck Donovan, David Forrest and Gordon Bailey (alternate).

Others Present: Pete D’Agostino (Tenax Strategies), Victoria Ireton (Tenax Strategies), Victoria Houle (Fuss & O’Neill), Steve Savaria (Fuss & O’Neill), Steve Giove, Jean Marie Stein, Deb Bronston, Richard Moche, Mark Alimansky and Darlene McCauley (Lenox Community Center).

**Call to Order**

Chairperson Carlino called the meeting to order at 6 p.m. For the record he informed those in attendance that the meeting was being recorded.

**Site Plan Review – Forrest Wilde, LLC 635 Laurel Street**

Chairman Carlino recused himself. Member Donovan introduced Pete D’Agostino (Tenax Strategies) and Victoria Houle, Project Manager (Fuss & O’Neill) to present the project for site plan review.

Member Bluhm raised concerns with traffic and potential need of enter/exit signs.

Member Biron raised concerns regarding the process of a security plan, lighting, and questioned if a formal survey was done.

Member Forrest raised concerns with a possible water/sewage increase.

Member Bailey questioned landscape area to the left of the building, the increase of volume in sewer system and the secured area for deliveries.

Member Bluhm requested definition/process of product manufacturing and to address the issue of odor control. Also requested definition/process of waste removal.

Member Donovan raised concerns of the proximity to the Town Beach.

Abutter Steve Giove raised concerns with traffic and proximity to the Lenox Town Beach.

Abutter Deb Bronston raised concerns with traffic study being incomplete and increase of water usage.

Abutter Richard Moche questioned set-backs grandfathered into bylaws and accuracy of Lenox town lines.

Abutter Mark Alimansky raised concerns with the loading area location and the appropriate training of personnel.

Darlene McCauley, Director, Lenox Community Center raised concerns of the Lenox Town Beach parking spaces being used if parking lot is full.

Abutter Steve Giove raised concerns of visibility of rear fence from the beach and color of the fence.

Abutter Richard Moche raised concerns with traffic when certain cultural events are taking place.

Abutter Jean Marie Stein raised concerns with lower parking lot decreasing in size due to proposed addition and questioned the purpose of the greenhouse on premises.

Member Bluhm moved the board to waive the strict requirements of the site plan review. Member Biron seconded. Planning Board voted (4-0) (Bluhm - aye, Biron – aye, Forrest - aye, Donovan – aye)

Member Bluhm moved the board to approve the site plan submitted on the application on January 22,2021 by Forrest Wilde, LLC subject to whatever conditions we might attach through subsequent amendments to this motion. Member Forrest seconded. Planning Board voted (4-0) (Bluhm - aye, Biron - aye, Forrest - aye, Donovan – aye)

Member Bluhm moved to amend the main motion by adding a condition that the applicant before final approval of Selectmen would submit water usage information to the Special Permit Hearing. Member Forrest seconded. Planning Board voted (4-0) (Bluhm - aye, Biron - aye, Forrest - aye, Donovan – aye)

Member Bluhm moved to attach a condition that the project requires a Special Permit under Section 6.1 B in order to construct the building addition within the front set back. Member Biron seconded. Planning Board voted (4-0) (Bluhm - aye, Biron - aye, Forrest - aye, Donovan – aye)

The board voted on the amended main motion. Planning Board voted (4-0) (Bluhm - aye, Biron - aye, Forrest - aye, Donovan – aye)

**Sign Permits**

Super 8 – 170 Housatonic Street

Freestanding sign.

Member Bluhm moved to endorse; Member Donovan seconded. Planning board voted (4-0) (Bluhm - aye; Biron – aye; Forrest – aye; Donovan - aye)

Super 8 – 170 Housatonic Street

Wall sign

Member Donovan moved to endorse; Member Biron seconded. Planning board voted (4-0) (Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye)

Prime Outlets – 50 Water Street J420

2 blade signs to hang above door

Member Bluhm moved to endorse; Member Biron seconded. Planning board voted (5-0) (Bluhm – aye, Biron – aye, Forrest – aye, Donovan – aye, Carlino – aye)

Prime Outlets – 50 Water Street J420

1 sign above suite in center position

Member Donovan moved to endorse; Member Forrest seconded. Planning board voted (5-0) (Bluhm – aye, Biron – aye, Donovan – aye, Forrest – aye, Carlino – aye)

Chairperson Carlino declared the meeting adjourned at 8:42 pm.

Elizabeth Mead

Land Use Assistant