

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
August 28, 2017**

Present: Chairman Thomas Wickham, Buck Donovan, Harold Sherman, Matt Carlino and Peg Biron

This meeting was called to order at 6:00 P.M

Smart Growth 40R Overlay District Bylaw/Public Hearing

This public hearing was held to adopt a Smart Growth 40R Overlay District Bylaw & Housing Needs Assessment in the Town of Lee. The overlay district falls under the Chapter 40R program of the Executive Office of Housing and Development and encourages communities to create mixed use smart growth zoning districts, including 80% of affordable housing units.

Jeff Cohen, developer of the former Eagle Mill, presented an amended site plan which included the proposed hotel fronting on West Center Street. The draft of the overlay district does not include the parcels necessary for the new proposed location of the hotel. The Board suggested that owners of the properties involved with this altered proposal and abutters be formally notified and invited to a continued public hearing on the matter.

The public hearing is continued on September 13th at 6:00 P.M.

Richard T. & Sonja Mason/70 Pine Street/RA-40

Brian Koczela, BEK Associates, represented Richard T. & Sonja Mason in a request for approval of a Form A for the division of a parcel located on the northerly side of West Pine Street and the westerly side of Pine Street. Sherman motion to endorse the Form a as presented. This motion was seconded by Buck and was unanimously approved, 5-0.

Loft Outlet/Sign Permits/PCVC

Ray Sign Inc. applied for two sign permit for Loft Outlet to be located at 17 Premium Outlets Blvd. The signs are to be a 2 sq.ft. blade sign and a 15.83 sq.ft. building sign.

Buck made a motion to endorse both sign permits as presented. This motion was seconded by Sherman and was unanimously approved, 5-0.

The meeting was adjourned at 8:00 P.M.

Respectfully submitted,
Jaimy Messana
Land Use Administrative Assistant

C:	Board of Health	Town Clerk
	Principal Assessor	Historical Commission
	Board of Public Works	Conservation Commission
	Town Administrator	Building Inspector
	Board of Selectmen	Town Counsel