

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238, 2012**

June 11, 2012

Present: Chairman, Thomas Wickham, Anthony Caropreso, David Durante, Shaun Hall and Harold Sherman

This meeting was called to order 6:10pm.

Greater Grace Church/Special Permit

Attorney Shawn P. Leary represented the Greater Grace Church of the Berkshires in their application for a special permit under Section 199-23 to reestablish their facility as a veteran's home and also provide education opportunities for the residents and members of the community. The property is located at 475 East Street in the R-20 zoning district.

Attorney Leary stated affidavits have been submitted indicating that the use as a veteran's home has been an ongoing at this property since 1997 and that the owners are seeking to reestablish the use of this facility as a rooming house, and to provide educational and bible study opportunities for residents and community members.

Pastor Stambosky stated that the church's mission statement includes the provision of a rooming house and a home for disabled veterans.

The Chairman stated that the applicant would have to demonstrate there is, in fact, a preexisting nonconforming permitted use since the building was built in 1969, was after the 1963 adoption of zoning regulations.

It was noted that there is no zoning entity called a veterans' home. There are multifamily dwellings, rooming houses, and nursing homes.

Tony suggested that they may be allowed the use under Section 199-20A,B(1)9b)(AROD) the Adaptive Reuse Overlay District provided that the building is at least 10,000 sq.ft. by Special Permit with the Board of Selectmen.

Tony made a motion to continue this public hearing to July 9th at 6:15 P.M. This motion was seconded by David and was unanimously approved, 5-0.

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Trader Moe's/Site Plan Review

Josh Cohen is seeking approval of a site plan review for a specialty beer/wine store to be located at 77 Main Street. The property is located in the DCBC zoning district and the use is retail.

Tony made a motion that the Board has sufficient information for a site plan review and to waive strict requirements. This motion was seconded by Sherman and was unanimously approved, 5-0.

Tony made a motion to approve the site plan as presented. This motion was seconded by David and was unanimously approved, 5-0.

Lynn Gauthier/Site Plan Review

John Gauthier is seeking approval of a site plan review to locate a hot dog cart at 480 Pleasant Street. The property is located in the Industrial zoning district. The consensus of the Board was that the use was a retail use under Section 199-16C.

Thom made a motion to waive strict site plan requirements and to accept the site plan as presented. This motion was seconded by David and the final vote was 3-2.

O'Connell Oil Associates/Sign Permit

Ron Fortune/Consulting & Design, LLC represented O'Connell Oil in an application for a sign permit for a 12 sq.ft. freestanding sign. They are proposing the removal of the old existing canopy price pod and the installation of a new 12 sq.ft. price pod next to the existing "Mobil" id sign.

David made a motion to endorse the sign permit as presented. This motion was seconded by Tony and was unanimously approved, 5-0.

They are seeking approval for another price pod sign on an existing freestanding sign. The existing freestanding sign is internally illuminated Mobil sign measuring 3'2" x 7'6" and is nonconforming. The proposed pricing pod sign will measure 4' x 3' or 12 sq.ft. and will be located on the existing Mobil sign. The proposed pricing pod will be externally illuminated.

David made a motion to deny the sign permit on the basis that they are only allowed one pricing pod on the property under General Standards Section 199-28 F(4)(a)(1). This motion was seconded by Shaun and the final vote was 5-0 to deny the sign application.

Other business

David made a motion to approve the minutes of April 23, 2012 as written. This motion was seconded by Tony and the final vote was 4-0. Shaun abstained.

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David made a motion to approve the minutes of May 14, 2012 as written. This motion was seconded by Shaun and the final vote was 4-0. Sherman abstained.

Thom made a motion to nominate David Durante to serve as Chairman for this year. This motion was seconded by Sherman and was unanimously approved, 5-0.

David made a motion to nominate Thomas Wickham to serve as Vice-Chairman for this year. This motion was seconded by Tony and was unanimously approved, 5-0.

Tony made a motion to adjourn this meeting at 8:45 P.M.

Respectfully submitted,

Jaimy Messana
Land Use Administrative Assistant

CC: Board of Health
Principal Assessor
Board of Public Works
Town Administrator
Board of Selectmen

Town Clerk
Historical Commission
Conservation Commission
Building Inspector
Town Counsel