

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

July 23, 2012

Present: Chairman, David Durante, Thomas Wickham, Anthony Caropreso, Shaun Hall, and Shaun Mahoney, Associate Member

This meeting was called to order 6:10pm.

Consolati Heights/Preliminary Plan

Robert Fournier, SK Design Group represented Thomas Consolati in a presentation of a preliminary subdivision plan. The project involves the extension of Via Maria from the existing cul-de-sac to Via Bondi. The location of the proposed subdivision is the remaining undeveloped tract of land at the westerly most end of the "Consolati Heights" subdivision off of Fairview Street. The property consists of approximately 16 acres, with frontage located on both Via Bondi and Via Maria. The project as proposed will create sixteen additional single family lots ranging in size from ½ acre to 1 1/3 acres.

The subdivision consists of approximately 1,300 linear feet of new roadway. The street has been designed using the same feature and dimensions as the other streets in the existing subdivision 24' of pavement, sidewalk on one side, and curbs on both sides.

Each lot in the development will be serviced by new underground utilities, including water mains, sewer mains, electric, and telephone. The proposed method of drainage for the street will be a closed system of catch basins and manholes. In addition grass surface water swales will be constructed in key locations between the development and the existing downhill lots to protect those properties from future lot runoff.

They are requesting the following waivers from the subdivision regulations: curb or shoulder, sidewalk, and maximum grade.

Robert Fournier stated that they are proposing a surface water swale connected to the existing drainage system to prevent any runoff to the homes down gradient from the new subdivision.

Thom made a motion that the Board will not require a consultant to review the preliminary subdivision plan. This motion was seconded by Shaun and was unanimously approved, 4-0.

Tony made a motion to accept the preliminary plan as presented with the request for two waivers for the curbs or shoulders and one sidewalk. This motion was seconded by Thom and was unanimously approved, 4-0.

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Sprint Communications

A representative from Sprint came to this meeting to discuss the installation of five new antennas on the Forest Street tower. The existing tower is owned by American Tower who leases the land from the owner AJ Realty Trust.

Thom made a motion to approve the change because it does not derogate from the intent of the original Special Permit pending receipt of documentation that there is no increase in electromagnetic radiation. This motion was seconded by Tony and was unanimously approved, 4-0.

St. Francis Gallery/Sign Permit

Philip J. Pruyjma is applying for a sign permit for a 16 sq. ft. freestanding sign to be located at 1370 Pleasant Street.

Thom made a motion to endorse the sign permit as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

Baja Charles/Sign Permit

Charles Hebler is applying for a sign permit for a 12 sq. ft. freestanding sign to be located at 62A West Center Street. The Board determined that the applicant needs to file a site plan for the new business before the sign permit will be approved.

Thom made a motion to table the review of the sign permit until they received site plan approval. This motion was seconded by Shaun and was unanimously approved, 4-0.

Rte 102 Package/Sign Permits

Ron Fortune represented Rte 102 Package in a request for approval of three sign permits.

Thom made a motion to deny all three sign permits on the basis that the applications are not complete. This motion was seconded by Shaun and the final vote was 3-0 to deny the applications as presented. Tony left the meeting before the discussion on the sign permits.

Other business

Thom made a motion to accept the minutes of July 9th as amended. This motion was seconded by Shaun and was unanimously approved, 4-0.

Thom made a motion to accept the minutes of June 11th as written. This motion was seconded by Shaun and was unanimously approved, 4-0.

Thom made a motion to accept the minutes of June 25th as written. This motion was seconded by Shaun and was unanimously approved, 4-0.

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

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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