

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

September 24, 2012

Present: Vice-Chairman, Thomas Wickham, Anthony Caropreso, Harold Sherman, and Shaun Hall

Ralph Sorley/Site Plan Review/Special Permit

Ralph Sorely is seeking approval for a Special permit under Section 199-23 (Nonconforming Structures, Lots, and uses) to replace a dilapidated mobile home located at 331 Bradley Street.

Tony made a motion that the Board has sufficient information to review the site plan for the project. This motion was seconded by Shaun and was unanimously approved, 4-0.

Sherman made a motion to approve the site plan as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

Sherman made a motion to make the two findings under Section 199-23.

That such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

That such extended, altered or reconstructed structure or change of use shall not be in greater nonconformity with open space, yard and off-street parking requirements of this chapter.

Sherman made a motion to make the following findings:

The project is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose.

The project is essential or desirable to the public convenience or welfare at the proposed location

The project will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

The project will not create undue traffic congestion or unduly impair pedestrian safety.

The project will not overload public water, drainage or sewer system or any other municipal facility.

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Sherman made a motion to grant the Special Permit to Ralph Sorley. This motion was seconded by Tony and was unanimously approved, 4-0.

Discussion Recreational Use Bylaw

Joseph Sorrentino presented a draft of a recreational bylaw for the Board to review.

Thom suggested that the Board obtain recreational bylaws from other towns then try to draft a recreational bylaw for the Town of Lee.

Route 102 Package/Sign Permits

Consulting & Design Group represented Route 102 Package in a request for approval of three sign permits to be located at 35 Old Pleasant Street. Tony recused himself from the discussion.

They are applying for sign permit for a 25 sq.ft. building sign. They are applying for a sign permit for a 72 sq.ft. building sign. They are applying for a sign permit for a 16 sq.ft. freestanding sign. All signs will be externally illuminated.

Sherman made a motion to endorse the three sign permits as presented. This motion was seconded by Shaun and was unanimously approved, 3-0.

Chico's/Sign Permits

Callahan Sign Company is applying for four sign permits for Chico's to be located at Prime Outlets.

They are applying for a sign permit to install 3" x 18 ½" "Chico's" window vinyl on seven windows.

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

They are applying for a sign permit to install a 20 sq.ft. building sign.

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

They are applying for a sign permit to install another 20 sq.ft. building sign which they are allowed because they are located on a corner lot.

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

They are applying for a sign permit to install a 5.5" x 19" aluminum rear door plaque

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Shaun made a motion to deny the sign permit on the basis that the letters which exceed 4” are too large. This motion was seconded by Tony and the sign permit was denied, 4-0.

They are applying for a sign permit to install a 3.5 sq.ft. blade sign.

Shaun made a motion to deny the sign permit on the basis that the sign is not constructed of wood. This motion was seconded by Tony and the sign permit was denied, 4-0.

Other Business

Shaun made a motion to approve the minutes for August 6th as written. This motion was seconded by Tony and was unanimously approved, 3-0. Sherman abstained.

Sherman made a motion to adjourn this meeting at 8:00 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