

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

January 27, 2014

Present: Chairman, David Durante, Buck Donovan, Thomas Wickham, and Harold Sherman

This meeting was called to order at 6:15

Scarafoni Associates/Site Plan Review

Robert McIntosh, of Bradley Architects came before the Board for approval of a site plan for a project that involves a Special Permit for the construction of two, 2 story duplex dwellings. The Board of Selectmen is the permitting authority for the project.

Each of the new duplex buildings will have a footprint of 1,672 square feet. The purpose of the application is to provide two dwelling units that comply fully with accessibility requirements as defined by 521 CMR (MA Architectural Access Board). The new units will be 2 bedroom units. The only site improvements will be the addition of 2 parking spaces and concrete walks.

The Board reviewed the plan and determined that the applicant had adequate parking.

Tom made a motion to waive strict site plan requirements. This motion was seconded by Sherman and was unanimously approved, 4-0.

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

Advance Building Solutions

Peter LaBonte, Advance Building Solutions came to this meeting for an informal discussion regarding a proposed business at 480 Pleasant Street. The proposed business would be a light manufacturing use which would involve the manufacturing of prefab buildings single family and multi-unit at this location.

At this time the applicant has an option to purchase the building. There was a lengthy discussion regarding the use and whether it was manufacturing use. Mr. LaBonte stated that they would not be selling the final product to the public. The Board determined that it was a use allowed by right so therefore they didn't need to come back before the board unless they don't meet the parking requirements.

Knead a Bagel/Site Plan Review

Micha Stone came to this meeting for approval of a site plan for a new business to be located at 62 Main Street. The new business is a bagel restaurant which is allowed by site plan review in the DCBC zoning district.

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Tom made a motion to waive strict requirements for site plan review. This motion was seconded by David and was unanimously approved, 4-0.

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

Other business

Tom made a motion to approve the minutes of December 9, 2014 as amended. This motion was seconded by Buck and was unanimously approved, 3-0. Sherman abstained.

Tom made a motion to approve the minutes of January 13, 2014 as amended. This motion was seconded by Buck and was unanimously approved, 4-0.

Buck made a motion to adjourn this meeting at 8:30 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