

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

February 13, 2012

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

This meeting was called to order at 6:15 P.M.

CHP, Lee Family Practice/Sign Permits

The applicant is applying for four sign permits which are the following: a 5 sq.ft. building sign, 4.5 sq.ft. freestanding sign, a 10.5 sq.ft. freestanding sign, and a 1.44 sq.ft. building sign. The property is located at 11 Quarry Hill Road in the OPLI zoning district.

The Board agreed that the 5 sq.ft. building sign is not allowed and the 4.5 sq.ft. freestanding sign to be located on Rte 102 is not allowed.

Sherman made a motion that the Board does not endorse the sign permit application for the 5 sq.ft. building sign because it is not in conformity with the current zoning. This motion was seconded by David and the final vote was 5-0.

Thom made a motion that the Board does not endorse the sign permit application for the 4.5 sq.ft. freestanding sign because it is not in conformity with the current zoning. This motion was seconded by David and the final vote was 5-0.

David made a motion to approve the 1.44 sq.ft. building sign. This motion was seconded by Sherman and was unanimously approved, 5-0.

Sherman made a motion to approve the 10.5 sq.ft. freestanding driveway entrance sign. This motion was seconded by David and was unanimously approved, 5-0.

Lee Congregational Church/Sign Permits

The Lee Congregational Church is proposing a 36 sq.ft. three dimensional freestanding sign to be located at 25 Park Street.

The proposal is to remove the landmark sign and the bulletin board on the building then installing them on a freestanding sign. The Board agreed that the sign would be exempt from zoning.

David stated that the Board would probably endorse the sign as presented subject to the removal of the existing building signs and granting of the landmark designation by the Historic Commission. The Board agreed that applicant would then have to come back before the Board with a sign permit application.

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Levi's/Sign Permit

J. Walton, Chandler Signs, represented Levi's in a request for approval of four sign permits to be located at Premium Outlets.

They are applying for a sign permit for a 16 sq.ft. building sign.

Sherman made a motion to endorse the sign permit for a 16 sq.ft. building sign. This motion was seconded by David and was unanimously approved, 5-0.

They are applying for a sign permit for an 8 sq.ft. rear building sign.

David made a motion to endorse the sign permit for the 8 sq.ft. rear building sign. This motion was seconded by Sherman and was unanimously approved, 5-0.

They are applying for a sign permit for a 40 sq.ft. building sign.

Sherman made a motion to endorse the sign permit for a 40 sq.ft. building sign. This motion was seconded by Thom and was unanimously approved, 5-0.

They are applying for sign permit for a 4 sq.ft. blade sign.

David made a motion that the Board does not endorse the sign permit for the 4 sq.ft. blade sign because it is not in conformity with the current zoning. This motion was seconded by Tony and was unanimously approved, 5-0.

Michael McManmon

Michael McManmon came to this meeting for a discussion regarding signage for the Spectrum Playhouse. Mr. McManmon proposes to use an existing sign post located on the corner of Franklin Street. Mr. McManmon previously met with the Board of Selectmen and they directed him to discuss the proposal with the Planning Board.

The Board agreed that the existing sign should be identified as a municipally controlled Directory Sign Board. The bylaw stipulates that a municipally controlled Directory sign board will be determined by regulations set up and adjusted as necessary by the Board of Selectmen, after consultation with the Town Administrator, Board of Public Works, Planning Board and Sign Officer.

David made a motion that the sign is a Municipally Controlled Directory Sign Board. This motion was seconded by Sherman and was unanimously approved, 5-0.

David made a motion that the Board would support the sign in the location as presented. This motion was seconded by Sherman and was unanimously approved, 5-0.

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Mr. McManmon stated that he would also like to offer outdoor dining in front of his building on Main Street. The current bylaw does not address outdoor dining. Don Torrico stated that they need to determine whose property the tables would be located on. The Chairman stated that Mr. McManmon needs to determine how far his property extends out onto the sidewalk. The Chairman stated that they will look at samples of other town's outdoor dining bylaws so that the town can move forward and possibly adopt an outdoor dining bylaw.

Mr. McManmon stated that he would also like to display art on his property in the alleyway two times a week. The Board agreed that they didn't have jurisdiction over the use.

Mr. McManmon stated that he would like to erect an outdoor stage with shade canopy over the stage at the Spectrum Playhouse. The Board requested that Mr. McManmon submit a site plan for the project.

Tower Acquisition, LLC/Site Plan Review

Bob McIntosh, Bradley Architects, Inc. represented Tower Acquisition in a request for approval of a site plan. The property is located at 208 Main Street and the proposal is to change the former mercantile use Rose Cottage Antiques to offices for Tower Acquisition, LLC. They are requesting a waiver for parking that would be required from 10 spaces to 4 spaces provided.

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

Tony made a motion that the Board waives strict requirements for parking as depicted on the site plan submitted. This motion was seconded by David and was unanimously approved, 5-0.

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

Other business

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

David made a motion to approve the minutes of January 23rd as written. This motion was seconded by Thom and was unanimously approved, 3-0. Sherman and Shaun abstained.

David made a motion to adjourn this meeting at 8:30 P.M.

Respectfully submitted,

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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