

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

**June 24 2013**

**Present:** Chairman, David Durante, Thomas Wickham, Shaun Hall, Buck Donovan, and Howard Sherman

This meeting was called to order at 6:15

**Ralph Sorley/Site Plan Review/Special Permit**

This was a continuation of a public hearing that was held on June 10, 2013. The Board requested clarification of the plan submitted which depicted the replacement of two mobile homes. Mr. Sorley is requesting approval of a site plan and a Special Permit under Section 199-6.1(B) for the replacement of a dilapidated mobile home. The property is located at 331 Bradley Street.

The Board received a revised plan that new one new mobile home.

Sherman made a motion that the board has enough information to waive strict site plan requirements. This motion was seconded by Tom and was unanimously approved, 5-0.

The Chairman made a motion to accept the site plan as presented. This motion was seconded by Sherman and was unanimously approved, 5-0.

Sherman made a motion to make the following findings:

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 changed use shall not be in greater nonconformity with open space, yard and off-street parking requirements of this chapter.

This motion was seconded by Tom and was unanimously approved, 5-0.

Tom 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.

## **Lee Planning Board – Minutes – June 24, 2013**

Will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

Will not create undue traffic congestion or unduly impair pedestrian safety.

Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will unduly subjected to the hazards affecting public health, safety or general welfare.

This motion was seconded by Shaun and was unanimously approved, 5-0.

Tom made a motion to award a Special Permit to Ralph Sorley under Section 199-6.1(B). This motion was seconded by Shaun and was unanimously approved, 5-0.

### **Other business**

The Chairman made a motion that the Board generate a letter to the designated Building Official indicating at specific sites in town there zoning violations under Section 199-12.11© roll-off containers. Sherman seconded this motion pending a site visit to determine the parcels involved.

Attorney Don Hunter represented F.L. Roberts in the submission of site plan for a proposed project that involves the removal of the service portion of an existing station and the expansion of the convenience store portion. The property is located at 320 Housatonic Street. Attorney Hunter stated that he not seeking approval of the sign permits at this time.

Tom made a motion to approve the minutes of June 10, 2013 as written. This motion was seconded by Shaun and the final vote was 5-0.

Tom made a motion to adjourn this meeting at 7:30 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

