

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

July 8, 2013

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

This meeting was called to order at 6:15

F.L. Roberts/Site Plan Review

Attorney Don Hunter represented F.L. Roberts in a request for approval of a site plan review. Attorney Hunter stated at this meeting they are seeking the approval of the site plan with the exception of the signage.

Jim Scalise, SK Design presented the project to the board. The proposed project involves the removal of the service portion of the existing station and expanding the convenience store space. The property is located at 320 Housatonic Street in the CBC zoning district. A 270 square foot addition will be constructed on the rear of the building to accommodate new coolers. The existing parking areas, gasoline pumps, and paved areas will remain unchanged, except for the diesel fuel pump which will be discontinued.

They are proposing downcast lighting. The new luminaries with the shallow prismatic drop lens provide more light downwards and less light sideways than original deep drop-lens luminaries, reducing glare and light trespass. The mean illuminance measured on the floor of the canopy would equal 50 footcandles.

Don Torrico, Building Commissioner stated that the building depicted on the site plan is nonconforming in that the rear setback depicted as 19.7 feet with a requirement of 20 feet in the CBC zoning district.

Jim Scalise stated at this time they will survey the property to determine whether the rear setback is actually 19.7 feet.

Tom made a motion to approve site plan with the condition that prior to expansion of the building a determination must be made that the existing building is not nonconforming. The approval did not include signage which will be addressed at a later date. This motion was seconded by Sherman and was unanimously approved, 5-0.

Cafua Realty Trust LLC/Sign Permit

Dunkin Donuts is seeking approval of two sign permits to be located at 200 Housatonic Street.

Lee Planning Board – Minutes – July 8, 2013

They are seeking approval of a sign permit for a 15 sq.ft. building sign and a 15 sq.ft. freestanding sign. The Chairman stated that since it wasn't indicated on the permits whether the signs will be internally illuminated he suggested that the board table the sign permits until they come before the board on July 22nd with their site plan.

Sherman made a motion to table the two sign permits until July 22nd. This motion was seconded by Tom and was unanimously approved, 5-0.

Other business

Sherman made a motion that Thomas Wickham serves as delegate to BRPC. This motion was seconded by Shaun and was unanimously approved, 5-0.

Shaun made a motion that Buck Donovan services as the alternate to BRPC. This motion was seconded by Sherman and was unanimously approved, 5-0.

Sarah Stiner didn't come to this meeting for approval of a common driveway which is shared with Linda Shafiroff for property located on Meadow Street. On April 8, 2013 the Planning Board approved a Form A for the division of land and discovered that there was an existing common driveway that was never approved by the board. The Board will contact Ms. Stiner and reschedule.

Sherman made a motion that the Land Use Assistant emails the board members the agenda 4 days prior to the meeting. This motion was seconded by Tom and was unanimously approved, 5-0.

Tom 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