

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

August 25, 2014

Present: Chairman, David Durante, Buck Donovan, Shaun Hall, Thomas Wickham, and Jan Cimini, Associate Member, Harold Sherman arrived late.

This meeting was called to order at 6:15

Rewear- 190 Housatonic Street- Site Plan Review

John Scapin, Jr. is seeking approval of a site plan for a retail use on the 1st floor of the building located at 190 Housatonic Street. The property is located in the CBC zoning district. The Chairman stated that the board needs more information to review the site plan such as number of employees and the number of parking spaces provided for the business.

Tom made a motion to table the review of the site plan until information is provided as to the number of employees and the parking spaces designated for the business.

The board resolved the issue regarding the parking spaces provided and the number of employees. John Scapin came to this meeting later in that evening. He stated they are providing 8 parking spaces for the business and there is only 1 employee.

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

They are applying for a 9 sq.ft. freestanding sign to be externally illuminated.

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

Thomas Touponce – 905 Pleasant Street – Site Plan Review

Thomas Touponce is seeking approval for a business located at 905 Pleasant Street that has several businesses located there with the primary use being agricultural. There was a discussion that because the property is located in the Industrial zoning district several of the existing businesses would require a special permit. Jeremia Pollard, Town Counsel was present at this meeting to represent and advise the board on this matter. Don Fitzgerald, Building Official Town of Lenox, came to this meeting in case the board had any questions regarding the project.

There was some discussion that the fee paid was inadequate. Don Fitzgerald, Lenox Building Official estimated that the cost of construction of the building appears to exceed the \$6,900 estimate included on the building permit. Town Counsel advised the board that the applicant needs a special permit for the propane stored on the property and not used in a manufacturing

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process. Don Fitzgerald stated that the basement is being used as a small engine shop and more than 50% of the first floor is used for equipment sales. There is also a lot of outside storage on the property. The submission did not accurately represent the activities being conducted on the property.

Tom made a motion to deny the site plan review for a list of reasons stated in a letter forthcoming from Town Counsel. This motion was seconded by Shaun and the final vote was 5-0 to deny the site plan.

Snap Fitness – 14 Pleasant Street – Site Plan Review

Lee Fitness 247, LLC is seeking approval of a site plan to operate a fitness center at 14 Pleasant Street. The property is located in the CBC zoning District. The Chairman stated that the use falls under a club conducted for profit which requires a special permit. The Board felt unanimously that the use requires a special permit.

Sarah Stiner

Sarah Stiner came to this meeting to discuss a site plan that she will be presenting to the board. The proposal is the construction of a single family dwelling at Ponds at Foxhollow. The project requires a special permit with the Board of Selectmen and a site plan review with the planning board. The Planning Board responsibility is to make a recommendation to the permitting authority the Board of Selectmen.

Other Business

Tom made a motion to approve the minutes of June 9, 2014 as amended. This motion was seconded by Buck and was unanimously approved, 4-0.

Tom motioned 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