

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

February 27, 2012

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

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

Levi's/Sign Permit

The applicant is applying for a sign permit for a 3.5 sq.ft. blade sign to be located at Premium Outlets.

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

Gary J. O'Brien/Sign Permit

Gary O'Brien is applying for a sign permit for a 15 sq.ft. freestanding sign to be located at 335 Forest Street.

David made a motion to endorse the sign permit as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

Public Hearing/Premium Outlets bylaw amendment

Attorney Don Hunter, and Frank Sabellico, General Manager represented Premium Outlets in a public hearing to adopt a zoning bylaw amendment to Section 199-81.

They are proposing to increase the size of banners allowed from 28 feet to 35 feet. The Board had a problem with the proposal to allow special uses.

Gordon Bailey, Board of Selectmen spoke against the proposal for off premise signs throughout the property. Gordon stated that the rest of the town should be allowed to have off premise signs if the outlet village is allowed.

There was a lengthy discussion that followed.

David made a motion to continue this public hearing on March 12th. This motion was seconded by Tony and was unanimously approved, 4-0.

Public Hearing/Town of Lee Code/Zoning amendment

Brian Domina, BRPC came to this meeting to represent the Board in a discussion for the adoption of a revision of the zoning bylaws. The current draft includes four amendments that

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were approved at a Town Meeting and have been incorporated. The business district has been removed along with any references to it. Cluster development has been renamed as flexible development. The entire zoning bylaw has been reformatted to be more readable and to be better organized.

There was a lengthy discussion that followed.

David made a motion to continue this hearing on March 12th. This motion was seconded by Tony and was unanimously approved, 4-0.

Hersh/Form A

Mary Ann T. Corcoran, Hill Engineers, Architects, Planners, Inc. represented Glenn Hersh is a request for approval of a Form A. The property is located on the northerly section of a right of way located at the extension of Cooper Creek Road. The parcel contains approximately 3,826 sq.ft. and is a nonconforming lot that will be added to an existing parcel.

David made a motion to endorse the Form A for Glenn Hersh as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

O'Connell Oil/Sign Permit

Attorney Vicky Donahue, Cain Hibbard & Meyers represented O'Connell Oil in a discussion regarding signage at their property located at 241 Main Street. The discussion focused on the canopy sign and the freestanding sign. They are proposing to install an internally illuminated price pod on the preexisting nonconforming freestanding Mobil sign. David stated internally illuminated signs are not allowed in the DCBC zoning district.

The proposal is to move the internally illuminated signs from the existing canopy and locate it on the existing freestanding sign. Only the numbers in the price pod would be internally illuminated. Attorney Donahue stated that there is an existing large nonconformity on the property and they are proposing to significantly reduce this nonconformity. David stated that if they move the sign it would have to conform to the current bylaws. Attorney Donahue asked the Building Official if he could get an opinion from Town Counsel on this matter.

The Chairman stated that if they change the location of the sign they need to apply for a new sign permit.

Other Business

David made a motion to adjourn this meeting at 8:45 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