

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

**November 4, 2013**

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

This meeting was called to order at 6:15

**Ralph Rotondo/Form A**

Patrick M. McColgan, Taconic Land Consultants represented Ralph Rotondo in a request for approval of a Form A for property on Bradley Street. The property is located at 362 Bradley Street located on the east side of Bradley Street north of its intersection with Sturgis Avenue. The new parcels created are lot 1 which consists of 20,013 sq.ft. and lot 2 consists of 9,862 sq.ft. and is not a separate building lot.

Tom made a motion to endorse the Form A for Ralph Rotondo as presented. This motion was seconded by Shaun and was unanimously approved, 5-0.

**Rodney Clark**

Rodney Clark came to this meeting for a discussion regarding a proposed business to be located at 189 Water Street. The property is located in the CBC zoning district. Mr. Clark stated that his proposal is to lease a commercial kitchen at the location for Short term usage by the hour or the day.

The Board agreed the use may be allowed by special permit under for profit designation..

**Town of Lee/Revised Site Plan**

Broadway Electric submitted a revised site plan for the project located a 385 Pleasant Street for the installation of a solar energy system at the Wastewater Treatment Plant. The new site plan depicted the solar array being shifted slightly to the east so the array does not obstruct an existing driveway. The proposed amendment did not increase the amount of panels.

Sherman made a motion that the revised site plan is not significant and therefore because there is no substantial change it does not require an amendment to the special permit. This motion was seconded by Buck and was unanimously approved, 5-0.

## **Lee Planning Board – Minutes – November 4, 2013**

### **F.L. Roberts/Sign Permits**

The Chairman stated that the vote as indicated in the minutes of October 24, 2013 represented an inadequate vote as only two members actually voted. Thus, the Chairman stated that the applicant needs to come back before the board with the sign application for the LED price pod.

The Chairman stated that he will contact the applicant's attorney regarding this matter.

### **Claire's Outlet/Sign Permits**

Ryan Larkin represented Clair's Outlet in a request for approval of two signs permits for Claire's Outlets to be located at Premium Outlets.

They are applying for a 32 sq.ft. building sign and a 3 sq.ft. blade sign.

Sherman made a motion to endorse the two sign permits for Clair's Outlet as presented. This motion was seconded by Tom and was unanimously approved, 5-0.

### **Other business**

Tom made a motion to approve the minutes of October 24<sup>th</sup> as amended. This motion was seconded by Buck and the final vote was 4-0. Sherman abstained.

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