

Lee Planning Board

32 Main Street

Lee, Massachusetts 01238, 2012

September 8, 2014

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

This meeting was called to order at 6:15

Town of Lee/Site Plan Review/Special Permit

Shaun Hall recused himself from the discussion.

Town of Lee is seeking approval for the construction of a new 50' x 27' pavilion to be located on Housatonic Street at the athletic field. The property is located in the CBC zoning district. The special permit is under Section 199-6.1 nonconforming structures, uses and lots. The project still requires a special permit with the ZBA for construction in the floodplain.

Tom made a motion to accept the site plan as presented. This motion was seconded by Buck and was unanimously approved, 4-0.

Tom made a motion to waive all the fees for the project because this is a town project. This motion was seconded by David and was unanimously approved, 4-0.

The board made the following findings under Section 6.1 (B) 1 & 2:

Tom made a motion to make these 2 findings. This motion was seconded by Buck and was unanimously approved, 4-0.

The board made the following findings under Section 13.D 1-5:

The project is 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.

The project will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

The project will not create undue traffic congestion or unduly impair pedestrian safety.

The project will not overload any public water, drainage or sewer system or any other municipal facility.

Tom made a motion to make the 5 findings. This motion was seconded by Buck and was unanimously approved, 4-0.

Tom made a motion to award the special permit to the Town of Lee. This motion was seconded by Sherman and was unanimously approved, 4-0.

Berkshire Corporate Center/Sign Permit

Craig Pixley/Pixley Signs is applying for a sign permit for Berkshire Corporate Center to be located at 480 Pleasant Street. They are applying for a sign permit for a 32 sq.ft. freestanding sign.

Tom made a motion to endorse the sign permit as presented. This motion was seconded by Buck and was unanimously approved, 5-0.

Don Hunter/Silverleaf/Big Y

Attorney Don Hunter came to this meeting to discuss proposed signage for Silverleaf and Big Y.

Attorney Hunter stated that Silverleaf would like additional signage which is not allowed. Their only recourse would be to apply for a variance with the ZBA to seek relief.

Sarah Stiner

Sarah Stiner, Creative Building Solutions presented a site plan for the construction of a multiple dwelling on Summer Street. The project requires a special permit with the Board of Selectmen. The Planning Board is required to make a recommendation to the Board of Selectmen. The board went through the site plan review requirements for submission and found that the submission was inadequate. The previous Special Permit decision that was granted by the Board of Selectmen required a written comment from the Board of Health.

The Board requested that a site plan be submitted to the Planning Board and then distributed to the other boards for comment. Ms Stiner can come back for the actual site plan review on October 27th.

Other business

Peter Naventi came to this meeting to discuss a drainage issue involving his property located on Stockbridge Road. Mr. Naventi stated he owns the property directly across the street from the development known as Stockbridge Terrace. Mr. Naventi believes the runoff from this development has caused considerable damage to his property. Mr. Naventi stated that possibly the retention basin located on the Stockbridge Terrace property is in inadequate in size to accommodate all the runoff.

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	Town Clerk
	Principal Assessor	Historical Commission
	Board of Public Works	Conservation Commission
	Town Administrator	Building Inspector

Board of Selectmen

Town Counsel