

**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**October 27, 2014**

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

This meeting was called to order at 6:15

**Alan Wilcox & Lynn Bertelli/Site Plan Review/Special Permit**

Lynn Bertelli presented a project which involves the construction of an addition to be used as a second means of egress for first floor tenants at property located at 19 Franklin Street. The addition would encroach into the northeast setback. The lot is an existing nonconforming lot. The addition would be used as an emergency exit only. They are required to light the exit and this light would be operated by the door. The Chairman stated they would like to know the wattage of the proposed fixture.

Donald Cernik, an abutter present at the hearing indicated that the addition would be located on property owned by him and his family. Mr. Wilcox stated that the staircase would not be on the abutters' property. Tom stated that he would like proof of where the property lines are located by having the land surveyed. The Chairman stated that he would be in favor of the project if the applicant demonstrated that the staircase will be on their property. The Board requested a survey of the land and a continuance of this hearing. The public hearing will be continued on November 24<sup>th</sup>.

**Sarah Stiner/Scarafoni Associates**

Sarah Stiner presented the project to the board. The Board of Selectmen is the permitting authority for this project and requested the board's input regarding the site plan review. The project is to construct a single family dwelling. The Chairman stated that there would be a significant decrease in the intensity of the existing use. Sherman stated that his opinion is this is a form of subdivision. He believes the frontage is inadequate and that the site plan does not meet the specifications required for subdivision. -

David made motion to accept the site plan as presented. This motion was seconded by Tom the final vote was 4-1

The Board will draft a list of comments and concerns that will be forwarded to the Board of Selectmen. Sherman stated that he would take the initiative to draft a list of concerns the board has with the project.

## **Lee Planning Board – Minutes – October 27, 2014**

### **Lee Fitness/ Lighting plan**

Attorney Don Hunter presented the board a lighting plan for a new business Lee Fitness, LLC. The submission of the lighting plan was a condition of their Special Permit. The lights which are downcast will be on 24/7.

Sherman made a motion accept the lighting plan as presented. This motion was seconded by Buck and the final vote was, 4-1.

### **Patrick McColgan/John Fraser/Devon Road**

Patrick McColgan represented John Fraser of 95 Devon Road in a request for approval of a Form A for the division of a parcel of land. Patrick stated that they are creating a 6 acre lot.

David made a motion to endorse the Form A 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 April 14, 2014 as written. This motion was seconded by Buck and was unanimously approved 4-0. Sherman abstained.

Tom made a motion to approve the minutes of April 28, 2014 as written. This motion was seconded by Sherman and was unanimously approved, 5-0.

Tom made a motion to approve the minutes of June 23, 2014 as amended, This motion was seconded by Buck and was unanimously approved, 4-0. David abstained.

David made a motion to approve the minutes of July 28, 2014 as amended. This motion was seconded by Tom and was unanimously approved, 3-0. Sherman abstained. Shaun abstained.

Sherman made a motion to approve the minutes of September 8, 2014 as amended. This motion was seconded by Tom and was unanimously approved, 5-0.

David made a motion to approve the minutes of September 23, 2014 as amended. This motion was seconded by Tom and was unanimously approved, 5-0.

Tom made a motion to adjourn this meeting at 9:00.

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