

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
December 8, 2014

Present: Vice-Chairman, Thomas Wickham, Buck Donovan and Harold Sherman

This meeting was called to order at 6:15

Berkshire Regional Planning Commission/40R

Patricia Mullens, BRPC came to this meeting to discuss 40R districts. Patricia stated that 40R districts have been developed by the state and overseen by Department of Housing & Community Development. They allow for denser development to include housing and other uses which would be allowed by right. Patricia stated that there is a dollar incentive to the town for allowing this rezoning which is approximately \$75,000 with an additional \$3,000 per unit.

The Town has applied for a DLTA grant for assistance from BRPC in rezoning the Eagle Mill for redevelopment.

A requirement of creating a 40R district is that the town does a housing assessment. A housing needs assessment is required by DHCD for assistance. It is an evaluation of the existing housing, income levels and housing needs that are not being met.

BRPC will assist the town and compile all the data needed for the housing assessment. BRPC will also create a bylaw with guidelines for the 40R district. There was some discussion regarding whether the 40R district would cover all the uses proposed for the redevelopment of the mill. Pat stated when the bylaw is developed by Brian Domina, BRPC Senior Land Use Planner that needs to be addressed.

BRPC will meet with the town to assist the board in creating the 40R district when and if the DLTA grant is approved.

Ozzie's Glass Gallery

Ozzie's Glass Gallery is located at 1670 Pleasant Street in the RB zoning district. They are applying for a 29 sq.ft. building sign made of aluminum with exterior lighting.

Tom made a motion to approve 29 sq.ft. building sign. This motion was seconded by Sherman and was unanimously approved, 3-0.

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Other business

Buck made a motion to approve the minutes of October 27th as amended. This motion was seconded by Tom and was unanimously approved, 3-0.

Tom made a motion to approve the minutes of November 24, 2014 as written. This motion was seconded by Buck and was unanimously approved, 3-0.

Tom made a motion to adjourn this meeting at 8:00 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