

**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**December 22, 2014**

**Present:** Chairman, David Durante, Thomas Wickham, Buck Donovan Harold Sherman and Donald Torrico, Building Official

This meeting was called to order at 6:15

**Uptown Store/Site Plan Review**

Marc Manoli is seeking approval for a site plan for a new retail business to be located at 266 Main Street. The business will be a 2<sup>nd</sup> hand retail store. Mr. Manoli will be leasing the space from owner Joe Sorrentino. He is also applying for a sign permit for a 20 sq.ft. building sign.

Tom made a motion to waive strict site plan requirements. This motion was seconded by Buck and was unanimously approved, 4-0.

Sherman made a motion to approve the site plan as presented for the new business located at 266 Main Street. This motion was seconded by Tom and was unanimously approved, 4-0.

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

**Thomas Touponce/Site Plan/Special Permit**

Attorney Don Hunter represented Thomas Touponce in a discussion regarding the submission of an application for site plan review and Special Permit. The Board reviewed the submission for completeness. The Board went through a list items that were missing in the original submission.

The Chairman stated that the plan must be prepared and certified by a Landscape Architect. The Board agreed that submission met those requirements.

A complete list of all the uses on the site and all buildings must be depicted on the plan. Attorney Hunter stated that all the buildings are depicted on the plan submitted. Attorney Hunter stated that the Board would probably have a site visit and at that time they can verify

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that all the buildings are on the plan. The Board suggested submission of a narrative describing all the uses on the property.

There was some discussion regarding whether the project altered the floodplain and whether the applicant needs a Special Permit from the ZBA.

The Board requested that contour intervals be depicted on the plan.

Attorney Hunter stated no landscaping is proposed for the project.

Attorney Hunter stated that if there is a structure or use located on the property and its primary purpose is agricultural it is exempt from the Table of Dimensional Requirements.

The Board requested that proposed exterior storage is described in a narrative.

The Chairman stated that the location of the dumpster should be depicted on the plan and screened.

The applicant should submit photographs of the site as part of the site plan submission.

The applicant will submit information verifying that the vehicle trips will be less than 500 vehicle trips per day on the site.

The width of the access road should be depicted on the plan.

Specifications for all proposed lighting on the site should be submitted.

Attorney Hunter stated that the applicant will submit the additional information as requested by the board.

### **Other business**

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