**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**February 8, 2016**

**Present:** Chairman, Harold Sherman, Peter Bluhm, Thomas Wickham, Shaun Hall and Buck Donovan

**Also Present:** Kathy Hall, Lee Youth Commission, Keith Heeren and Julie Duprey

**The meeting was called to order at 6:00**

**Harold Sherman/Special Permit Extension**

Harold Sherman requested an extension to his special permit for a period of 1 year. The original Special Permit will expire in April 2016.

Peter made a motion to extend the Special Permit for a period of one year from the expiration date. This motion was seconded Shaun and was unanimously approved, 4-0. Sherman abstained.

**AJT Realty/905 Pleasant Street/Industrial Zoning District**

Buck recused himself from the discussion

Julie Duprey stated that her proposal is to operate a consignment shop, a retail use, at the former Meadow Farms located at 905 Pleasant Street, in the Industrial zoning district. A condition of the original special permit was specified hours of operation. Ms Duprey requested an amendment to the hours of operation for the new business. The Chairman stated that he believed this should be treated as a de minimis change and therefore made a motion to approve the request for the change in the hours of operation. This motion was seconded by Shaun and was unanimously, 4-0.

Buck abstained.

**905 Pleasant Street/Industrial Zoning District /Sign Permits**

Julie Duprey applied for two sign permits for two 32 sq.ft. freestanding signs for her business, Route 102 Trading Post/ to be located at 905 Pleasant Street. The property is located in the Industrial zoning district.

Previously the signs were approved under a variance granted for their placement and at this time no change location or the size of the signs was proposed. Sherman made a motion to approve the two 32 sq.ft. freestanding signs to be located at 905 Pleasant Street. This motion was seconded by Shaun and was unanimously approved, 4-0. Buck abstained.

**Lee Planning Board – Minutes – February 8, 2016**

**Other business**

Sherman made a motion to approve the minutes of December 28, 2015 as written. This motion was seconded by Buck and was unanimously approved, 2-0. Tom abstained, Shaun abstained and Peter abstained.

Sherman made a motion to approve the minutes of January 11, 2016 as written. This motion was seconded by Buck and was unanimously approved, 4-0. Shaun abstained.

Peter made a motion to approve the minutes of January 25, 2016 as written. This motion was seconded by Sherman and was unanimously approved, 3-0. Shaun abstained, Buck abstained.

Peter made a motion to nominate Harold Sherman to serve on the Capital Outlay Committee. This motion was seconded by Buck and was unanimously approved, 4-0. Sherman abstained.

Kathy Hall, representing the Lee Youth Commission came to this meeting to discuss installing signage at the athletic field. Kathy stated they would like to install a sign on the existing fence for acknowledgements. The property is municipal so they are exempt from zoning. An additional plan is for the placement of informational signs on the property. These would be public service signs and, thus are allowed without permit under Section 7.4 D 1 Public Welfare signs.Shaun recused himself from the discussion

Peter made a motion to consider the proposed signs as exempt under Section 7.4 D 1. This motion was seconded by Tom and was unanimously approved, 4-0. Shaun abstained.

Peter made a motion to adjourn this meeting at 8:00 P.M. The meeting was adjourned.

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