

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238, 2012**

March 26, 2012

Present: Chairman, Thomas Wickham, Shaun Hall, Anthony Caropreso, David Durante, Harold Sherman, and Shaun Mahoney, Associate Member

This meeting was called to order at 6:15 P.M.

Premium Outlets/Zoning Amendment

This was a continuation of a public hearing to adopt a zoning amendment to Section 199-18 Planned Commercial Village Center District.

Attorney Don Hunter, and Frank Sabellico, General Manager Premium Outlets represented Premium Outlets in the continued discussion. The Chairman Thomas Wickham had to leave the meeting during this discussion.

David stated that the only issue that might come up at the town meeting is the proposal for off premise signs.

Tony made a motion to endorse the bylaw amendment as presented. This motion was seconded by Sherman and was unanimously approved, 4-0.

Zoning Bylaws/Amendment

This was a continuation of a public hearing to adopt a rewrite of the Town of Lee Zoning Bylaws.

Shaun made a motion to endorse the bylaw rewrite as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

Karen Keenan Gifts & Home/Site Plan Review

Dan Keenan represented Karen Keenan, owner Karen Keenan Gifts & Home in a request for approval of a site plan review to relocate her business to 61 Main Street.

David stated that the business would be in compliance because there is municipal parking located within 200 feet of the location of the business.

Sherman made a motion to waive strict requirements for site plan review. This motion was seconded by Shaun and was unanimously approved, 4-0.

Sherman made a motion to approve the site plan as presented. This motion was seconded by Shaun and was unanimously approved, 4-0.

Lee Planning Board – Minutes – March 26, 2012

Karen Keenan Gifts & Home/Sign Permit

Karen Keenan is applying for four sign permits to be located at 61 Main Street.

They are applying for a sign permit for a 4 sq.ft. building sign which is allowed because the business is located on a corner lot.

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

They are applying for a sign permit for a 40 sq.ft. building sign to be located on the front of the building.

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

They are applying for a sign permit for a 12 sq.ft. building sign which is allowed because the business is located on a corner lot.

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

They are applying for a sign permit for a 28 sq.ft. building sign to be located on the rear of the building on Railroad Street because the building fronts on two public ways.

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

Bass Shoes/Sign Permit

They are applying for three sign permits for three signs to be located at Premium Outlets.

They are applying for a sign permit for a 3 sq.ft. blade sign.

They are applying for a sign permit for a 8 sq.ft. building sign to be located in the rear of the building.

They are applying for a sign permit for a 20 sq.ft. building sign to be located on the front of the building.

Sherman made a motion to endorse the three sign permits for Bass Shoes as presented. This motion was seconded by Tony and was unanimously approved, 4-0.

Other business

Tony made a motion to approve the minutes of February 27th as written. This motion was seconded by Shaun and was unanimously approved, 4-0. Sherman abstained.

Lee Planning Board – Minutes – March 26, 2012

Respectfully submitted,

Jaimy Messana
Land Use Administrative Assistant

CC: Board of Health
Principal Assessor
Board of Public Works
Town Administrator
Board of Selectmen

Town Clerk
Historical Commission
Conservation Commission
Building Inspector
Town Counsel