

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
March 13, 2017**

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

**Others Present:** Sarah Grapinski, SK Design Group, Steve Mack, Foresight Land Services, Patrick McColgan, Taconic Land Consultants

**Community Health Program/11 Quarry Hill Park/Site Plan Review/OPLI Zoning District**

Sarah Grapinski, SK Design Group represented Community Health Program in the review of a site plan for property located at 11 Quarry Hill Park in the OPLI Zoning District. The proposed project involves the construction of a 25' x 77' building addition to be located at the rear of the existing building. The project involves expanding the existing parking area. The applicant has received an Order of Conditions from the Conservation Commission. They are increasing the parking area from 38 spaces to 48 spaces. The Board requested the submission of a lighting plan, pre-construction and post-construction maintenance of a 50 foot buffer zone, and screening of the existing dumpster.

Gordon Bailey, abutter suggested partial fence along the parking lot to block the cars lights.

The applicant requested a continuance until March 27 at 6:30 P.M. Tom motion to continue until March 27<sup>th</sup> This motion seconded by Peter and was unanimously approved, 4-0.

**South Church Associate/Site Plan Submission**

Steve Mack, Foresight Land Services represented South Church Associate in the submission of a site plan. The project is the redevelopment of the existing manor house into 11 residential units, a fitness center, maintenance building, garages and related work. The existing mansion will be selectively demolished, renovated and added onto. The property is located at 3 Foxhollow Drive the R-1A zoning district.

Sherman made a motion to accept the site plan submission as complete including a lighting plan. This motion was seconded by Peter and was unanimously approved, 4-0.

The site plan review is scheduled on April 10<sup>th</sup> at 6:00 P.M. The Board suggested a note to DPW and Fire Dept with a copy of the site plan indicating their concern over the existing road width.

**Michael Ford/1049 Fairview Street/Form A/R40 Zoning District**

Patrick McColgan represented Michael Ford in a request for approval of a Form A for the division of a parcel of land located at 1049 Fairview Street. Lot 1 meets the frontage requirement and lot 2 does not meet the frontage requirement and is labeled not a building lot. Lot 3 is an existing non-conforming lot with respect to side and rear setbacks.

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Tom made a motion to endorse the Form A for Michael Ford as presented. This motion was seconded by Peter and was unanimously approved, 4-0.

### **Chef Express/62 Main Street/DCBC Zoning District**

Mukul Verma applied for a site plan for a new restaurant to be located at 62 Main Street.

Tom made a motion to waive strict site plan requirements. This motion was seconded by Peter and was unanimously approved, 4-0. Tom made a motion to approve the site plan as presented. This motion was seconded by Peter and was unanimously approved, 3-0. Sherm abstained.

### **Chef Express/Sign Permit**

Mukul Verma applied for a sign permit for a 14 sq.ft. building sign to be located at 56 Main Street.

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

### **Other business**

Peter motion to approve minutes of February 27<sup>th</sup> as written This motion was seconded by Tom and unanimously approved, 4-0.

Tom made a motion to approve the minutes of February 13<sup>th</sup> as amended. This motion was seconded by Peter and the final vote was 3-0. Sherman abstained.

The meeting was adjourned at 8:30 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