

**Lee Planning Board  
32 Main Street  
Lee, Massachusetts 01238  
March 27, 2017**

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

**Others Present:** Sarah Grapinski, SK Design Group, Garth & Karen Story, Richard Vinette, Dayton Delorme, Bill Blanchard, Eversource, Amy Voishe-Shea, Eversource, Laura Lefebvre TRC, Kirsten Myers, Eversource, Alex Roth, Burns & McDonnell/Eversource, Gerald Le Prevost, District Rep, Edgar Alejandro, Eversource, Bill Wellspeak, CHP Facilities Manager, Gordon Bailey, 734 Pleasant Street

**Eversource /Site Plan Review**

Amy Voishe-Shea, Eversource presented revised plans to the board with a new proposed access road. The road will be approximately 120 feet 0 to 15% with the steepest grade at 19%. The new plans include erosion control matting on each side of the proposed access road, visual simulations of the proposed road, a split rail fence on the south side next to the neighbor for privacy, a letter from DPW, a letter from the Fire Department and a letter the Conservation Commission with their approvals. They are proposing dust control during construction, straw roll out mats and silt fence. Peter requested that the as built access road is adjusted according to the Fire Departments recommendations. Peg recommended that the board condition the hours of construction. The Chairman suggested the following conditions: the hours of construction will be between 7:00 A.M. to 4:00 P.M., Monday through Friday , post a contact board with all information and phone numbers at the site, dust control, schedule a post site visit recommendations of Fire Department..

Peter made a motion to approve the site plan as amended with the following conditions: there will be visit by fire dept after construction of the road and any vertical adjustments that are required to the as built road as required by Fire Chief will be incorporated, as built site visit by Planning Board on or before October 16<sup>th</sup> , sign installed during construction notifying public of emergency contacts then a permanent sign on site contact names and phone numbers recommendations from the applicant on dust control, and silt fence will be followed and also normal hours of construction will be followed. This motion was seconded by Tom 5-0.

### **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. They are increasing the parking area from 38 spaces to 48 spaces. At the last meeting the Board requested the submission of a lighting plan.

Sarah Grapinski SK Design Group submitted a revised site plan which included a lighting plan with 42' tall downcast lights, plantings in 50 foot buffer zone, the addition of a fence at the request of the abutter and a dumpster enclosure.

Tom made a motion to approve the revised site plan dated March 21, 2017. This motion was seconded by Sherm and was unanimously approved, 5-0.

### **L.B. Corporation/Sign Permit/Industrial Zoning District**

John Renzi, Graphic Impact Signs applied for a sign permit for a building sign to be located at 100 Valley Street.

Sherm made a motion to endorse sign permit as presented. This motion was seconded by Peg and was unanimously approved, 5-0.

### **Other business**

Peter made a motion to table the minutes of March 13<sup>th</sup>. This motion was seconded by Sherm and was unanimously approved, 5-0.

There was a lengthy discussion regarding the bylaw amendment to Section 13.3 & 13.4. Peter made a motion to submit to Town an amendment Section 13.3 & 13.4 of the existing zoning bylaw. The motion was seconded by Sherm and the final vote was 3-2.

The meeting was adjourned at 8:30 P.M.

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