

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
April 10, 2017**

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

Others Present: Steve Mack, Foresight Land Services, Patrick McColgan, Taconic Land Consultants

South Church Associate/Site Plan Review

Steve Mack, Foresight Land Services, represented South Church Associates in a request for approval of a site plan for a project that involves the redevelopment of the existing Meadow Wood manor house into 11 residential units, a fitness center, maintenance building, garages and related work. Steve submitted a lighting plan which was requested by the board at the last meeting. The property consists of approximately 222 acres of land located in the town of Lenox and Lee, MA. The property is located at 3 Foxhollow Drive in the RA-40 zoning district.

The proposed project includes renovation and partial demolition of the existing Manor House. The existing Manor House will be renovated to house 11 total 2 bedroom residential units, renovation of the existing spa into a fitness center and maintenance facility, construction of 2 new garage buildings with 12 total garages for residential units and construction of new access road, parking and related sitework. Peter stated it is his opinion that the architecture of this project is terrible.

Steve stated that there would be a slight reduction in impervious surface on the site. The lighting plan depicted downcast walkway lights with no pole lights proposed. Peg stated that she would love to see the mansion restored.

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

Tom made a motion to approve site plan as presented. The motion was seconded by Peg and was unanimously approved, 4-0.

The board received no correspondence from the other boards. The Board concluded that the lighting plan as submitted was sufficient, widen the access road as much as possible, the proposed architecture was approved, there was adequate parking spaces and handicap parking provided.

Twisted Orchard/ 77 Main Street/Site Plan

Brett Sims applied for a site plan for a new retail business to be located at 77 Main Street in the DCBC zoning district.

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Tom made a motion to waive strict site plan requirements and approve site plan as presented. The motion was seconded by Peg and was unanimously approved, 4-0.

Twisted Orchard/Sign Permits

Brett Sims applied for a sign permit for 2 window display signs to be located at 77 Main Street. The proposed signs are 3.23 sq.ft. and 1.21 sq.ft window display signs.

Tom made a motion endorse the two sign permits for the window display signs as presented. The motion was seconded by Peg and was unanimously approved, 4-0.

Enchanteque/260 Main Street/Site Plan Review

Leslie Desmond applied for a site plan for a new retail business to be located at 260 Main Street. The property is located in the DCBC zoning district.

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

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

James Lees/281 Spring Street/Form A

Patrick McColgan, Taconic Land Consultants represented James Lees in a request for approval of a Form A for the division of a parcel of land located on Spring Street. The property that was divided was tax map 12 lot 196 located on the west side of Spring Street just south of High Lawn Farm and opposite St. Mary's Cemetery.

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

Moratorium Recreational Marijuana

The board reviewed a draft proposal from the Town West Bridgewater. The board agreed to use a similar draft of the moratorium but extend the date to September 1, 2018. The moratorium would allow the board the opportunity to draft a bylaw to regulate recreational marijuana in certain zoning districts.

Tom made motion in favor of adopting a recreational marijuana moratorium. This motion was seconded by Peg and was unanimously approved, 4-0.

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Berkshire Regional Planning Commission/40R

There was a lengthy discussion regarding adopting a 40R zoning amendment. The discussion centered around the redevelopment of the Eagle Mill. Melissa Provencher stated that in order to qualify for 40R total of 78 residential units with at least 20% affordable would have to be developed to make the project feasible. The board also has the option to creating an overlay district. This discussion will be continued on April 24th to determine if the board will pursue 40R development. The board will vote at their next meeting to make the decision if they will move forward with 40R.

Bylaw Amendment Section 13.3 & 13.4

There was a lengthy discussion regarding the bylaw amendment to Section 13.3 & 13.4. There were several revisions made to the draft. The Board agreed to schedule another meeting on Monday, April 19th to continue this discussion.

Other business

Tom made a motion to approve the minutes of March 13th as written. The motion was seconded by Peter and was unanimously approved, 3-0. Peg abstained.

The meeting was adjourned at 9:00 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