

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
November 4, 2019

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

Others Present: Beverly Allen, 120 Water Street, Rian Dowd, 165 Water Street, Travis Cabral, 165 Water Street

Rian M. Dowd & Travis Cabral/Special Permit

The petitioners are seeking an approval of a Special Permit under Section 199-4 Use Regulations 4 (G) (5) (f) Auto Repair Shop of the Town of Lee Zoning Bylaw to operate an auto repair shop. The property is located at 165 Water Street in the CBC (Commercial Business Corridor) Zoning District, Map 19, Lot 59.

Beverly Allen who resides at 120 Water Street spoke against the project. Her concerns were noise, emissions and traffic generated from the use. Ms Allen was also concerned that the valuation of her property might be reduced.

Member Donovan made a motion to approve the Special Permit with the following findings and conditions. The motion was seconded by Member Biron.

Project is in compliance with all the provisions and requirements of this chapter and in harmony with its general intent and purpose because they have done site plan and proved that the use is allowed with special permit

The project is essential or desirable to the public convenience or welfare at the proposed location because it is located in the CBC zoning district and is business use.

The project will not be detrimental to adjacent uses or to the established or future character of the neighborhood because a condition of the special permit is fencing and hours of use are conditioned.

The project will not create undue traffic congestion or unduly impair pedestrian safety because only one car will be repaired at a time.

The project will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the

immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare and the use will not increase the water usage.

The final vote was 5-0.

Member Wickham made a motion to restrict the hours of operation to the public from 7:30 A.M. to 5:30 P.M. Monday through Friday and 7:30 A.M. to 12:30 on Saturday with no operation on Sunday. Member Biron seconded this motion. The final vote 3-2

Member Bluhm made a motion to condition the project with the plans submitted on landscaping, lighting and parking. Member Wickham seconded this motion. Final vote was 5-0.

Member Donovan motion to approve special permit with amendments and conditions as stated. Member Biron seconded this motion. The final vote was 5-0.

Kate Spade/Sign Permit

Callahan Sign applied for a sign permit for a 3 sq.ft. blade sign.

Member Wickham made a motion to approve the sign permit for Kate Spade as presented. Member Donovan seconded this motion was it was unanimously approved, 5-0.

Rodeway Inn/Sign Permit

Action Sign Company applied for a sign permit for a 20 sq.ft. freestanding sign. The property is located at 200 Laurel Street in the R-20 zoning district.

The existing sign is a nonconforming sign with the maximum square footage allowed in the zoning district at 6 sq.ft.

The Board agreed that the Chairman should consult Town Counsel regarding whether the there is a court decision regarding size the existing sign is allowed.

Euro Motors/Sign Permit

Ryan Larkin applied for sign permit for a 32 sq.ft. freestanding sign. The property is located at 785 Pleasant Street in the Industrial zoning district.

Member Wickham motioned to endorse the sign permit under section 199-7.8B (c) 1, i provided it is placed 15 feet from the public right of way. Member Biron seconded this motion and it was unanimously approved, 5-0.

Discussion bylaw amendment

There was a lengthy discussion regarding amending the special permit section 13.3 of existing bylaw. The board reviewed the current draft of the bylaw.

Other business

Member Donovan made a motion to approve minutes of September 23rd as written. The motion was seconded by Member Biron and the final vote was 4-0. Member Wickham abstained.

Member Biron made a motion to approve the minutes of October 28th as written. This motion was seconded by Member Wickham. Member Biron withdrew her motion which was seconded by Member Wickham.

Member Donovan motioned to approve the minutes of October 28th as written. This motion was seconded by Member Biron and was unanimously approved, 5-0.

Member Wickham motioned to adjourn this meeting 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