

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
November 18, 2019

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

Others Present: James McMahon, Harsh Patel, Anthony Panetti, Stephen Chairno, Kathy Hall, Daniel Lovett, Brian Anderson, Dario Boyce, Jeff Shapiro, Mervyn Yan

DJ's Gifts/Sign Permit

James Solomon applied for two sign permits, a 16 sq.ft. building sign and a 3 sq.ft. blade sign. The signs are to be located at 50 Water Street at Premium Outlets in the PCVC zoning district.

Member Donovan made a motion to endorse the sign permit for the 16 sq.ft. building sign. Member Biron seconded this motion and it was unanimously approved, 5-0.

Member Wickham made a motion to endorse the sign permit for the 3 sq.ft blade sign. Member Biron seconded this motion and it was unanimously approved, 5-0.

American Inn/Sign Permit

They are requesting approval for a sign permit of the former freestanding sign for the Rodeway Inn located at 200 Laurel Street in the R-20 zoning district.

Member Donovan made a motion to endorse the sign permit for American Inn which is a preexisting nonconforming sign and can be approved according to State Statue. Member Biron seconded this motion and it was unanimously approved, 5-0.

Green Theory Cultivation/Site Plan Review

Attorney James McMahon represented Green Theory Cultivation in a request for approval of a site plan. The property is located at 845 Pleasant Street in the Industrial zoning district. The proposal includes both Marijuana Cultivator and Marijuana product manufacturer for the site. Both uses are allowed with site plan approval and special permit approval from the Board of Selectmen.

There was a lengthy discussion regarding the overall processing method.

They have provided a total of 14 total parking spaces. The entrance to the facility will be gated for security purposes. They have met all the setback requirements in the zoning district.

The Chairman stated that they will need to submit a lighting plan with all proposed downcast lighting.

Member Donovan made a motion to waive strict site plan requirements. Member Bluhm seconded this motion and it was unanimously approved, 5-0.

Member Donovan made a motion to approve the site plan as presented with the condition that they will submit a more detailed lighting plan. Member Bluhm seconded this motion. Member Biron stated that she still would like DPW consulted regarding the discharge from the use. The final vote was 5-0.

Columbia Growth Inc/Site Plan Submission

Jeff Shapiro submitted a site plan to the board for review and completeness of the submission to be reviewed at a future meeting.

The proposal is a marijuana cultivation, manufacturing and extraction facility. The property is located at 157 Columbia Street in the Industrial zoning district.

The property will be gated. They proposal includes new siding on the building. They have submitted a lighting plan.

There was some discussion regarding putting a condition that no noise shall be in excess of 55 decibels at any lot line.

The Chairman asked about the dumpster and requested that it would be enclosed.

Member Bluhm made a motion to accept the site plan submission for Columbia Growth Inc. for review. Member Biron seconded this motion and it was unanimously approved, 5-0. The site plan review is scheduled on December 9th at 6:15 P.M.

Discussion Fee Schedule

There was some discussion regarding that the town should compare their fees with the other towns. The Chairman stated that the Town of Lenox has all site plans and special permits plans on their website.

Discussion Bylaw Amendment

There was a lengthy discussion regarding revising the existing section of the bylaw for special permits.

Member Wickham motioned to adjourn this meeting at 9:00 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