**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

 **March 23, 2015**

**Present:** Chairman, David Durante, Buck Donovan, Thomas Wickham, Harold Sherman and Janette Cimini, Associate Member

This meeting was called to order at 6:15

**Sign Bylaw Amendments**

Peter Bluhm, representing the Sign Committee reviewed with the Board the most recent draft of the sign bylaw revisions. Peter stated that he met with Planning Board member Harold Sherman regarding the proposed changes which resulted in several additional changes which are incorporated into this draft. The substantive changes made included internally illuminated signs being disallowed in the RB zoning district. There was discussion that followed regarding removing internally illuminated signage from the Industrial zoning district. The Board members agreed to include the language disallowing internally illuminated signs from in industrial zoning district.

The flag bylaw was further defined to restrict flags to a minimum height of 6’ 6” feet clearance above a walkway so that they do not obstruct pedestrians.

Sherman made a motion to accept the changes as discussed. This motion was seconded by Buck and was unanimously approved, 4-0.

**Matthew & Jennifer Carlino/Definitive Plan**

Russell Sackett, Sackett Surveyors Inc. presented a Definitive Plan for the extension of Via Maria. The proposal is a one lot subdivision. The public hearing will be held on May 11, 2015 at 6:15 P.M.

Tom made a motion to accept the submission of the definitive plan for Matthew & Jennifer Carlino. This motion was seconded by David. The final vote was, 3-1. David-yes,Buck-yes,Sherman-yes,Tom-no.

**Econo Lodge/Sign Permit**

James P. Callahan, Callahan Sign Company represented Econo Lodge in an application for a sign permit. The property is located at 980 Pleasant Street in the RB zoning district. The sign permit

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is for two signs both 32 sq.ft. internally illuminated. There was some discussion whether the applicant has vested rights for 32 sq.ft. sign when the zoning district was previously industrial.

There was some discussion whether this was considered a new sign or a panel replacement. Sherman made a motion to endorse the sign permit as presented. David seconded this motion and called the vote. The vote to endorse the sing permit was 0-4. Sherman made a motion to deny the sign permit under Section 199-7.5A & 199-7.5B. This motion was seconded by David and the final vote was 4-0 to deny the sign permit.

**Other business**

**Linda Abderhalden** wants to replace a trailer on 193 Washington Mt Road. The existing trailer is located on a separate lot. Mrs. Abderhalden stated that they would like to replace the trailer with a new trailer which is slightly larger by 2 feet. The Board told the property owner that they would have to file for a special permit to replace the trailer under Section 199-6.1 nonconforming structure, uses and lots.

Tom made a motion to adjourn this meeting at 8:00 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