**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**April 13, 2015**

**Present:** Chairman, David Durante, Buck Donovan, Thomas Wickham, Shaun Hall and Harold Sherman

**AJT Realty Trust/905 Pleasant Street/Site Plan/Special Permit**

Buck Donovan recused himself from the discussion. Attorney Don Hunter stated that they would like to proceed forward with a 4 member board. Attorney Jeremia Pollard, Town Counsel was in attendance.

Attorney Don Hunter represented Thomas Touponce in a request for approval of a Special Permit for a retail use of the property. The property is located at 905 Pleasant Street in the Industrial zoning district. Several members of the Planning Board attended a site visit to the property on April 9th. There were several issues brought up at the site visit such as existing structures on the property were not compliant with table of dimensional requirements because they were located in the front setback and also excessive signage on the property.

The Building Commissioner determined that this was a reuse of an existing structure. There was a discussion that the structures in the front yard setback would require a variance from the ZBA. Attorney Hunter suggested that the board grant the special permit with the condition that the applicant seeks a variance from the ZBA for the structures in the front yard setback and also the signs that are in the front setback.

Town Counsel stated that the planning board is only permitting the uses before them. Attorney Hunter stated that all the uses are defined in exhibit A included with the application.

There was some discussion regarding the structures that were located on the town easement. It was suggested that a condition was in the Special Permit pertaining to the easement.

Attorney Jeremia Pollard stated that he will draft conditions of the Special Permit. Attorney Don Hunter stated he will draft the findings.

The Chairman made a motion to continue this public hearing to April 27th at 8:00 P.M. This motion was seconded by Tom and was unanimously approved, 4-0.

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**Daniel Dus/850 Summer Street/Site Plan Review**

Attorney Gianacolopoulos represented Daniel Dus in the presentation of a project that involves the conversion of assembly hall into a single family residence. The applicant is seeking approval of a site plan for the project. The applicant is seeking an amendment to the original Special Permit for which the Board of Selectmen is the permitting authority. They are requesting a waiver from strict site plan requirements. The property is located at 850 Summer Street. There will be no significant impact on the area.

A member of the board felt that the property had inadequate frontage and inadequate roadways. The majority of the board felt that the project should be rejected on the request for a waiver from strict site plan requirements. The Board felt the project should be dealt with under subdivision control regulations and a complete site plan for the project should be submitted.

**Silverleaf Berkshires, Inc./Site Plan Review**

Robert Fournier, SK Design Group represented Silverleaf Berkshire, Inc. in a request for site plan approval for an amendment to the Special Permit for extension of the parking lot. They are proposing three new lights in the parking area. They would need an amendment to their original Special Permit through the Board of Selectmen for this project.

Tom made a motion to waive strict site plan requirements and approve the site plan as presented. This motion was seconded by Shaun and was unanimously approved, 5-0.

**Andrew Willey Marble & Granite/137 Main Street**

Andrew Willey is seeking approval of a site plan review for a new business to be located at 137 Main Street. Mr. Willey is seeking approval of a sign permit for a 15 sq.ft. building sign.

David made a motion to waive strict site plan requirements and approve the site plan as presented. This motion was seconded by Tom and was unanimously approved, 5-0.

David made a motion to approve the sign permit as presented. This motion was seconded by Tom and was unanimously approved, 5-0.

**Raymond Sabatelli/570 Devon Road/Form A**

Sherman recused himself from the discussion.

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Patrick McColgan, Taconic Land Consultants represented Raymond Sabatelli in a request for approval of a Form A for the division of a parcel of land located on Devon Road. The plan depicted the reconfiguration of 570 & 600 Devon Road, located on the north of Devon Road and on the west side of West Road being a reconfiguration of the Sabatelli property.

David made a motion to endorse the Form A for Raymond Sabatelli as presented. This motion was seconded by Tom and was unanimously approved, 4-0. Sherman abstained.

**Other business**

Tom motion to approve the minutes of February 23rd and March 9th as amended. Shaun seconded and was unanimously approved, 4-0. Sherman abstained.

Tom made a motion to adjourn this meeting at 8:30 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