**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**May 11, 2015**

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

This meeting was called to order at 6:15 P.M.

**The Jewelry Box/Sign Permit**

Joe Sorrentino is applying for a sign permit for a 17.7 sq.ft. building sign to be located at 83 West Center Street. The property is located in the Industrial zoning district. He applied for the sign permit under Section 199.78 B.2.

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

**Matthew Carlino & Jennifer Carlino/Definitive Plan**

Russell Sackett, Sackett Surveyors, presented a definitive plan for a minor residential subdivision. The property is located at the end of Via Maria and the subdivision will consist of one building lot. The DPW previously granted a waiver of the requirements for connecting to existing available town sewer and water services. The applicants plan to drill a private well on the site. A subsurface sewage disposal system will be constructed on the new building lot.

The Board reviewed the following requests for waivers from subdivision requirements.

Chapter 241-11

C – “No subdivision road, curbing or sidewalk is to be constructed. The existing temporary cul-de-sac will remain in place. A gravel surfaced driveway fifteen feet wide will be constructed from the end of the cul-de-sac on Via Maria extension for access to the new building lot. The extension will remain private; a maintenance agreement will be drafted between the owner of the new lot and the owners of the remaining land. A gravel surfaced driveway 15 feet wide across a portion of Via Maria Extension is proposed for access to the new building lot. The driveway will be constructed as part of the process for construction of the house on the new building lot.”

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The vote was 3-2 in favor of granting the waiver: David- yes, Buck-yes, Shaun-yes, Tom-no, Sherman-no

H No cul-de-sac is to be constructed at the end of the proposed extension. The existing temporary cul-de-sac is to remain in place.

The waivers above were withdrawn.

241-12 Open Spaces.

“No open spaces are proposed as part of this subdivision.”

The vote was 5-0 in favor of granting the waiver.

241-14 General Construction Standards

A – “There is no road construction proposed. The driveway will be constructed to the generally accepted standards for driveways and will be done as part of the process for construction of the house on the new building lot.”

The vote was 4-1 in favor of granting the waiver: David-yes, Sherman-yes, Buck-yes, Shaun-yes, Tom-no

B – Inspections “There will be no road construction. The driveway construction will meet the requirements of the building permit process.”

The vote was 5- 0 in favor of granting the waiver .

241-15 – Street clearing and grading

“The area for the proposed driveway will be cleared of trees, stumps, brush, roots, boulders and similar material to the extent necessary for construction. Only minimum grading will be required for the driveway which will follow the existing contour of the land.”

The vote was 4-1 in favor of granting the waiver: David-yes, Shaun-yes, Sherman-yes, Buck-yes, Tom-no

Sherman made a motion to review the waiver requests relating to Chapters 241-16, 241-17, and 241-18A-D together as a single request. This motion was seconded by David. The final vote was 4-1 David-yes, Sherman-yes, Buck-yes, Shaun-yes, Tom-no.

241-16 – Roadways

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“Only a graveled surfaced driveway 15 feet wide for access to the new building lot is proposed. No roadway is to be constructed.”

241-17 – Curbing

“No curbing is proposed.”

241-18 – Sidewalks, Bikeways and Driveways.

“A, B, C, D – No sidewalks or Bikeways are proposed.”

The waiver requests were withdrawn for sections 241-16 241-17 and 241-18 A-D

Chapter 241-18

E – Driveway Aprons – “The Driveway will have an apron at the temporary cul-de-sac that meets the specifications.”

241-19 – Sanitary Sewer System

“No connection to town sewer. A subsurface sewage disposal system will be constructed on the new building lot.”

241-20 – Water Supply System

“No connection to town water system. A private well will be drilled for the new building lot.”

The vote on waivers requested for Chapters 241-19 and 241-20 was 4-1 in favor of granting the waiver: Tom-yes, David-yes, Buck-yes, Shaun-yes, Sherman-no

241-21 – Stormwater Management System

“:The stormwater from the proposed driveway will flow approximately in the same manner after construction as it does now. No new stormwater structure is proposed.”

The vote was 4-1 in favor of granting the waiver: David-yes, Sherman-yes, Buck-yes, Shaun-yes, Tom-no.

241-22 Other Utilities

A – “Underground utilities will be extended to the site as part of the house construction on the new building lot.”

B – “No street lighting is proposed on the extension.”

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C – “There is a utility easement 5 feet wide along the southerly line of the proposed extension.”

The vote was 4-1 in favor of granting the waiver: David-yes, Shaun-yes, Buck-yes, Tom-yes, Sherman-no.

241-23 Monuments and Property Corner Markers

“No monuments are proposed to be set. Lot corners will be marked with iron rods with an ID cap.”

The vote was 5-0 in favor of granting the waiver.

241-24 Street signs

The applicant’s representative withdrew waiver request.

241-25 Grading, Planting and Street Trees

F – “No street trees are proposed, suitable existing trees will be kept.”

The vote was 4-1 in favor of granting the waiver: Sherman-yes, David-yes, Buck-yes, Shaun-yes, Tom-no.

The Chairman, at this point, closed the public hearing.

David made a motion to approve the definitive subdivision plan with the waivers that were granted. This motion was seconded by Shaun. The final vote was 4-1in favor of the motion: David-yes, Sherman-yes, Buck-yes, Shaun-yes, Tom-no.

**Consolati Circular Nominee Trust/Form A**

Patrick McColgan, Taconic Land Consultants represented Consolati Circular Nominee Trust in a request for approval of a Form A for property located on Circular Avenue.

The proposal is the reconfiguration of tax map 12, lot 107 located on the east side of Circular Avenue and the field lot located between the road. Lot 1 contains 21,575 sq.ft. lot 2 contains 20,394 sq.ft. and lot 3 contains 19,592 sq.ft.

Sherman made a motion to endorse the Form A as presented. This motion was seconded by Tom and was unanimously approved, 5-0.

**Other business**

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David made a motion to approve the minutes of April 27th as amended. This motion was seconded by Tom and was unanimously approved, 5-0.

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