**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**June 8, 2015**

**Present:** Chairman, Harold Sherman, Thomas Wickham, Buck Donovan, Shaun Hall and Peter Bluhm absent

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

**Econo Lodge/Sign Permit**

James Callahan, Callahan Signs represented Gensis of Lee in the application of a sign permit for a 16 sq.ft. freestanding sign that will be externally illuminated. The property is located at 980 Pleasant Street in the RB zoning district.

Shaun made a motion to endorse the sign permit as presented. This motion was seconded by Tom and was unanimously approved, 4-0.

**T-Mobile Equipment Modification**

T-Mobile is in the process of updating certain equipment that supports its wireless telecommunications network. In general the work involves the addition of three (3) antennas to the existing (6) antennas, for a total of (9) nine antennas at the existing height of 150’. They also propose to add a bias-tee behind each of the new three (3) antennas and six (6) additional lines of coax in addition to adding one BBU cabinet within the existing equipment shelter. With these modifications the height and dimensions of the existing tower and equipment shelter will remain unchanged. The property is located at 335 Forest Street.

Buck made a motion to approve the modification of the special permit in that the change was not substantial enough to require the applicant to amend the Special Permit. This motion was seconded by Shaun and was unanimously approved, 4-0.

**Cintas/481 Pleasant Street**

Shaun Purcell, Cintas submitted a site plan on behalf of Cintas for a project located at 481 Pleasant Street. The property is located in the Industrial zoning district.

Cintas is taking over 11,000 sq ft. of the former Berkshire Record Outlet. They are also adding a ramp in the back of the building and remodeling the interior offices.

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Buck made a motion to accept the site plan submission as complete. This motion was seconded Shaun and was unanimously approved, 4-0. The Board will review the site plan on June 22nd.

**Gary Johnson/100 Marble Street**

Gary Johnson submitted a site plan and special permit application for the board to review for completeness of the submission. The applicant has applied for a special permit for the outdoor storage of materials on the property The property is located at 100 Marble Street in the Industrial zoning district. The board indicated that there was a tractor trailer parked on the property and wanted to know what was stored in there. The board requested drawings or plans depicting all the outdoor storage on the property.

Shaun made a motion that the site plan and special permit application is incomplete. This motion was seconded by Buck and the final vote was 3-1 Shaun-yes, Sherman-yes, Buck-yes, Tom-no.

**Berkshire Bank/Sign Permit**

John Renzi, Graphic Impact Sign represented Berkshire Bank in request for approval of a sign permit for a 15.39 sq.ft. freestanding sign. The property is located at 1 Park Street in the CBC zoning district. They are requesting two building signs for a total 75 sq.ft. They are allowed three signs because they are located on a corner lot.

Buck made a motion to endorse all three signs permits as presented. Shaun seconded his motion and it was unanimously approved, 4-0.

**Other business**

Sherman motion to approve the minutes as amended of March 23, 2015. This motion was seconded by Buck and was unanimously approved, 4-0.

Sherman made a motion to table the minutes May 11, 2015 until the next meeting . This motion was seconded by Buck and was unanimously approved, 4-0.

Buck made a motion to nominate Sherman to serve as the Chairman of the Planning Board. This motion was seconded by Shaun and was unanimously approved, 4-0. Tom made a motion to nominate Buck to serve as Vice-Chairman. This motion was seconded by Shaun and was unanimously approved, 4-0.

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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