**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

 **July 27, 2015**

Members Present**:** Chairman, Harold Sherman, Thomas Wickham, Shaun Hall and Peter Bluhm

**Absent**: Buck Donovan

This meeting was called to order at 6:00 P.M.

**Corner the Market/Site Plan Review**

Keith Heeren is seeking approval for a site plan for a retail use at 28 Park Street. The property is located in the DCBC zoning district. At the last meeting the board determined that the site plan submission was complete.

Tom made a motion to approve the site plan for Corner the Market as presented. This motion was seconded by Shaun and was unanimously approved, 4-0.

**Paul DiGrigoli/45 Park Street/Site Plan Submission**

Shaun Hall recused himself from the discussion.

Paul DiGrigoli wants to remove the old stucco on the existing building then go over it dense glass and new stucco.

Tom made a motion to waive strict site plan requirements. This motion was seconded by Sherman and was passed with a vote of 3-0. Tom made a motion to accept the site plan as a complete submission. This motion was seconded by Sherman and the vote was 3-0.

**Paul Davis Restoration/262 Main Street/Site Plan Review Submission**

The Board reviewed the submission for completeness. The site located at 262 Main Street in DCBC zoning district and will be used for offices. Peter made a motion that the site plan submission is complete subject to receipt a letter from the owner approving the application and changes. This motion was seconded by Tom and was unanimously approved, 4-0.

**Valley Veterinary Services/920 Pleasant Street/Industrial Zoning District**

Valley Veterinary Services was granted a special permit to expand the business on April 28, 2014 and one of the conditions of the special permit was that the dumpster be screened. Dr. Julie Shanahan, representing VVS, is seeking approval to relocate the dumpster on the property from the previously approved location

**Lee Planning Board – Minutes – July 27, 2015**

They submitted a map with the approved and proposed locations depicted. The question before the Planning Board was whether this change is substantial and would require an amendment to the special permit.

Shaun made a motion to allow Valley Veterinary Services to relocate their dumpster. This motion was seconded by Peter and was unanimously approved, 4-0.

**New Business**

**Lee Athletic Field**

Shaun Hall recused himself from the discussion

Kathy Hall came to this meeting for an informational discussion of additional signage for the Lee Athletic Field. The property is located on Housatonic Street in the CBC zoning district. The Chairman indicated any signage would fall under municipal sign bylaw and that no decisions could be made before an application was submitted. They would like to place two signs on the pavilion in dedication of all the volunteers who contributed to the construction. Mrs. Hall was told she would need to consult the Building Commissioner regarding how the signs would be secured to the building.

**Other business**

The Planning Board received correspondence from MASS DOT pertaining to AJ Realty Trust encroachment on the State’s property at 905 Pleasant Street. The letter indicated that all encroachments within the state limits must be removed and the land restored to the original state.

Peter made a motion to approve minutes of June 8th and June 22nd as presented. This motion was seconded by Tom and was unanimously approved, 4-0.

Tom made a motion to adjourn this meeting at 7:30 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