**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**September 28, 2015**

**Present:** Chairman, Harold Sherman, Thomas Wickham, Shaun Hall, Peter Bluhm and Buck Donovan **Also Present**: Don Torrico, Building Commissioner, David J Consolati, Nelson Daley, Frank Consolati, Carol A. Consolati, Colleen Consolati, Thomas A. Consolati, Dayton DeLorme, Sharon, DeLorme

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

**Heka Health Incorporated/240 Housatonic Street/CBC district**

Heka Health is considering operating a retail medical marijuana dispensary. This was an informational meeting to determine whether they would need to file an application with the board to operate the business.

Heka Health’s proposal would require Site Plan Review under 199-4.2 G) (5) (c) any retail business.

Several members in the audience spoke in opposition to the project. Some felt the site, inappropriate because of being located within the “Gateways to the Berkshires” area of town. Others, including David Consolati expressed the belief that the proposed site could not support the state’s site requirements. David Consolati, Selectman, expressed his strong opposition locating this business at the proposed site and recommended that the Planning Board draft zoning for the medical marijuana business.

Sherman made a motion that the project would require a full site plan review and before the board could accept the site plan they would request an endorsement from the Board of Selectmen & Chief of Police. This motion was seconded by Tom and was unanimously approved, 5-0.

**Berkshire Engineering/80 Runway/Industrial District**

Mike Kulig, representing Berkshire Engineering, came to this meeting to discuss a proposal to locate a physical therapy office in the former space occupied by Berkshire Engineering located

**Lee Planning Board – Minutes – September 28, 2015**

at 80 Runway. Mr. Kulig stated his belief that a site plan had already been approved for the building. He requested that the board waive the site plan review for the new business. The Board members agreed that the Board would require an abbreviated site plan review to include a review of parking provisions for the new business. Mr. Kulig agreed to submit a site plan for review on October 5th at 6:00 P.M.

**Sunglass Hut/Sign Permit/PCVC District**

Callahan Sign, LLC applied for a sign permit for the Sunglass Hut store located at the Prime Outlets in the PCVC zoning district. The proposed sign is a 22 sq.ft. wall sign.

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

**Julie’s Hair Care/Sign Permit/DCBC District**

Craig Pixley, representing Pixley Signs applied for a sign permit for Julie’s Hair Care for a building sign to be located at 85 Center Street in the DCBC zoning district. The proposed sign is a 5 sq ft. wall sign.

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

**Building Commissioner’s Report**

**Sign Bylaws.**

Don Torrico stated that under Section 199-7.6(E)(3) (Administration and Enforcement) all notices mailed to sign owners must be sent certified mail. Don stated it is very expensive to mail violation letters certified every day.

Sherman requested Don Torrico take the initiative and alter the language in Section 199-7.6E.3 to reflect more current practices. Tom seconded the motion. The vote was unanimous, 5-0.

**Minutes and Correspondence**

Peter made a motion to approve the minutes of August 10, 2015. This motion was seconded by Shaun and the vote was 4-0. Buck abstained.

**Other business**

Bob Nason. reported that he, Chris Pompi, Don Torrico, and Jaimy Messana have met over the several past weeks to review drainage problems impacting neighbors and public ways within the town. Mr. Nason stated that their objective is to balance reasonable development while protecting the neighbors from any potential negative impact. After some discussion, Mr. Nason agreed to return at a future date for further updates on this issue.

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