**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**November 23, 2015**

**Present:**

Chairman, Harold Sherman, Peter Bluhm, Buck Donovan, Thomas Wickham

**Absent:** Shaun Hall

**Also Present:** Donald Fitzgerald, Building Commissioner, Mark A. Dupuis, Heka Health, Inc, Kimberly Shaft, Heka Health, Inc., Thomas Keenan, Heka Health, Inc.

**Heka Health Incorporated**

Mark Dupuis, President of Heka Health Inc. came to this meeting to discuss a potential location for a Medical Marijuana Dispensary in Lee. Previously they were considering 240 Housatonic Street in the CBC zoning district. Mr. Dupuis indicated at this meeting that other locations would be considered. They requested clarification as to how this business would be categorized and were told the Board considers a Medical Marijuana Dispensary as a retail use. The Chairman suggested that the applicant seek the required letter of support or non-opposition from the Board of Selectmen prior to coming to the Planning Board for site plan approval, noting that the business must also conform to applicable Massachusetts State Law.

**Soules Sports & Fitness/925 Pleasant Street/Industrial/Site Plan Review**

At the Planning Board meeting of 11/9/2015, Justin Soules received site plan approval for a new business, a Fitness Training Center, to be located at 925 Pleasant Street. That approval was conditioned upon submission of a lighting plan and parking plan with designated handicap parking within 2 weeks. Mr. Soules fulfilled this requirement at this meeting.

Peter made a motion that Justin Soules has completed his site plan review. This motion was seconded by Sherman and was unanimously approved, 4-0.

**Lee Bank/75 Park Street/DCBC/Site Plan Submission**

The Board reviewed a site plan submission for Lee Bank for a project that involves the construction of a covered entry and handicap accessible ramp. The property is located at 75 West Park Street in the DCBC zoning district and the proposed project is in a flood plain.. The applicant has filed a Special Permit with the ZBA and the public hearing is scheduled on December 30th at 7:00 P.M.

Buck made a motion to accept the submission. This motion was seconded by Tom and was unanimously approved, 4-0.

**Kristin O’Brien/Industrial Zone/Site Plan Submission/Special Permit Submission**

Buck recused himself from the discussion.

Kristin O’Brien wishes to apply for a special permit a 50’ x 100’ new building at 343 Forest Street located in the Industrial zoning district. The application fall under Section 199-6.1 nonconforming structures, uses and lots and would require a site plan review.

Tom and Don pointed out apparent drainage and runoff problems associated with the driveway on the property which have negative impact on Forrest Street.

 Peter moved to reject the filing on the basis that it lacked a drainage and erosion plan for the during construction and post-construction phases and a parking plan. This motion was seconded by Sherman and the vote was 3-0. Buck abstained.

**Meadow Farms/Industrial Zone/Sign Permits**

Thomas Touponce sought approval of three sign permits for 3 signs to be located at 905 Pleasant Street in the Industrial zoning district. Two sign permit~~s~~ applications were for 16 ft2 freestanding signs under Section 199-7.8(5)(c)(d). One application was for a permit for a 32 ft2 building sign under Section 199-7.8(2).

 Sherman made a motion to endorse the three sign permits as presented. This motion was seconded by Peter and the vote was 3-0. Buck abstained.

**AJT Realty/Industrial Zone/Sign Permits**

Thomas Touponce sought endorsement of three sign permits for signs to be located at 1160 Pleasant Street in the Industrial zoning district. Two are for two 16 ft2 freestanding signs under Section 199-7.8(5)(c)(d) and one is for a 100 ft2 building sign under Section 199-7.8B(2).

Sherman made a motion to endorse the three sign permits as presented. This motion was seconded by Peter and the vote was 3-0. Buck abstained.

Board members voted to table the minutes of 11/9/2015 pending clarification.

Tom made a motion to adjourn this meeting at 8:00 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