**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**December 14, 2015**

**Present:**

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

**Absent:** Shaun Hall

**Also Present:** Donald Fitzgerald, Building Commissioner, Attorney Shawn P. Leary, Kristin O’Brien

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

**Marian Missionaries of Divine Mercy/1575 Pleasant Street/RB Zone**

Attorney Shawn Leary represented Marian Missionaries of Divine Mercy in a proposal that involves the conversion of the former Perigee restaurant to house volunteers associated with Marian Missionaries of Divine Mercy. She further stated that the proposed use represents a religious use which is allowed by right.

The property is located in the (RB) Rural Business zoning district. Attorney Leary stated they would not be changing the exterior of the existing building. They plan construction of 7 bedrooms on the second story of the building. A majority of the residents will not have cars so the existing spaces are deemed adequate.

The maximum building coverage does not apply to the property because it is already nonconforming building. The setback requirement of 100 foot buffer does not apply because it is pre-existing building. The requirement for a major access road does not apply because it is a pre-existing building.

Tom made a motion to accept the site plan as presented provided that they do not change the façade of the building. This motion was seconded by Buck. This motion was withdrawn.

The Board determined that the proposed use was a religious exemption under Section 199-9.6.

Peter made a motion that the Board approves the document showing the intention of Marian Missionaries of Divine Mercy to change the use from commercial to mixed residential under Section 199-9.6. Tom seconded the motion.

 Sherman proposed an amendment to include an additional condition that the new occupant owners be required not to change the historic character of the building. This amendment was

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seconded by Buck and adopted on a vote of 3-1 with Peter voting against. As so amended the motion passed unanimously.

**Kristin O’Brien/Site Plan Submission**

Buck recused himself from the discussion.

At a previous Planning Board meeting, Kristin O’Brien presented a site plan for submission. It was deemed inadequate. The Board required her to include a drainage plan and parking plan. Kristin submitted a new plan at this meeting that the board felt was still inadequate.

Tom stated that the problem is that the existing driveway is washing out of the culverts at the bottom of the hill. The Chairman stated that the O’Brien’s are responsible for the drainage of the existing driveway. The Board recommended that Kristin O’Brien meet with DPW regarding the drainage problem. The Board also requested a narrative of the project, a parking plan, a drainage plan and a lighting plan. This matter was continued to December 28th.

**Justin Soules/Sports & Fitness Center/Sign Permit**

Justin Soules applied for a sign permit for a 16 sq. ft. freestanding sign to be located at 925 Pleasant Street in the Industrial zoning district. The sign will be externally illuminated with two 100 watt bulbs.

Peter made a motion to endorse the sign permit application as presented. The motion was seconded by Sherman and was unanimously approved, 4-0.

**Other Business**

Peter made a motion to approve the minutes of November 9, 2015 as written. This motion was seconded by Buck and unanimously approved, 4-0.

Tom made a motion to adjourn. The meeting adjourned 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