

REC'D LEE TOWN CLERK
APR 26 '21 PM 2:35

SPECIAL PERMIT
NOTICE OF RECORDING

COMMONWEALTH OF MASSACHUSETTS
TOWN OF LEE
SPECIAL PERMIT

NOTICE OF DECISION

Date: April 26, 2021

Notice is hereby given that the Board of Selectmen, Special Permit Granting Authority, **GRANTED** a Special Permit in accordance with Chapter 199 – Special Permit 13.4 and Multiple Dwelling Developments 9.2 – Site Plan Review designated as Map 12A, Lot 163, to Ann Doyle Deely, to allow the conversion of property at 218 Main Street, Lee, from the existing use of three apartments and an office space to a five-apartment residential building, with no office space. The structure is proposed to be substantially unaltered with the existing utilities utilized. The existing parking (paved area) to be substantially the same. All will be in the existing footprint of the building. The building is located at 218 Main Street, in the DCBC Zoning District, designated as Map 12A, Lot 163. The Applicant filed its application on February 25, 2021 with notices published March 26, 2021 and April 2, 2021 and a hearing date of April 20, 2021.

The Board waived the strict Site Plan Requirements as there is no outside work to be done so the structure is substantially unaltered. The Select Board members also support and incorporate into their decision, the Planning Board's recommendations for the project as follows:

1. The applicant will submit a parking plan showing sufficient parking.
2. The applicant agrees to the present the Board with a location and plans for an enclosure of the dumpster.

The Board voted unanimously to grant the Special Permit by the Special Permit Granting Authority upon the following motions and findings that the proposed use:

1. Is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose; because the plans submitted shows it to be so.
2. Is essential or desirable to the public convenience or welfare at the proposed location; because it fills the need for housing.
3. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood; because it is already an existing rental building and the property's use won't be changed as it is being used for much of the same purpose as already established and will not change the nature of the residential community.

4. Will not create undue traffic congestion or unduly impair pedestrian safety; because there will be no substantial increase, the conversion won't create additional congestion as there is a parking area with the required number of parking spaces.
5. Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare; because there will be no substantial increase in these uses.

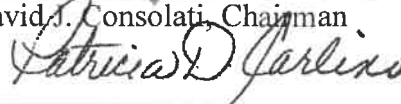
An appeal of the decision of the Special Permit Granting Authority may be made by any person aggrieved pursuant to MGL Chapter 40A, Section 17, as amended, within twenty (20) days after the date of filing of the Notice of Decision in the office of the Town Clerk.

The Special Permit Granting Authority hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Town Clerk.

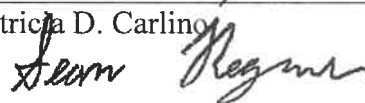
BOARD OF SELECTMEN



David J. Consolati, Chairman



Patricia D. Carlino



Sean Regnier

Dated: April 26, 2021