

Minutes  
Lee Conservation Commission  
Land Use Office Town Hall 32 Main Street  
Wednesday June 7, 2017

Commissioners: Kathy Arment, Chair; Stu Dalheim; John Coty, Jr.; Marilyn Hansen; James Wickham, John Philpott

Members of the Public Present: Christopher Myhrum, Attorney; Matt Naventi; Peter Naventi; Diane Naventi; Alex Grover, Attorney; Brett White, White Engineering; Louis DiGrigoli, Stockbridge Terrace ; Amer Raza, MA DOT; Tony Moore, Cranwell Resort; Fred Sears, Hill Engineering.

- **Request for Determination of Applicability: MA DOT Resurfacing of Rt. 102.**  
Mr. Raza reviewed the resurfacing project. A motion to give a negative determination (1) was made by Commissioner Wickman, seconded by Commissioner Coty. Unanimous approval.
- **Request for Determination of Applicability: Charles Auster 13 Chanterwood Road, replacing existing septic system.** Mr. Sears presented the project which was the removal of an existing septic system and replace it with an improved above ground system with a pumping station. The proposed system originally approved in 2008 was reapproved in 2017 by the Tri-Town Health Group. The general plan as laid out by Mr. Sears seems fine with the Commission, but the removal of the old system is near Goose Pond shoreline. The Commission felt that although there are steps taken in the project to protect debris from the old system removal, it was close enough to the pond that an NOI was in order. Commissioner Wickman motioned for a Positive Determination (1), seconded by Commissioner Coty. Unanimous approval.
- **Request for Determination of Applicability: Anthony Moore 617 Laurel Street, Install 20' x 20' storage shed.** Mr. Moore presented the project which included the installation of a shed to house equipment and Kayaks for Canyon Ranch. The shed is 100' away from Laurel Lake. A discussion on how the shed would be placed in the defined area resulted in the placement of the shed on blocks to prevent digging a foundation which will eliminate the need for heavy construction equipment by the lake. A motion for a Negative Determination (3) and a second made. Unanimous approval.
- **Stockbridge Terrace LLC Enforcement Order Updates:** Mr. White review with the Commission his final storm water assessment of the Stockbridge Terrace Property. Mr. White reviewed data from storm water calculations from pre-construction, data from the 2003 calculations and the final iteration of the 2016 detention basin design calculations. Mr. White used a HydroCad software system to perform his analysis. Mr. White made a number of observations as a result of his analysis. First the original area use for the initial storm water calculations was 6.623 acres vs. 8.953 acres currently

used in his design recommendations. Mr. White concluded that the original retention basis was not adequate to handle current storm water events. Mr. White's analysis also indicated that the present detention basin would not be adequate to handle large rain events. During this investigation, it was pointed that the percolation tests were discussed. Percolation test results were good and are similar to all the area of Stockbridge Terrace property. This was not considered a problem with any of the calculations. Mr. White's recommendation from his work is to double the size of the detention pond so as to have a minimal discharge from 25 year and 100 year storms. Mr. White's report only dealt with the environs of the Stockbridge Terrace property, but will address in a comprehensive manner the water shed surround both the Stockbridge Terrace property as well as the Naventi's property. Mr. Myhrum asked the Commission if an independent review was instituted. The Commission has not asked for an independent review at this time. Mr. White asked that as a result of his work, his client would like to begin building the final building (No. 9) as he has taken into account all the factors of the site and concluded that there would be no harmful results of the building. The request was tabled till the Commission consults with both the DEP and the Town of Lee's attorney since we are dealing with an Enforcement Order.

- **CINTAS Discussion:** Commissioner Philpott reviewed the present status of the Cintas project. Cintas has acquired another business and they are in the process of integrating it into their present organizational structure. As a result the possible move to either Pittsfield or Lee has been put on hold. Mr. Philpott requested that the Commissioners endorse a proposal to reach out to Cintas to discuss their Lee option at Quarry Hill. There are some wet land issues at the site, but various proposed ideas might be beneficial to resolve any wet land issues. The Commissioners supported Mr. Philpott's request to contact the various parties to see if an informational meeting can be arranged.
  
- **Motion made to approve the minutes of the May 17, 2017 meeting. Unanimous approval**

Motion made and seconded to adjourn at 9:20 PM. Unanimous approval

Respectfully submitted:  
John Philpott