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Minutes
Lee Conservation Commission
Town Hall 32 Main Street Courtroom
Wednesday September 4, 2019 7 PM

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

Members of the public present: Jeff Cohen, Eagle Mill; Sarah Gapinski, SK Design Group; David Carrington; Deborah Helmke; Kathy Hall

- **Continued Request of Determination of Applicability Glenn Hersh & Nancy Elliott 470 Cooper Creek Rd. Native plantings; investigation of DEP #196-0402 plan changes from the Order of Conditions** Ms. Helmke presented. A wetland delineation has been done. Mr. Wickham and Mr. Philpott did a site visit and found the wetland flagging and the proposed plantings to be fine. It was decided that the Commission can move forward on the RDA even though there is no Certificate of Compliance for #196-0402 Order of Conditions. **Motion by Mr. Philpott with a second by Mr. Wickham to issue a negative 2 determination. Unanimous approval.**
- **Update of 1365 Pleasant Street Enforcement** No one appeared. There may have been a notification error.
- **Request of Determination of Applicability Deborah Garry and Steve Gabel 203 Stockbridge Road Driveway repair and repaving.** The brook side of the driveway will have erosion controls of straw wattles. Work will be 25' outside of the buffer zone. This side (brook side) will be cleaned and topped. The other side of the driveway will be excavated, filled, and topped.
- **Motion by Mr. Wickham with a second by Mr. Coty to issue a negative 2 determination. Unanimous approval.**
- **Motion by Ms. Arment with a second by Mr. Philpott to approve the August 21, 2019 minutes. Unanimous approval.**
- **Informal presentation Proposed modifications to Eagle Mill Development Plan** Mr. Cohen and Ms. Gapinski presented the plan changes. Mr. Cohen requests that the minutes reflect the minor changes of the approved plan as presented tonight.
- Amended plan presented tonight:
 - Site 1 The Eagle Mill site
 - Site 2...The previously approved parking lot
 - Site 3 The proposed hotel site

Site 1: The site as approved had a 72-room hotel beside the machine shop in the flood plain. The proposed change would not eliminate the hotel and instead have a 4 story micro-unit apartment building. This building would be out of the flood plain. There would be 24 -122 units on the top three floors. The ground floor would be used as a retail/commercial space. This change would allow for 30 additional parking spaces.