

Minutes  
Lee Conservation Commission  
Zoom Meeting Town Hall 32 Main Street  
November 18, 2020

Commissioners present: Kathy Arment, Chair; John Philpott; Stu Dalheim;  
John Coty, Jr.

Commissioners absent: Marilyn Hansen

Members of the Public present: Robert Fournier and Matthew Puntin, SK Design Group; Jeff Cohen, Eagle Mill; Alex Glover of Lazan Law; Marc DiGigoli, Stockbridge Terrace; Brent White, White Engineering

**Amended Order of Conditions Eagle Mill Redevelopment West Center Street DEP #196-0451 Redevelopment—use of some buildings, minor parking changes, elimination of development on the south side of West Center Street** Mr. Fournier and Mr. Cohen presented. Plans have changed with the different dynamics caused by the COVID restrictions economic downturn. The retail space has been reduced and the number of housing units has changed to 61 units with 70% of these affordable housing and 30% market rate. The machine shop will be a mini market. The design on the mixed-use building has changed but the footprint is the same. The driveway orientation is now changed, and the driveway is on the side of the residential/retail units. The islands have been moved around. Overall, the footprint is as before. The entrance from the road has changed. The use of one building has changed from office to condo /townhouses. There is nothing planned for the south side of West Center Street. In summary, there is little change in the overall limit of work and no change or impact of Commission jurisdictional areas. **Motion by Ms. Arment with a second by Mr. Philpott to accept the Amended Order of Conditions, the first order approved in 2013, with the substitution of the new plans and the expected one-page narrative document explaining the new plans. Unanimous approval**

**Notice of Intent LB Corporation 210 Columbia Street DEP 196-#0474 Construction of a commercial building with associated site work** Ms. Arment recused.  
Mr. Puntin presented. The site plan was presented and described; the only reasonable access to the building site is on the plan; the driveway will be 12' wide. There was a Determination of Applicability last year for some of the clearing; all work is outside 25' of wetlands though some is in the buffer zone. There is a concern that there is a 20' drop to the stream and any impact that it would have. There will be no storm water collection in at a single point. With this plan, there is an increase in runoff but it covers a wide range and shouldn't increase downstream runoff. The Commission requested that the building area and the parking lot be staked out. The Commission will make a site visit. **Motion by Mr. Philpott with a second by Mr. Coty to continue the Notice of Intent until the December 2, 2020 meeting. Unanimous approval.**  
Ms. Arment returned

**Stockbridge Terrace/Naventi property** A site inspection of the Naventi property was done. The remediation work was good, the pond water was clear. Ms. Glover will attend to the legal paperwork with the court case so that the Commission can vote these legal issues at the December 2, 2020 meeting. **Motion by Ms. Arment with a second by Mr. Philpott to rescind the Enforcement Order. Unanimous approval**

**Motion by Ms. Arment with a second by Mr. Coty to approve the minutes of the November 4, 2020 meeting. Unanimous approval**

**Meeting adjourned 8:15 PM**

Documents: Notice of Intent LB Corp 210 Pleasant Street #196-0474; Amended Order of Conditions Eagle Mill Redevelopment West Center Street 196-#0451; minutes November 18, 2020.