

Minutes  
Lee Conservation Commission  
Lee Town Hall 32 Main Street Meeting Room  
Wednesday December 7, 2022 7:00 PM

Commissioners Present: Kathy Arment, Chair; John Philpott; John Coty, Jr.; Marilyn Hansen; Mark Navin; Toni Thomas; Clare Lahey, alternate  
Commissioners Absent: Stu Dalheim  
Members of the Public Present: Matthew Puntin, SK Design Group; Bryan Siter, Foresight Land Services; Colleen DeBenedetto, Valta Solar LLC; Mark Vlachos, ARUNA (Green Theory Cultivation); Bill Gates

**Continued Notice of Intent: Lee premium Outlets 50 Water Street Map 19 Lot 68 DEP #196-0481 Planting of trees and additional stabilization of the site (this work is in conjunction with the Emergency Certification issued in November 2022)** Mr. Puntin requested a continuance until further notice as he is waiting for a report from National Heritage. **Motion by Ms. Arment with a second by Mr. Navin to continue until further notice given by Mr. Puntin**

**VOTE:** Ms. Arment, aye      Mr. Philpott, aye      Mr. Coty, aye      Ms. Hansen, aye  
         Mr. Navin, aye      Ms. Thomas, aye

**Motion approved unanimously**

**Extension of Orders of Conditions: Green Theory Cultivation 845 Pleasant Street Map 30 Lot 0084 DEP #196-0467** Mr. Puntin requested an Extension as there is some landscaping and paving left to be done. The site is stabilized. The rock wall has been inspected several times and is in good condition. It was noticed that there was construction and/or other debris on the site. Mr. Puntin will check on that. **Motion by Mr. Philpott with a second by Ms. Arment to grant a 3-year Extension of the Order of Conditions.**

**VOTE:** Ms. Arment, aye      Mr. Philpott, aye      Mr. Coty, aye      Ms. Hansen, aye  
         Mr. Navin, aye      Ms. Thomas, aye

**Motion approved unanimously**

**Continuance of Order of Condition revision: Laurel Lake Drawdown revising of conditions**  
None of the reports needed for consideration of the request have been received by the applicant. It was again noted that the drawdown of 3' for this year is allowed. **Motion by Ms. Arment with a second by Mr. Navin to continue until the needed documentation has been received by the applicant.**

**VOTE:** Ms. Arment, aye      Mr. Philpott, aye      Mr. Coty, aye      Ms. Hansen, aye  
         Mr. Navin, aye      Ms. Thomas, aye

**Motion approved unanimously**

**Request for Certificate of Compliance: 1455 Cape Street Map 21 Lot 0025 DEP #196-0338**

A partial Certificate of Compliance had been issued 12/08/2019 for the Order of Conditions issued on 10/21/2005. At that time there was a bridge that needed to be repaired. It has since been repaired and the area around it stabilized. There was other discussion about the fact that the plot of land at 1455 Cape Street had been divided a number of years ago and is now two lots, 1455 and 1435 Cape Street . A solar array is being proposed by Valta for the lot containing the bridge.

**Motion by Mr. Coty with a second by Mr. Navin to issue a complete Certificate of Compliance.**

**VOTE:** Ms. Arment, aye      Mr. Philpott, aye      Mr. Coty, aye      Ms. Hansen, aye  
         Mr. Navin, aye      Ms. Thomas, aye

**Motion approved unanimously**

2.

**Continuance of Request for Determination of Applicability: Willow Hill & Woodland Road Map 2 Lot 4D** The EPA Report is not yet in so this is still a continuance. **Motion by Ms. Arment with a second by Mr. Philpott to continue until the EPA Report is received.**

**VOTE:** Ms. Arment, aye      Mr. Philpott, aye      Mr. Coty, aye      Ms. Hansen, aye  
         Mr. Navin, aye      Ms. Thomas, aye

**Motion approved unanimously**

**Responses to the letters mailed concerning possible violations** No answers were received acknowledging the receipt of the letters. The administrative assistant will ask DEP to investigate the issues.

**Discussion** on the property at 165 Bradley Street location of the former Golden Hill Nursery. DEP will be consulted about this.

**Other:** Bill Gates came in to get information on the Laurel Lake Drawdown. He is doing an investigative report concerning how a drawdown affects the back estuaries of lakes. Concerns are the growth of cyanobacteria as well as that of zebra mussels. He was given the name of Roger Scheurer, the president of the Laurel Lake Association.

Mark Vlachos ARUNA (Green Theory) answered questions about ARUNA.

Meeting Adjourned

Documents: Notice of Intent, Lee Premium Outlets 50 Water Street Map 19 Lot 8 DEP #196-0481; Order of Conditions Green Theory 845 Pleasant Street Map 30 Lot 0084 DEP #196-0467; Order of Conditions Laurel Lake Preservation Association, Laurel Lake DEP #196-0449; Certificate of Compliance 1455 Cape Street Map 21 Lot 0025; Request for Determination of Applicability Willow Hill/Woodland Road Map 2 Lot 4D