

**Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
July 23, 2018**

Present: Chairman Peg Biron, Buck Donovan, Matt Carlino, Thomas Wickham and Peter Bluhm

Others Present: Tim Newman, Southfield, MA, Corey Willey, Berkshire Record, Emily Stockman, Stockman Associates, Christopher Ketchen, Town Administrator, Dick Lindsay, Berkshire Eagle, Jeff Cohen, Eagle Mill, Matt Puntin, SK Design Group, Leigh Davis, Eagle Mill Redevelopment, Elton Ogden, Berkshire Housing Development Corp, Sarah Grapinski, SK Design Group, Douglas L. Brown, DBVW Architects

Eagle Mill Redevelopment/40R Smart Growth

Jeff Cohen, Mill Renaissance came to this meeting to present a pre-application site plan for the redevelopment of the former Eagle Mill. Mr. Cohen introduced his team that assisted him in the development of the site. Mr. Cohen presented pre-application that has evolved over the past 3 years to include several adjacent sites to be incorporated into the pre-application. He purchased the property in December 2017 and currently has several adjacent sites under agreement that will be incorporated into the overall site plan. Several of the existing buildings on the site will be redeveloped, the union mill converted into apartments, the existing gable machine shop into a mercantile use. They are proposing a 3-story 74 room hotel that will be fronting on West Center Street currently they do not have a hotel developer interested in the site. The businesses and residents within the site will have access to the adjacent river. The organization of the parking areas would be immediately adjacent to the area. The proposal includes 80 residential units 35% market rate units, 65% affordable units with 80 parking spaces provided and a public market. They are providing 325 parking spaces for the total project. A traffic study will be submitted with the formal application for site plan. The schedule for construction of the site for the redevelopment will commence at the west end of the site and gradually move towards the new construction.

Other business

Tom made a motion that the board sends a letter to the state agency indicating that it is critical to improve the water line on Main Street to support the redevelopment Eagle Mill. The board has reviewed the pre-application for the redevelopment of Eagle Mill and the Chair has authorized that this letter is sent in support of the project. The redevelopment of the former Eagle Mill is crucial to the town. This motion was seconded by Peter and was unanimously approved, 5-0.

This meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Jaimy Messana
Land Use Administrative Assistant

CC:	Board of Health	Town Clerk
	Principal Assessor	Historical Commission
	Board of Public Works	Conservation Commission
	Town Administrator	Building Inspector
	Board of Selectmen	Town Counsel