

Lee Planning Board
32 Main Street
Lee, Massachusetts 01238
October 22, 2018

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

Others Present: Mark Kasinkas, Jane LePrevost, Scott LePrevost, Patrick McColgan, Dick Lindsay, Andrea DeBesmardis, Matt Puntin, Sarah Gapinski, Leigh Davis, Jeffrey Cohen, Shawn Leary

Michael Van Zandt/215 Devon Road/Form A

Patrick McColgan, Taconic Land Consultants represented Michael Van Zandt in a request for approval of a Form A for property located at 215 Devon Road. The plan depicted a perimeter survey of the property because the owner is in the process of transferring ownership.

Tom made a motion to approve the Form A for Michael Van Zandt as presented. This motion was seconded by Buck and was unanimously approved, 5-0.

William Bartini/200 George Street/Form A

Patrick McColgan, Taconic Land Consultants represented William Bartini in a request for approval of a Form A to create a lot that will be sold to the neighbor. The lot created is not a building lot.

Tom made a motion to endorse the Form A for William Bartini as presented. This motion was seconded by Matt and was unanimously approved, 5-0.

Discussion Eversource Site Visit

There was a site visit to the property on Thursday, October 11th and Wednesday, October 17th. The Board was content with the overall progress that has been made on the site. Scott LePrevost suggested that the site fence on the top of the slope is removed. The Board suggested that the project is revisited in May and that Mr. Kelly is given a contact number in the event there are problems with runoff and erosion on his property. Berkshire Fence will install a fence, mow the property and take care of the bush piles, providing permanent contact information to Mr. Kelly. The Board will meet again on November 5th to continue this discussion at 6:00 P.M.

Discussion Solar Bylaw

The Board reviewed the current draft of the proposed bylaw. `Peter stated that the board should reconsider maybe not restricting the development to a special permit on large arrays in the event the community is designated a green community. Peter stated that this may prohibit the designation of a green community if it is enacted. The Chairman suggested that if it is a large project the board should have some control with a special permit.

This discussion will be continued on November 5th.

Eagle Mill Redevelopment/Site Plan Submission

Jeff Cohen presented the overall proposed project for the redevelopment of the former Eagle Mill. The project is a mixed-use development of approximately 11.25 acres of land. The petitioner is seeking a plan approval under Section 199-16.10 Smart Growth Overlay District. The property is located on West Center Street. A large portion of the east end of the Eagle Mill building will be demolished. A portion of the western end of the main mill building will also be demolished. The remaining portions of the Eagle Mill building will be renovated into a mix of different uses. A portion of the existing machine shop will be demolished as well, and the remaining building will be renovated.

The proposed redevelopment includes the following:

Riverfront Commercial building, a 8,000 sq.ft. Commercial building

The Union Mill, an adaptive re-use of an historic Eagle Mill building which will create 37 residential units

The Eagle Mill Market, 60,300 sq.ft. public market featuring multiple restaurants, 30 related food kiosks

Eagle Mill Housing II, 43 unit new construction apartment building

The "Machine Shop", a 11,875 sq.ft. to be developed into mercantile use

The Hotel, 74 rooms public spaces to be developed by an unrelated entity

The "Park", 2 ½ acres on the north shore of the Housatonic Rive, across from The Mil, planned for conservation/recreational use

Peter made a motion that the submission was sufficient to review under site plan and 40R Smart Growth Overlay District. This motion was seconded by Tom and was unanimously approved, 5-0.

The public hearing for the plan approval will be held on November 19th at 6:45 P.M. in the courtroom.

Sling LLC/Site Plan Submission

The Board accepted the site plan submission for a cultivation and manufacturing facility to be located at 815 Pleasant Street.

Tom made a motion that the site plan submission was complete. This motion was seconded by Matt and was unanimously approved, 5-0.

The site plan review will be held on November 19th at 6:00 P.M.

Other business

The Board received a letter from David Bruce regarding an amendment to the bylaw pertaining to signage at the OPLI district. The board previously requested that the main sign is located 75 feet back for safety reasons. The Board suggested that David Bruce is invited into a future meeting.

Tom motioned to adjourn this meeting at 8:30 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

