

APPROVED ON 5/16/17

Board of Selectmen – Minutes of Meeting

BOARD OF SELECTMEN  
MINUTES OF MEETING –May 2, 2017

Present: Thomas Wickham, Chairman, Patricia D. Carlino and David Consolati, Board of Selectmen and Robert Nason, Town Administrator.

Chairman, Thomas Wickham, called the meeting to order at 7:00 PM.

1. **Approval of Minutes:** *The Board members voted unanimously to approve the Public Session Minutes of April 18, 2017 and April 25, 2017.*
2. **Public Hearing:** South Church Street Associates, LLC – Elizabeth Goodman, Attorney for South Church Street Associates, LLC, came before the Board with the Application for the Modification of a Special Permit for Unit 15, Meadow Wood Condominium at 3 Foxhollow Drive, Lenox, MA. She introduced Civil Engineer Steve Mack from Foresight Land Services to discuss the project. Mr. Mack conveyed that the proposed project involves the Manor House and will include eleven – 2 bedroom residential units, a fitness room, maintenance office and garage. He stated that he had previously spoken with Superintendent of Public Works, Chris Pompei, P.E., who is satisfied that the project will not overload any public water, drainage or sewer systems. Architect Grigori Fateyev, RA came before the Board to talk about the architecture of the project. He showed the plans on a projection screen pointing out the characteristics of the property and how the additions, though modern, would mirror the architectural design of the historic Manor House. Chairman, Tom Wickham asked why the addition would have a flat roof instead of a roof with a pitch with window dormers, to which Mr. Fateyev expressed that it's an aesthetic choice. The owner of the property, Dave Carver (South Church Street Assoc., LLC) explained that he too had questions about a flat roof in the beginning, but after discussion with Grigori regarding the use of three internal roof drains designed to code which will drain into a water drainage system, he decided to trust the architect.

*The Board members voted unanimously to waive the strict Site Plan Requirements and voted unanimously to accept the Site Plan and Lighting Plan as presented.*

*As the Special Permit Granting Authority, the Board members voted unanimously to grant the Special Permit upon the following motions and findings that the proposed use:*

1. *Is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose; because it will reconstruct the historic building and will rebuild residential units and is in harmony with the by-law.*
2. *Is essential or desirable to the public convenience or welfare at the proposed locations; because it will preserve the blighted building and provide much needed housing.*
3. *Will not be detrimental to adjacent uses or to the established or future character of the neighborhood; because it will enhance the Manor House which is the centerpiece of the property and the property's use won't be changed as it is being used for much of the same purposes as already established and will not change the nature of the residential community.*
4. *Will not create undue traffic congestion or unduly impair pedestrian safety; because the conversion won't increase the traffic flow and access road will be widened as much as possible. A traffic study has been completed and with the access road widened there will be no problem for fire and other emergency vehicles. The plan provides adequate handicap and parking spaces.*
5. *Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety or general welfare; because the adaptive reuse of the property is residential housing and will not overload the public water, sewer or drainage systems which already exist or any other municipal facility.*

*Having no conflict, the Board members voted unanimously to approve the project as presented and grant the Special Permit.*

The Board took a five minute recess to allow the parties from South Church Street Associates to remove their equipment.

3. **General Business:** Forest Street Reconstruction – Chris Pompei came before the Board to discuss the Forest Street Reconstruction Grant Agreement. He stated that we are still waiting for the contract and we expect to receive it by the end of this week. The project is in the design stage and he will begin advertising next Friday. The start of the project will hinge on the Mass Works contract. Once the contract is executed he expects everything to move along quickly. He is hopeful for a June 19<sup>th</sup> start date with an October 1<sup>st</sup> end date. Chris stated that he has looked over the area and the only problem

he can foresee is a drainage runoff at the O'Brien property. David Consolati suggested that we need to have a conversation with Town Counsel, Jeremia Pollard.

Bikeway Design Grant Reimbursement Request – *The Board members voted unanimously to accept the Grant Reimbursement Request in the amount of \$32,972.73.*

May 11, 2017 – Annual Town Meeting (ATM) Warrant - The Board members received their complete package of the ATM Warrant with supplemental information as recently mailed out to the town representatives. Mr. Nason announced that all the information is also available on the Town of Lee website.

Southern Berkshire Volunteer Ambulance Squad, Inc. Agreement for Mutual Aid & Paramedic Intercept Services - This agreement will save the town \$50.00 for each intercept. *The Board members voted unanimously to approve the Agreement and allow the Chair to sign it.*

#### 4. Pending Business:

- a. 2017 Mini-Site Collection – Saturday, May 6<sup>th</sup> – 8:30 – 11:00 AM – Great Barrington Recycling Center
- b. Townwide Cleanup – Tom Wickham stated that the Townwide cleanup did take place on Saturday, April 29<sup>th</sup> starting at 9:00 AM from the Railroad Street Gazebo and was well attended. Tom extended his thanks to Peter Hofman and the Committee.
- c. In collaboration with CET, the Greener Gateway Committee is holding a composting workshop on May 4<sup>th</sup> at the Town Library starting at 5:30 PM.
- d. The plastics reduction bylaws go into effect on May 12<sup>th</sup>. As time is getting short, the Committee and the Tri-Town health Department stand ready to help establishments and residents make a successful transition

#### 5. Town Administrator:

- a. At the recommendation of Fire Chief Ryan Brown, Mr. Nason appointed Michael Poirier as a part-time Custodian/EMT. *The Board members voted unanimously to approve Mr. Nason's appointment of Michael Poirier to the position of part-time Custodian/EMT.*
- b. Mr. Nason announced the resignation of Custodian/EMT Matt Williams, effective May 15, 2017 from his full-time position with the Town of Lee Ambulance.
- c. FY 2017 Revenue and Expense Reports for the period ended April 30, 2017 - The FY 2017 Revenue and Expense Reports for the period ended April 30, are available on the Selectmen's worktable.

#### 6. Public Comments: None.

7. **Next Meeting:** There will be a meeting of the Select Board on Tuesday, May 9, 2017 at 5:00 PM in the Land Use Office to discuss the Chapel Street Bridge Layout.

**Next Regular Meeting:** The next regular meeting will be Tuesday, May 16, 2017 at 7:00 PM.

Patty reminded everyone of the Annual Town Meeting on Thursday, May 11, 2017 at 7:00 PM at the Lee Middle & High School.

She also reminded everyone of the Town Elections on Monday, May 15<sup>th</sup>.

8. **Motion to Adjourn:** *The Board members voted unanimously to adjourn the meeting at 8:15 PM*

Respectfully submitted,



Cindy L. Belair,  
Selectmen's Secretary

Notice of Website Posting Sent to:

Board of Selectmen	Board of Assessors	Dept. of Public Works
Town Administrator	Board of Health	Town Treasurer
Town Clerk	Conservation Commission	Town Reps. District Chairmen
Town Collector	Police Chief	Superintendent of Schools
Planning Board	Building Inspector	Town Accountant