

Minutes  
Lee Conservation Commission  
32 Main Street Land Use Office  
Wednesday September 20, 2017

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

Commissioners Absent: Marilyn Hansen, James Wickham

Members of the Public Present: Matthew Puntin, Craig Moffatt, SK Design Group; Joyce DiGrigoli, 51 Chanterwood Rd.; Louis DiGrigoli, Stockbridge Terrace LLC; Brent White, Shannon Boomsma, White Engineering; Alex Glover, Lazan, Glover, Puciloski Law; Benjamin Naylor, Berkshire Engineering; Emily Stockman, Stockman Associates LLC; Chris Myhrum, Chris Myhrum Law; Diane and Peter Naventi, 765 Stockbridge Rd.

- Mr. Moffat asked for guidance in submitting paperwork for 45 Chanterwood Road. The deck and roofing shingles are to be removed and moved off-site. The Commission requested a narrative about the project be submitted to the Commission.
- **Continued Notice of Intent Orange Lake Resorts (Oak N' Spruce) 137 Meadow Street DEP #196-0440 Paving existing gravel parking lot and expansion of the paved parking lot with related work; riverfront mitigation** Mr. Puntin presented the revised plan dated September 15, 2017. The new 3000 sq. ft. of mitigation plantings will now be in the lawn area. The trees along the new fence are outside all resource areas but in the flood plain. There is additional paving within the original paved area that is being repaved. Nothing is being done east of the fence. **Motion made and seconded to approve the NOI with the conditions that the approved plan is the revised plan of September 15, 2017 and that there is to be no future work—disturbance, mowing, storage, etc. to the south and east of the parking lot. Unanimous approval**
- **Lou DiGrigoli 51 Chanterwood Rd. Informational** Ms. DiGrigoli showed tentative plans for the construction of a house and amenities. The existing house is to be demolished; a new building constructed. There is already a permit from the Commission to take down trees in the area; also for a dock. One issue is a huge boulder 12 ft. off the back corner of the proposed house. There is a concern about one tree that the Commission has not issued a permit for removing. Ms. DiGrigoli asked what the Commission would require to allow the project to proceed—a NOI would need to be filed with information on how the demolition would be done, what equipment would be used for all work, where the approved septic system will be, whether there are any resource areas and their locations, placement and type of erosion controls. Also, the NHESP will need to be contacted.
- **Request for Certificate of Compliance Black Swan Inn 435 Laurel Street DEP #196-0425** Mr. Naylor representing. The work has been completed. All has been done according to the approved plan. **Motion made and seconded to issue a complete Certificate of Compliance. Unanimous approval**
- **Minutes of the September 6, 2017 meeting.** An amendment will be made the minutes and they will be put on the next meeting agenda for approval.

- **Stockbridge Terrace LLC Enforcement Order** Emails were received today from the attorneys of both parties. There was no chance for consideration of the Commission before the meeting. Some Commission members are having difficulty downloading Mr. White's emails. The documents from Ms. Boomsma relating to the restoration work were delivered to the Town Hall main office Tuesday afternoon; no one was in the Commission office until tonight so the Commission has not reviewed them. It was requested that anyone delivering documents for the Commission ask that they be brought to the Commission office.
- Ms. Glover asked that the Commission consider the plans being presented by Mr. White and Ms. Boomsma tonight; then have Ms. Stockman talk directly to Ms. Boomsma about any revisions to be made by agreement. Also, she asked for consideration of having Mr. Collingwood review this stage of the work. Her position is that the Enforcement Order is broad and she would like the Commission to define what is wanted for remediation; her position is that there is one point of damage and that is the stream channel.
- Ms. Boomsma presented the restoration plan for the stream channel. (Plans are on file in the Commission office). Mr. White is of the opinion that there are other culverts like the one presented in the plans, but Stockbridge Terrace is not responsible for the water coming out of them; it is not responsible for anything further than pond 1.
- The Commission needs to read all the information that has been sent to them. They have a right to a peer review of the restoration plans. They also need technical information on the use of fabrics, rip rap, etc. in the stream channel. Ms. Stockman questioned the use of it.
- There was a question as to whether the work on the retention pond can go forward. Mr. Collingwood has the plan for that and it was delivered late yesterday so needs to be reviewed.

**Motion made and seconded to adjourn the meeting at 8:30 PM. Unanimous approval**

Documents: NOI Orange Lake Resorts (Oak N' Spruce) DEP #196-0440; Tentative plan for 51 Chanterwood; Request for Certificate of Compliance Black Swan Inn 435 Laurel Street DEP #196-0425; Restoration plans for stream channel, Stockbridge Terrace LLC

Respectfully submitted:  
Kathleen Vsetecka