

Minutes  
Lee Conservation Commission  
Town Hall Land Use Office 32 Main Street  
Wednesday November 7, 2018 7:00 PM

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

Commissioners Absent: Marilyn Hansen

Members of the Public Present: Matthew Puntin, Sarah Gapinski, SK Design; Jeffrey N. Cohen, Leigh Davis, Shawn P. Leary, Eagle Mill Redevelopment; Anthony Froomjian, TRC Environmental; Sue and Jim Horsford; Brandon and Danielle Boule

- **Approval of minutes of the October 17 19, 2018 meeting Motion made by Ms. Arment and seconded by Mr. Philpott to approve the minutes with a minor correction. Unanimous approval**
- **Continued Notice of Intent David Forrest 660 Greylock Street DEP # pending Construction of a shared driveway with stream crossing, work in wetlands and wetland replication area Motion made by Ms. Arment and seconded by Mr. Philpott to continue with applicant's consent to the December 5, 2018 meeting. Unanimous approval**
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- **Mathias Dean-Carpentier Questions about 354 Cape Street Possible solar array.** Mr. Dean-Carpentier was not in attendance.
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- **Notice of Intent Eagle Mill Redevelopment DEP #196-0451 Former Eagle Mill property, 8 properties along West Center Street and 4 properties south of West Center Street and fronting on Canal Street. Demolition, building construction and site work** Mr. Cohen, developer, presented the plan and updates. They have attended the Planning Board meeting and they should receive permission with the incorporation of suggestions made by that board by the 21<sup>st</sup>. They are working with DPW to have their water needs coincide with the town's water construction. Once they have their Certificate of Compliance they will be applying to the housing agency of the state.  
Ms. Gapinski, SK Design Group, presented the wetland aspects of the project. Some of the project is within the flood plain; there are several areas that can be used for compensation. In answer to a question about the net impact of all the changes on the project in the riverfront area, Attachment D in the NOI addresses these and there is a reduction of area impacted. Attachment C addresses the net decrease in the flood plain. There will be vegetation between the project and the river. The creation of vegetated areas offset the building being closer to the river. There is a proposal for 322 parking spaces.  
Mr. Puntin presented the stormwater management and drainage issues of the project. The plans show the drainage and discharge areas. There is only one point of discharge from the north side. Half of the site that has flows to the river is 90% developed now. There have been a dozen test pits dug over the property. Any new discharge will go into the river. There was a question about water going into the north side of the mill in the past. This is not an issue for stormwater management.  
The comments from DEP were reviewed. The Response to File Number Comments is on file. Any work on railroad property on this application is to be omitted. There is to be a retaining wall along the property that is adjacent to the railroad property.

NHESP has been notified and they are awaiting a response.

The hotel location may be changed but if that happens, the applicant will come back before the Commission. The redevelopment applicant is working with Tim LeProvost about attaining the property on which his business is located. Negotiations are underway with Roger Scheurer to buy the dam as they would like control of the dam and the pipe.

**Motion made by Ms. Arment and seconded by Mr. Philpott to continue to the December 5, 2018 meeting with the applicant's consent. Unanimous approval**

- **Abbreviated Notice of Resource Area Delineation Revere Solar LL 0 (zero) Chanter Road, 175 Silver Street, 335 Forest Street DEP # Verification of delineated resource areas adjacent to work; certifying facts about the buffer zone and certifying that certain conditions will be met**  
Mr. Froonjian presented the ANRAD as it was written. He asked if there was anything else needed in the application. Abutters, Mr. and Mrs. Boole asked about the stream between their property and the project property and how it will be affected by the project. This stream was not listed in the application—it appears to be a perennial stream and goes under the road and into the river. They identified the area on the map where the stream is located. The total area is a sensitive one; the springs near the top of the mountain and the stream need to be identified. This application is for the approval of and certification as mentioned in the agenda. There was a question re a 3<sup>rd</sup> party review; this will be needed, paid for by the applicant and determined at the next meeting.

**Motion made by Ms. Arment and seconded by Mr. Wickham to continue to the next meeting on December 5, 2018. Unanimous approval**

- **Emergency Certification 805 Cape Street Well drilling. Motion was made to ratify the Emergency Certification by Ms. Arment and seconded by Mr. Philpott. Unanimous approval**
- **Motion made by Ms. Arment and seconded by Mr. Dalheim to adjourn. Unanimous approval**

Documents: Notice of Intent Eagle Mill Redevelopment DEP #196-0451; Response to File Number Comments, DEP #196-0451 dated November 7, 2018; ANRAD Revere Solar, LLC; Emergency Certification, 805 Cape Street; Notice of Intent David Forrest 660 Greylock Street

Respectfully submitted:  
Kathleen Vsetecka