Minutes

Lee Conservation Commission

Lee Town Hall 32 Main Street Meeting Room

Wednesday, January 4, 2023

Commissioners Present: Kathy Arment, chairman; John Philpott; John Coty, Jr.; Marilyn Hansen; Mark Navin; Toni Thomas; Clare Lahey, alternate

Commissioners Absent: Stu Dalheim

Members of the Public Present: Aaron Biasin, White Engineering, Inc.; John Elliott, Charles River Realty; Colleen DeBenedetto, Valta Energy; Seth Jenkins, BRPC

**ANRAD: 1455 Cape Street Map 21 Lot 25 DEP #196-0482 Delineation of resource areas** Mr. Biasin presented. The delineation was done in 2021 with a few changes in 2022. There is Greenwater Brook, a perennial stream, and wetlands A, B, C and D on the property. Wetland A is Greenwater Brook and Wetlands B and D located on the north side of Greenwater Brook. There was standing water in Wetland B. Three (3) test pits were dug in this area to confirm it was a wetland. Wetland B and D are similar with vegetation and hydrology but are separated by a dirt road. Wetland C is located southeast of Greenwater Brook. It runs from the southern bank of Greenwater Brook south to the edge of a hill. At the bottom of the hill there is a pond with a stream flowing into Greenwater Brook. Wetlands B, C, and D have 100-foot buffer zones from the wetland boundaries. The delineation was done with soil testing, vegetation identification and water present. The bridge has 2 concrete foundations. There was a question by the Commission if the bridge would be strong enough to support the equipment needed for the project. Ms. DeBenedetto stated that once a month a truck would probably be going over it and that the bridge might need to be reinforced. There is no plan as to where the access to the property will be located. **Motion by Ms. Arment with a second by Mr. Philpott to issue an ORAD with an accurate Order of Delineation of the drawing of Bordering Vegetated Wetlands and the Mean Annual High water (MAHWL) and an inaccurate and cannot be confirmed for the Bordering Vegetated Wetlands and the Resource Area flags WF C1 to WF C6 as to what resource area is noted by these flags**.

**VOTE: Ms. Arment, aye Mr. Philpott, aye Mr. Coty, aye Ms. Hansen, aye**

**Mr. Navin, aye Ms. Thomas, aye Unanimous approval**

**Request for Certificate of Compliance 145 Housatonic Street DEP# 196-0475** This was the site of Friendly’s Restaurant, and it has been redeveloped as the site of Starbucks. All the work has been completed and several of the Commissioners have visited the site and believe the work has been done in compliance with the Order of Conditions. **Motion by Ms. Arment with a second by Mr. Coty to issue a complete Certificate of Compliance.**

**VOTE: Ms. Arment, aye Mr. Philpott, aye Mr. Coty, aye Ms. Hansen, aye**

**Mr. Navin, aye Ms. Thomas, aye Unanimous approval**

**Discussion 300 Stockbridge Road Seth Jenkins BRPC** Mr. Jenkins was present to discuss 300 Stockbridge Road property which belongs to the town. A study is being done to determine the future development of the property. There is no active resource area delineation of this site. The area is approximately 170 acres and has two streams, some wetlands and forest. At the present time it is leased to a farmer for cattle grazing. Mr. Jenkins is visiting various commissions/boards of the town to get individual opinions on the future development.

Meeting adjourned 8:15 PM.

Documents: Request for Certificate of Compliance 145 Housatonic Street DEP #196-0475; ANRAD 1455 Street DEP #196-0482