

Minutes
Lee Conservation Commission
Town Hall 32 Main Street Meeting Room
Wednesday April 5, 2023

Commissioners Present: Kathy Arment, Chair; John Philpott, Marilyn Hansen; John Coty; Mark Navin; Toni Thomas; Clare Lahey, alternate
Commissioner Absent: Stu Dalheim
Members of the Public Present: Matt Puntin, SK Design Group, Inc.; Aaron Biasin, White Engineering; Stephanie O'Hara

Certificate of Compliance 615 Laurel Street Map 7 Lot 11 Kurt Inderbitzin DEP #196-0358 (2010) Construction of three condominium units—work never took place Mr. Puntin presented the paperwork. In 2010 an Order of Conditions was issued for the construction of three condominium units on the property. The units were not constructed. The Order was never recorded at the Registry of Deeds. **Motion by Mr. Philpott with a second by Ms. Arment to issue a Certificate of Compliance for an Invalid Order of Conditions.**

VOTE: Mr. Philpott, aye	Ms. Arment, aye	Mr. Coty, aye	Mr. Navin, aye
Ms. Hansen, aye	Ms. Thomas, aye	Unanimous approval of the motion	

Certificate of Compliance 615 Laurel Street Map 7 Lot 11 Kurt Inderbitzin DEP #196-0423 (2015) Mr. Puntin presented the paperwork. In 2015 an Order of Conditions was issued for the removal of a dangerous tree and the replacement and addition of concrete foundations. The work was completed. **Motion by Ms. Arment with a second by Mr. Coty to issue a Certificate of Compliance for a complete certification.**

VOTE: Mr. Philpott, aye	Ms. Arment, aye	Mr. Coty, aye	Mr. Navin, aye
Ms. Hansen, aye	Ms. Thomas, aye	Unanimous approval of the motion	

Notice of Intent 615 Laurel Street Map 7 Lot 11 Kurt Inderbitzin DEP #196-0483 Installation of an outdoor seasonal dining area and turf reinforcement of the front lawn for seasonal parking Mr. Puntin presented the plan. In the area for parking a grass pavers system (EZ roll permeable pavers) is proposed. The pavers are set on a bed of stone. There will be approximately 47 parking spaces. This area will not be plowed in the winter. Two trees will be removed; one tree will be planted. There is no conflict between the right of way and the work being done. The outside dining area will also have an outdoor kitchen where the EZ roll permeable pavers will be used. The rest of the area will have typical stone pavers. A lawn area and buffer zone plantings of trees and shrubs between the lake and the dining area are proposed. Erosion controls in both areas will be installed. An approval from NHESP is needed. **Motion by Ms. Arment with a second by Mr. Philpott to continue the Notice of Intent until the April 19, 2023 meeting.**

VOTE: Mr. Philpott, aye	Ms. Arment, aye	Mr. Coty, aye	Mr. Navin, aye
Ms. Hansen, aye	Ms. Thomas, aye	Unanimous approval of the motion	

Certificate of Compliance 165 & 168 Housatonic Street Map 19 Lot 19A DEP #196-0223 Garden Management Inc. Building improvements and parking facilities. There was a discussion about the work that had been done. **Motion by Ms. Arment with a second by Mr. Philpott to issue a Certificate of Compliance for a complete certification.**

VOTE: Mr. Philpott, aye	Ms. Arment, aye	Mr. Coty, aye	Mr. Navin, aye
Ms. Hansen, aye	Ms. Thomas, aye	Unanimous approval of motion	

SMA Notice of Intent 183 Chanterwood Road Map 26 Lot 25F Construction of single-family house Mr. Biasin presented the plan. The proposed project is to construct a 3-bedroom home with a

2. (04/05/2023)

gravel driveway, septic system and private well. The plan has been designed to include approximately 5000 SF of clearing but no work on the slopes is proposed. The removal of 4 mature oak trees is proposed, two of which are in the driveway area and the other by the septic system. some clearing **to approve the Notice of Intent and issue an Order of Conditions with the following conditions for White Engineering Inc. Proposed Site Development Plan for Peter Levy 183 Chanterwood Road Map 26 Lot 25) March 24, 2023 DWG NO. 21-06-01.** 1. The building needs to be located on the site as indicated on the site plan. The best possible space must be utilized. 2. No other trees shall be removed other than 4 mature oak trees, 3 of which are located within the proposed driveway area, the other by the septic system and the cluster of (9) 4-6" in diameter trees behind the pump chamber as designated on the plan. 3. There is to be no removal of trees or topping of trees in any area on the lot except as noted on the referenced plan. 4. There is to be no topping of trees at any time; tree canopies are to be left in place. 5. All areas where trees are removed are to be allowed to regrow naturally except for the driveway area.

VOTE: Mr. Philpott, aye Ms. Arment, aye Mr. Coty, aye Mr. Navin, aye
 Ms. Hansen, aye Ms. Thomas, aye Unanimous approval of motion

Longcope Park routine trail maintenance The Commission gave approval for the maintenance.

A discussion about the forms and fees for the Scenic Mountain Act was postponed until the next meeting.

The vote on the minutes of the March 5, 2023 meeting was postponed due to a question about a SMA project.

Motion to adjourn at 8:20 PM by Ms. Arment with a second by Mr. Coty. Motion approved unanimously.