

Minutes
Lee Planning Board
Town Hall 32 Main Street Land Use Office
August 26, 2019

Board Members Present: Matt Carlino, Chairman; Buck Donovan; Peg Biron; Peter Bluhm; Tom Wickham

Members of the Public Present: William Wellspeak; Kathy Hall; Emily Thurlow,, Berkshire Record; Gordon Bailey; Sarah Gapinski, SK Design; Jeff Cohen, Eagle Mill Development

Informal presentation of site plan modifications Eagle Mill Development Mr. Cohen and Ms. Gapinski presented the amended plan that has 3 sites:

Site 1: The Eagle Mill

Site 2: The previously designated parking lot

Site 3: The proposed hotel site

- Site 1: The presently approved plan has a hotel adjacent to the machine shop. This was to be the site of the proposed 72 room hotel. To have an economically feasible hotel, 82-125 rooms would be needed. The new plan is to change the hotel site and to build a 4 story micro-apartment building outside of the flood plain. It will have between 24-40 market rate units with the bottom level to be used as commercial/retail space. This will allow for 30 more parking spaces. The advantages are a less intensive use, a smaller building and a building taken out of the resource area.
- Site 2: This parking lot remains the same; it might be reduced in size at a later date. There was discussion about this being acquired by the town to be used as a municipal parking lot. Site 3: This is separate from the Eagle Mill development. It gives some hotel developer a chance to later develop an economically feasible hotel.

The minor change is in site 1. The other 2 sites are required to have a detailed plan to present later to the Planning Board.

Motion by Mr. Wickham with a second by Ms. Biron to approve the Eagle Mill Development site plan dated 8/26/2019 as a minor change in the 40R overlay. The change is to delete the hotel and to build the 24 micro-units with commercial/retail on the first floor. Unanimous approval.

Continued site plan discussion Canna Provisions 160 Quarry Hill Road Mr. Williams presented responses to the questions/comments of the Board at the last meeting.

- Parking and Truck turn-around: There are 30 spaces and a truck turn-around.
- Dumpsters: They have been relocated and will be enclosed.
- Emergency Generators: They will use natural gas. The gas line is available to have extended to the site. They are still working with the cultivators as to specific location.
- Truck Operations: There will be large trucks a few times a year at most and only operating during business hours.
- Charcoal Filters: The calculations are still be being work out.
- Inside floor plan: A rendering was shown.

- Security fencing: Fencing will be all around the perimeter and will enclose all mechanicals. Another fence will be installed along the driveway.
- Lighting: LED dark sky rated and motion-sensor lighting will be used.
- Waste plant material: The grinder will be fenced in and the person grinding it will have a body camera. Composting is legally allowed on site. The ground waste cannot be sold but can be given away.

Motion by Mr. Bluhm with a second by Mr. Donovan to recommend the approval of the site plan of Canna Provisions titled "Proposed Cultivation Facility Quarry Hill Road" dated August 2, 2019. Motion passed 4-0-1 with Mr. Wickham abstaining.

Sign Permit: Fanatics, Prime Retail LP. 8/6/2019

Motion by Mr. Wickham with a second by Mr. Bluhm to approve the sign permit. Unanimous approval.

Motion by Mr. Wickham with a second by Mr. Carlino to accept the minutes of the August 12, 2019 meeting with one minor change. Motion passed 4-0-1 with Mr. Donovan abstaining as he wasn't present for that meeting..

Motion by Mr. Carlino with a second by Mr. Wickham to approve the July 22, 2019 minutes as presented. Motion passes 4-1-0 with Ms. Biron voting no.

Bylaw discussion: The Board continued its review of the bylaws.

Motion by Mr. Bluhm with a second by Mr. Wickham to adjourn at 8:40 P.M. Unanimous approval.