

**Lee Planning Board**  
**32 Main Street**  
**Lee, Massachusetts 01238**

**November 19, 2018**

**Present:** Chair, Peg Biron, Buck Donovan, Thomas Wickham, Peter Bluhm and Matt Carlino

**Others Present:** Linda Cysz, Nathan Girard, Kristine & Reinout Huffman, Blake Mensing, Michael Ortoll, Bill Bonnet, Dick Lindsay, Mark Pezzottini, Josephine Caropreso, Louis Caropreso, Ed Rizzardini, Juliet Locke, Shawn Leary, Kathy Hall, Jeffrey Cohen, Jessica David Garherty, Matt Puntin, Sarah Grapinski, Leigh Davis

**Sling, LLC/Site Plan Review**

Blake Mensing presented the proposal a Marijuana Establishment (cultivation/manufacturing) to be located at 815 Pleasant Street. Higher Purpose Corporation has a lease agreement with Sling, LLC for the property. There are no proposed exterior changes to the existing warehouse and attached lab/office space that will be used for this business. The property is located in the Industrial zoning district. All materials, supplies and equipment will be stored indoors. They will be stored in accordance with the Fire Prevention Standards of the National Fire Protection Association. The existing screening is to remain in rear lot screening storage from surrounding areas. They will install charcoal scrubbers to eliminate any odors from the use.

Tom made a motion to recommend approval of the project to the Board of Selectmen with the conditions that the applicant submits a lighting plan depicting downcast lighting on the site and that all dumpsters are screened in the back of the property. This motion was seconded by Matt and was unanimously approved 5-0.

**Eagle Mill Redevelopment, LLC/Plan Approval**

Jeff Cohen presented the overall proposed project for the redevelopment of the former Eagle Mill. The project is a mixed-use development of approximately 11.25 acres of land. The petitioner is seeking a plan approval under Section 199-16.10 Smart Growth Overlay District. The property is located on West Center Street. A large portion of the east end of the Eagle Mill building will be demolished. A portion of the western end of the main mill building will also be demolished. The remaining portions of the Eagle Mill building will be renovated into a mix of different uses. A portion of the existing machine shop will be demolished as well, and the remaining building will be renovated.

The proposed redevelopment includes the following:

Riverfront Commercial building, a 8,000 sq.ft. Commercial building

The Union Mill, an adaptive re-use of an historic Eagle Mill building which will create 37 residential units

The Eagle Mill Market, 60,300 sq.ft. public market featuring multiple restaurants, 30 related food kiosks

Eagle Mill Housing II, 43 unit new construction apartment building

The "Machine Shop", a 11,875 sq.ft. to be developed into mercantile use

The Hotel, 74 rooms public spaces to be developed by an unrelated entity

The "Park", 2 ½ acres on the north shore of the Housatonic River, across from The Mill, planned for conservation/recreational use.

At this meeting Sarah Grapinski, SK Design Group submitted supplemental information for the project. They have updated the landscaping plan which removed trees located near the project entrance and replaced them with perennial groundcover to avoid impacting site distance. They submitted a dumpster location plan. The plan depicts an enlarged dumpster near the Eagle Mill Market and adds a dumpster location at the west end of the site. The plan shows details on the dumpster enclosure. They submitted an updated lighting plan. The lighting plan has been reviewed by the manufacturer and now includes a sheet on the specifications of the light fixture and photos representative of existing applications. They will be providing 4 loading spaces requesting a waiver from the required 7 loading spaces.

Buck made a motion to close the public hearing. This was seconded by Tom and was unanimously approved, 5-0.

The Board went into deliberations.

Tom stated that the applicant is still waiting to hear back from National Heritage before Conservation Commission issues their Order of Conditions for the project. The consensus of the board was that they were satisfied with the recommendation from the Traffic Engineer for installing a flashing yellow light at the crossing.

Peter made a motion that the board finds that the applicant has paid the required filing fee. This motion was seconded by Tom and was unanimously approved, 5-0.

Peter made a motion that the Board finds that the project meets all the requirements of Section 16.6 Housing and Housing Affordability and that to the extent it's necessary a waiver of the housing distribution is granted by the Board, and that the Board grants a waiver of the required 7

loading spaces to 4, and provided the project receives approval from National Heritage, and provided the flashing yellow light is installed at the crossing, provided the Board receives letters from the other boards that stating have no objection to the project. This motion was seconded by Tom.

Peg Biron – Voting positive to approve

Matt Carlino – yes

Peter Bluhm – yes

Buck Donovan –yes

Thomas Wickham – yes

Peter made a motion there is no potential impacts of project on nearby properties. This motion was seconded by Buck.

Peg Biron – yes

Matt Carlino – yes

Peter Bluhm – yes

Buck Donovan –yes

Thomas Wickham – yes

Peter made a motion the board approval written confirmation that all Section 16.6 under Affordability have been satisfied. This motion was seconded by Buck.

Peg Biron – yes

Matt Carlino – yes

Peter Bluhm – yes

Buck Donovan –yes

Thomas Wickham – yes

Peter made a motion to approve the project under Section 16 Smart Growth Overlay District. This motion was seconded by Buck.

Peg Biron – yes

Matt Carlino – yes

Peter Bluhm – yes

Buck Donovan –yes

Thomas Wickham – yes

Peter made a motion to approve the site plan. This motion was seconded by Buck and was unanimously approved, 5-0.

### **Other Business**

Buck made a motion to approve the minutes of September 24<sup>th</sup> as written. This was seconded by Matt and the final vote was 5-0.

Buck made a motion to approve the minutes of November 5, 2018 as written. This motion was seconded by Matt and was unanimously approved, 5-0.

Tom motioned to adjourn this meeting at 8:00 P.M.

Respectfully submitted

Jaimy Messana

Land Use Administrative Assistant

CC:	Board of Health	Town Clerk
	Principal Assessor	Historical Commission
	Board of Public Works	Conservation Commission
	Town Administrator	Building Inspector
	Board of Selectmen	Town Counsel