**Lee Planning Board**

**32 Main Street**

**Lee, Massachusetts 01238**

**November 9, 2015**

**Present:**

Chairman, Harold Sherman, Peter Bluhm, Buck Donovan, Shaun Hall,

Thomas Wickham arrived at 6:15.

**Also Present**:

Donald Fitzgerald, Building Commissioner,

Briony Angus, Tighe & Bond,

Brian Huntley, Wendy De Wolf, Willow Hill Road Solar,

Paul Gaudette, Schweitzer-Mauduit International,

Mark & Holly Petell,

William Enser,

Diane Sherpardson,

Patrick McColgan, Taconic Land Consultants,

Justin Soules,

Attorney Shawn Leary

Jeff Braim

This meeting was called to order at 6:00 P.M.

**Willow Hill Road Solar, LLC/Industrial Zone/Site Plan Review**

There was a site visit at the property on November 9th at 4:30 prior to this meeting.

Wendy De Wolfe gave an overview of the proposed project. The proposal is the development of a 2.7 megawatt ground mounted solar array on the Schweitzer-Mauduit landfill, a parcel located jointly in Lenox and Lee. The entire parcel is currently enclosed by a chain-link fence. The portion in Lee is 14 acres located in the Industrial zoning district. The site is accessed by a gravel driveway and a gate on Willow Hill Road. Being a capped landfill, the parcel is an unlikely residential development site. A stormwater detention basin located on the property prevents the siting of solar panels in a section of the capped landfill. The panels must also be located away from the gas bio-filters present on the site. The solar panels themselves will be anchored via ballast blocks on the landfill to avoid penetrating the landfill cap. In areas off the cap, they will be anchored to in-ground footings. The panels will be placed at a twenty (20) degree angle on the site, which will reduce visibility of the array from neighboring parcels. The site will include two equipment pads adjacent to the gated driveway. Two interconnections are required as Lenox and Lee are served by different utility companies.

 A surety will be to cover the potential costs of decommissioning and site restoration.

Several abutters present expressed concerns about the visibility of the project from their properties. They were assured that the impact would be minimal and, a proposed condition of the approval of the site plan was that there be a post construction review of the view impact.

Peter made a motion to approve the site plan as submitted with the following conditions:

1. a post construction review of the alteration of the abutters’ view to be scheduled in November 2016
2. provision of a copy of the letter from the Fire Chief accepting the provided emergency response plan
3. the provision of a bond covering future decommissioning and land restoration costs

This motion was seconded by Tom and was unanimously approved, 5-0.

**Marian Missionaries of Divine Mercy/1575 Pleasant Street/Rural Business/Site Plan Submission**

Attorney Shaun Considine represented Marian Missionaries of Divine Mercy in a discussion regarding the group’s plan to occupy the building at 1575 Pleasant Street, the location of the former Perigee Restaurant. The building will be renovated and used by the Marian Missionaries of Divine Mercy for housing of religious volunteer~~s~~ workers associated with the Marian Fathers of the Immaculate Conception in Stockbridge.

The proposed religious use of the property is permitted under Site Plan Review. The applicant is requested 6 waivers from site plan review requirements. The applicant is also requested that the fee be waived.

Tom made a motion to accept the site plan application submitted as complete. This motion was seconded by Peter and was unanimously approved, 5-0. The site plan review is scheduled on December 14th at 6:15.

**Jody Chiquoine/95 Summer Street/R-20/Form A**

Patrick McColgan represented Jody Chiquoine in the submission of a Form A for property located at 95 Summer Street in the R-20 zoning district.

Lot 1 contains 17,253 sq.ft., Lot 2 contains 38,407 sq.ft. and Lot 3 contains 1,112 acres and is to be conveyed from Berkshire Land LLC to abutting land owner Jody Chiquoine.

Tom made a motion to endorse the Form A for Jody Chiquoine as presented. This motion was seconded by Sherman and was unanimously approved, 5-0.

**Soules Sports & Fitness/Industrial/Site Plan Review**

Justin Soules sought approval of a site plan for a new business, a Fitness Training Center, to be located at 925 Pleasant Street. The existing building is 3,020 sq.ft. and there are no plans for expansion. The building will be divided into 3 classrooms which will be used for personal training, group classes and nutritional consulting.

Buck made a motion to waive strict site plan requirements. This motion was seconded by Sherman and was unanimously approved, 5-0.

Buck made a motion to accept submission as presented. This motion was seconded by Peter and was unanimously approved, 5-0.

Sherman made a motion to approve the site plan as presented. This motion was amended by Tom with to include the conditions that a lighting plan and parking plan with designated handicap parking is submitted within 2 weeks. The amended motion was seconded and unanimously approved, 5-0.

**Other business**

Buck made a motion to approve the minutes of October 5, 2015 as written. This motion was seconded by Shaun and was unanimously approved, 4-0.

Shaun made a motion to approve the minutes of October 19, 2015 as written. This motion was seconded by Buck and was unanimously approved, 4-0.

Tom made a motion to adjourn this meeting at 8:30 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