

**Lenox Conservation Commission  
Land Use Meeting Room  
January 17, 2019  
Minutes**

**Members present:** Chair Neal Carpenter, (NC); Joseph Strauch, (JS); Dick Ferren, (DF); Vince Ammendola, (VA); Rose Fitzgerald Casey, (RFC); David Lane, (DL) and Mark Smith, (MS)  
**Staff present:** Peggy Ammendola, Land Use Clerk, (PA)

**MRG CRW Holdings, LLC, 55 Lee Road, Map 3 Parcel 55,** Mass File # 198- 0302, minor revisions to the previously approved plan for the demolition of the old Staff House building and related work.

Present was Marc LeVasseur of Foresight Land Services who stated that the old Staff House has been demolished and the area is rough graded with gravel as previously permitted in the existing Order of Conditions (O of C).

The revision would be to add a new 30' by 40' concrete slab pad for a trash compactor and other containers. In addition, a storage shed would be relocated to the area and placed on timber skids. Mr. LeVasseur believes that the revisions are not a substantial change and could be approved under the existing O of C and not require the filing of an Amended Notice of Intent or a new Notice of Intent.

The Commission reviewed and discussed in depth the plan which showed the proposed revisions.

There were concerns related to the trash compactor and the configuration of the proposal. The Commissioners made suggestions regarding the placement of the concrete slab because as described in the plans, will be closer to the wetlands. With regards to the trash compactor, Mr. LeVasseur said that there would be curbing or a berm to keep any leakage that may be in the compactor from seeping out and into the wetland.

Mr. LeVasseur said that he would revise the plan to comply with the Commissioner's suggestions. VA also asked Mr. LeVasseur to bring specs on the trash compactor at the next meeting.

RFC made a motion to continue this meeting to February 7<sup>th</sup> at 7:30 PM. VA seconded the motion and the Commission voted to agree 7-0.

**Cranwell Resort, 55 Lee Road, Map 3 Parcel 55-**The Commission received an anonymous letter which was dated December 22, 2018. The writer made a claim that there was a violation of the Wetlands Act at the Cranwell Resort construction site, stating that they have observed excessive runoff due to the heavy rains last fall and early winter which carried silt from the site into the road, catch basins and subsequently into the pond. NC said that upon receipt of the letter, he went to the site to speak to Nate Tatro, the one in charge, and found that the required

siltation devices and fences were in place. The consensus of the Commission was that there was no violation, and that the heavy rains were unavoidable.

**Other Business:**

*Post Farm grant*-NC told the Commissioners that the Town did not get the grant for Post Farm. Jess Toro of Native Habitat Restoration had been working on obtaining a grant to work at Post Farm, e.g. clear cutting, thinning, field improvements etc. (Ms. Toro had appeared before the Commission on September 20, 2018 to discuss this.)

*WS Development, former Price Chopper site*-NC has been called by one of their representatives and will be meeting with the Building Commissioner BJ Church and Gwen Miller, the Land Use Director. At this time there have been no filings, but NC pointed out to the Commissioners that there is an active Order of Conditions until 2020.

*Mass Audubon*-The Commission has been asked to sign two deeds for a land swap involving the Town and Mass Audubon. NC asked that this be put on the February 7<sup>th</sup> agenda. The Selectmen are to sign also.

*Lenox Woods-Meadow*-JS expressed concern that the property owners association is not following *Natural Heritage Endangered Species Program* 's (NHESP) management plan for the meadow. He said NHESP had said that the association was to control the invasives and scarify the turtle site. The Land Trust did a monitoring study in November and found that all that has been done is to cut. JS suggested that NHESP be contacted to provide some "push" and that the Commission meet with the Land Trust and members of the association. He feels that the association is not aware of the requirement and expressed that if the invasives are not controlled the meadow will be lost. The consensus of the Commissioners was to support JS in his effort to rectify the situation.

**Approve Minutes:** December 20, 2018-JS made a motion to approve the minutes as presented. DF seconded the motion and the Commission voted to approve 6-0-1. MS abstained as he was not at that meeting.

RFC made a motion to adjourn. JS seconded the motion and the Commission vote to agree 7-0. The meeting was adjourned at 8:20 PM.

Respectfully submitted,  
Peggy Ammendola