

**Town of Lenox
Conservation Commission
Meeting Minutes
October 1, 2020 @ 7:30pm**

Conservation Commission Members: Neal Carpenter (NC), Vincent Ammendola (VA), David Lane (DL), Mark Smith (MS), Dick Ferren (DF), Rose Fitzgerald Casey (RFC); Joseph Strauch (JS)

Staff: Jessica Cote, Land Use Assistant

Others: Emily Stockman, Stockman Associates

NC opened hearing at 7:30pm. The meeting was recorded.

1. Request for Determination of Applicability —Carolyn & Eli Newberger for property located at 132 Lime Kiln Road, Map 27 Parcel 34. The proposed project involves the construction of an addition which is located within the Riverfront Area associated with Yokun Brook and Buffer Zone associated with the Bank of Pond.

- MS recused himself as he is the architect on the project.
- Emily Stockman, from Stockman Associates, explained the project to the commission which includes the construction of an artist studio which would be an addition to an existing single-family home and that would then join the home with an existing shed on the property.
- Emily stated that even though the project is within the Riverfront area and Buffer zone to bank it is located within existing graded area.
- Addition is approximately 400 sq feet in size with a deck that extends to the north.
- NC asked about Natural Heritage. Emily stated that this project falls within exemption number four, if doing an addition affiliated with single-family house and in a legally developed, degraded or paved lawn or landscaped area the project is exempt.
- Site visit was completed on September 21st and included Emily Stockman, Eli and Carolyn Newberger, NC, DL, RFC, DF, VA, MS.
- VA moves to grant a negative two & negative three determination. RFC seconds. All in favor 6-0.

2. Abbreviated Notice of Intent – PLH Vineyard Sky LLC for property located 383 Housatonic Street, Map 8 Parcel 96. The proposed project involves cutting of trees and stump removal from approximately 4 acres of land located in the northeast corner and western edge of the Easter Field. Portions of the trees are located within the 100-foot Buffer Zone.

- The Conservation Commission asked Emily Stockman to be present to discuss steps needed for her to review/delineate the property to confirm the wetland area.
- Emily presented a proposal for the Conservation Commission.
- Emily also stated that she needs Special Municipal Employee (SME) status for a peer reviewer before work can start. The Commission was not sure if the Town had this designation for peer reviewers. Jessica Cote, Land Use Assistant, stated she would check with the town and update the Commission as well as Emily.
- DL moves to accept Emily Stockman's proposal for the peer review. VA seconds. All in favor. 7-0.
- Meeting is continued to October 15th at 7:45pm.

3. Certificate of Compliance – 225 Kemble Street owned by Donald Roy

- A site visit was completed on October 1st by NC and MS.
- MS moves to accept the CofC. JS seconds. All in favor 7-0.

4. Approval of Minutes—September 3, 2020 Meeting

- DL moves to accept minutes from September 3rd, 2020. RFC seconds. All in favor 7-0.

RFC moved to close the meeting. MS seconds. All in favor 7-0. Meeting closed at 8:13pm.