

Lenox Conservation Commission
Land Use Meeting Room
April 4, 2019
Minutes

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

Staff present: Jessica Cote, Land Use Assistant, (JC)

Meeting called to order at 7:30pm by NC.

Notice of Intent, Valley Mill, located at 60 Willow Creek Road Map 9 Parcel 5 & 6. Mass DEP File #198-0311. Demolition of an existing building, construction of new garage in same general location. Portions of the site are located within Riverfront Area and Buffer Zone.

- Sarah from SK Design representing for Valley Mill. Valley Mill is looking to tear down an old sawmill and build a new garage. Sarah reviewed all aspects of the project from demolition to the new building to be built. The property is a 2.2 acre parcel located west of Woods Pond. The parcel is bordered by Willow Creek Road. The solar array over the old landfill is located north of property and Valley Waste Transfer Facility is located to the south of property.
- Property is former Borgnis lumber facility. Mainly used for a working sawmill and most of site is gravel. Currently there are three buildings on the property.
- Half of the property is located in the river front area.
- Flood plain is located on property and follows the railroad tracks.
- Applicant plans to demolish existing 7000 square foot building and build a new 7500 square foot garage located in the same general area. Most of the new garage will be out of the riverfront area.
- Project went in front of ZBA and was granted for special permit on April 3rd.
- Improvements proposed within Notice of Intent include: roof top chamber for groundwater recharge, capture the roof and put in underground chambers to promote infiltration, proposed plantings on north side of property.
- NC noted a March 20th site visit which included Matt Puntin of SK Design, Tom & Steve Garrity, NC, MS, JS and VA. DL visited the site on his own.
- Mark Stinson from DEP provided questions when the file number was granted for the NOI. All of those questions were answered by Matt Puntin by emails with Mark.
- After brief discussion among the board, the following special conditions were agreed upon between the board and the applicant to be added to the Order of Conditions:
 1. No storing materials in flood plain or river front areas for extended periods of time.
 2. Create a 10' wide planted buffer zone from Willow Creek Road to the railroad on property next to Lenox Landfill.
 3. Remove all demo material including concrete from property.
- DL motioned to accept the Notice of Intent. VA seconded the motion. Unanimous all in favor (7-0).

Notice of Intent, The Town of Lenox, located on Housatonic Street, Map 44 Parcel 63. Mass DEP File #198-0313. Improvement of the existing stormwater drainage system. There will be temporary work done in the Bordering Vegetated Wetland.

NC opened the public hearing at 8:00pm for the Town of Lenox drainage hearing.

- Jackson from Foresight Land Services representing the Town of Lenox.
- Existing drainage comes from culverts under Housatonic Street into storage tank which flows out the 30" pipe. Follows easements through properties, across gravel driveway and continues out into wood area near route 7&20.
- Several BVWs bordering west side and east side of gravel driveway and some of the backyards of properties. Another BVW that borders Housatonic Street.
- Existing condition is a 30" corrugated metal pipe that is currently failing due to erosion. Proposed replacement will parallel existing pipe. The existing pipe will remain in place to supplement drainage.
- Proposed replacement pipe is a 54" steel corrugated pipe. Arc shape. Follow existing easement.
- Limited BVW disturbance of 4990 square feet which will be replicated once work is complete.
- Straw bales and silt fence proposed along the entire easement through duration of work.
- Proposed work strays out of easement in some areas. Easement agreements have been sent out to property owners.
- DL asked about recommendations getting down to the wetlands during construction. Jackson noted that the contractor will utilize timber pads from one end to the other end during construction.
- VA asks how much lower the end of the pipe is from the beginning. What is the grade? Jackson stated it is about 1% slope for the entire pipe.
- After brief discussion among the board, the following special conditions were agreed upon between the board and the applicant to be added to the Order of Conditions:
 1. The level spreader should be inspected annually in the spring and maintained according to findings.
 2. Notify Conservation Commission when siltation devices are in place.
- NC noted a March 26th site visit which included Steve Mack, DL, JS, MS, DF, VA and NC. RFC visited the site on her own.
- MS asked when construction would start. Foresight Land Services noted the project still needs to go out to bid, therefore no start date determined.
- DF motioned to accept the Notice of Intent. RFC seconded the motion. Unanimous all in favor (7-0).

Other Business: Board discussed Sawmill Brook Property in regards to the salamander study that will need to be completed if the property is conveyed to a developer for an affordable housing development. Tom Tynning from Berkshire Community College will conduct the study.

Minutes:

March 7, 2019 - DF motioned to approve minutes and RFC seconded the motion as amended (slight grammatical changes). The minutes were approved with a vote of 7-0.

RFC motioned to adjourn the meeting and DF seconded. Meeting adjourned at 8:40.