

**Lenox Conservation Commission**  
**Land Use Meeting Room**  
**February 20, 2020**  
**Minutes**

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

**Absent with Notification:**

**Staff present:** Jessica Cote, Land Use Assistant

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

**Request for Determination, 305 Walker Street, Map 4 Parcel 12** - The proposed project is for construction of residential home with attached garage with relocation of 20' private sewer easement.

- Site visit was completed on February 3, 2020 which included: Bob Romeo, VA, MS, NC, JS and DL.
- Gail Ceresia from Berkshire Wetland Services presented the project to the Board. There was a building on the site at one time and there are two foundation holes that have been filled in.
- Most of the site is buffer zone and there are willows on the east side of property. All work will be completed in the buffer zone. Applicant wants to move the septic line so it will not be where the building will be located.
- NC received email from Mark Stinson at DEP with questions regarding the wetland boundaries. It was determined that if the Commission agreed they could approve the project without having to approve the boundaries.
- DF motions to issue a Negative Three determination - work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject under the Act. VA seconds. All in favor 7-0.

**Notice of Intent, 16 Blantyre Road, Map 4 Parcel 75** - The proposed project involves construction of a new road within the 100' buffer zone of two wetlands.

- Marc Levasseur from Foresight Land representing the property owner described the project.
- RFC asked about the new estate homes that are to be built and if they will be built when they are sold or if they are built and then sold. The footprints will be mostly what are on the plan, per Marc.
- There is one house on the plan that may need to come back for its own NOI because of the proximity.
- RFC asked about the plowing/salting of the road during the winter.
- Marc reviewed the supplemental information that was provided in response to Mark Stinson's comments from DEP.
- Marc provided photos of the property that is close to the work that is proposed.
- Site visit has not been completed yet due to weather. Board agreed to a site visit on Tuesday, February 25<sup>th</sup> at 9:00am. DF moves to continue the public hearing until March 5<sup>th</sup> at 7:30pm. Seconded by VA. All in favor 7-0.

**Minutes:**

- December 19, 2019 - RFC motioned to accept December 19, 2019 minutes. JS seconds. Minutes approved with a vote of 6-0. MS abstains.

RFC motioned to adjourn the meeting and VA seconded. Meeting adjourned at 8:37pm.