

**Lenox Zoning Board of Appeals
Meeting Minutes
December 4, 2019
Land Use Meeting Room**

Members present: Clayton Hambrick (CH); Albert Harper (AH); Robert Fuster, Jr (RFJr)

Staff Present: Town Planner, Gwen Miller (GM)

Other Members of Public: Clarence Fanto (CF)

RFJr opened the meeting at 7:10pm.

7:00 PM MRG CRW Holdings, LLC (Cranwell) update on Special Permit

- MRG CRW Holdings, LLC updated the ZBA on the status of the project on the Cranwell property.
- Tim Brown, global head of construction for Hyatt, stated to the board that there are new local companies working with the Hyatt team to help move the project along including Rob Akroyd from Greylock Design Associates.
- Rob Akroyd updated board on current status of project. Rob stated that one of the conditions of the Special Permits was in regards to Stormwater management and the team did soil testing and found the soils on Cranwell are not suitable for the type of system proposed with under infiltration system. Therefore the Hyatt team hired an engineering firm, VHB out of Springfield.
- VHB's findings that the proposed system would not function properly and VHB overhauled the storm water system with a better system. The new system includes a retention basin on the East Side of the property.
- Rob continued to update board on progress for new construction buildings on the property.
- The tunnel on Route 20 construction has begun.
- West side of property maintenance building completed as well as new cart barn. There is an indoor horse riding rink and there is also a new horse barn constructed.
- RFJr asked to see the retention basins on the plans again and asked if the basins would be filled all the time. Rob replied that they only retain storm water for a limited time and slowly release water into the wetlands on the west side of the property.
- RFJr asked the Hyatt team their intentions in regards to the peer review that SK Design did on the new stormwater plan. Rob stated that the Hyatt team is making the necessary changes per the peer review.
- Hyatt is looking to rebrand Cranwell in May/June 2020.

AH moves to close the meeting. CH seconds. All in favor 3-0. Meeting closed at 7:40pm.