

TOWN OF LAKEVILLE
Selectmen's Meeting Minutes
November 5, 2007

On November 5, 2007 the Board of Selectmen held a Special Meeting at the Town Office Building. At 4:32 PM Chairman Yeatts called the Board of Selectmen's meeting to order. Selectmen present were: Selectman Yeatts, Selectman Evirs, and Selectman Maksy. Also present: Town Administrator Rita Garbitt.

Interview Candidate for Building Commissioner/Zoning Enforcement Officer

Selectman Maksy stated he wanted to disclose that one of the six (6) applicants originally interviewed for Building Commissioner was a distant relative so he would not be participating in the interview. He contacted the State Ethics Commission to see if there was a conflict. He was told as long as he was not a direct relative, such as a brother, there was no conflict.

Robert Iafrate from Bridgewater entered the meeting at 4:35 PM. After answering several interview questions from the Board of Selectmen, Mr. Iafrate left the meeting at 5:15 PM. After a brief discussion, upon a motion made by Selectman Evirs and with Chairman Yeatts stepping down to second and stepping back up to vote, the Board

VOTED: To appoint Robert Iafrate as the Building Commissioner/Zoning Enforcement Officer subject to final contract negotiations.
Two (2) Ayes and one (1) Abstention

Any other business that may properly come before the meeting

At this time the Board reviewed three (3) Zoning Board of Appeals Petitions because the Selectmen would not be meeting again until after the Appeals Board held their hearings on November 15, 2007.

Masterangelo-201 Hemlock Shore Road

The petitioner is seeking to demolish the existing dwelling located at 102 Hemlock Shore Road (17,800 square feet) and construct a new dwelling and garage on a lot that contains less than 20,000 square feet. Selectman Evirs stated it was difficult to review the Petition without the building plans, however, if there is no second floor on the dwelling, it meets the 105% restoration limitation as provided by 6.1.2 of the Zoning By-Law. The dwelling and garage meet all setback requirements. The Board agreed to recommend approval contingent on the following conditions being met:

1. The Petitioner submit Building Plans;
2. The Petitioner obtain Board of Health approval; and
3. The Petitioner obtain Conservation Commission approval.

The Board also asked the Appeals Board to reference Sections 6.1.2 and 6.1.8 of the Zoning By-Law during their review of the Petition.

O'Connor-101 Nelsons Grove Road

The Petitioner is seeking to demolish the existing dwellings, shed and garage located at 101 Nelsons Grove Road (29,300 square feet) and construct a new dwelling with an attached garage on a lot that contains less than 70,000 square feet. The Petitioner is also seeking relief from the side yard setback of 20 feet to 14 feet. The Board discussed the location of the garage which is 14 feet from a lot corner. They did not see anything in the information provided preventing the Petitioner from moving the garage over six (6) feet. The Board agreed to recommend against approving the six (6) foot variance and have the Petitioner either move the dwelling/garage over six (6) feet or purchase six feet (6) from their neighbor.

Perrault/Lewis-1 Main Street

The Petitioner is going before the Appeals Board for the third time with an amended plan to demolish the existing dwelling and construct an office building. Selectman Evirs noted that the new plan does meet the 50% lot coverage requirement for structures and paved area, however, the elevations and the Site Plan do not match, specifically the two (2) entrances. The Board agreed to recommend the Appeals Board include the following in their consideration of the Petition:

1. The Petitioner demonstrate the proposed driveway curb cut complies with Section 6.5.1 of the Zoning By-law.
2. The Petitioner obtain approval from Mass Highway to move the driveway curb cut since it is a State Highway.
3. The Petitioner correct the elevations for the two (2) entrances.
4. The Petitioner demonstrate there is sufficient parking for the size and the use of the building according to Section 6.5.3.3 of the Zoning By-Law.
5. The Petitioner demonstrate the location of parking and access are ADA compliant according to Section 6.5.3.3 of the Zoning By-Law.

SEMASS Contract

Selectmen Maksy reviewed the proposed amendment to the SEMASS contract. The Board agreed to discuss it their meeting on November 19, 2007.

Veterans Breakfast at the Council on Aging

Selectman Yeatts stated she would be attending the Veterans Breakfast on November 6, 2007.

Executive Session

At 6:26 PM, upon a motion made by Selectman Evirs and seconded by Selectman Maksy, on a unanimous roll call vote, the Board

VOTED: To enter Executive Session and not return to Open Session for the purpose of discussing strategy with respect to contract negotiations with non-union personnel.
Polled Vote: Selectman Evirs – Aye and Selectman Maksy – Aye, and Selectman Yeatts – Aye