

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, May 30, 2019**

On May 30, 2019, the Planning Board held a meeting at the Lakeville Senior Center. The meeting was called to order by Chairman Hoeg at 7:30 p.m. Ms. Murray, recording secretary, was audio recording, and LakeCAM was making a video recording of the meeting.

Members present:

Brian Hoeg, Chair; Sylvester Zienkiewicz, Vice-Chair; Peter Conroy, Mark Knox, Barbara Mancovsky

Meet with Prime Engineering regarding ANR submittal for Susan Lane

Mr. Evan Watson from Prime Engineering was present. He advised that tonight they were presenting a Form A plan for Susan Lane. There is an existing dwelling on the property, and they are dividing it into two lots so the house is on its own lot with the well and existing septic system. The wetlands have been delineated and the wetlands they see are actually on a Resource Area Delineation they got a few years ago. What they see on the plan is actually resource areas. Both areas have adequate area and frontage. There is no roadway proposed.

Mr. Zienkiewicz noted that although this is the purview of the Building Department, the zoning circle is supposed to touch the frontage line. Mr. Zienkiewicz asked about the 200 foot river line. Mr. Watson replied the riverfront is a resource area under the Wetlands Protection Act. The riverfront area is from the bank of the river to a line parallel to 200 feet away. The river is actually in the wetland, and it spreads throughout inside the resource area. The 200 foot riverfront zone is 200 feet away from the river that is inside the wetland. Mr. Zienkiewicz was not aware there was a river there. Mr. Watson replied it was a small brook. It comes from the other side of Highland Road and drains south and goes along Route 140. Mr. Watson noted that anything that flows throughout the year that has banks would be considered a river even though you might call it a brook or stream, but it is afforded the same protection under the Wetlands Protection Act.

Mr. Zienkiewicz made the motion, seconded by Mr. Conroy, to approve the ANR plan as submitted. The vote was **unanimous for**.

Review the following petitions from the Board of Appeals for:

1. Maksy – 89 Crooked Lane and 1 Cedar Berry Lane

Ms. Mancovsky made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals petition for Maksy – 89 Crooked Lane and 1 Cedar Berry Lane. The **vote was unanimous for.**

2. Peterson – 400 Bedford Street

Mr. Hoeg asked if anyone wanted to make any comments regarding this petition. Mr. Conroy asked if there was a maximum height for fences. This one was ten feet high. Mr. Knox said anything over seven feet would trigger the need for a Special Permit. Mr. Zienkiewicz noted there should be a setback from Bedford Street. After further discussion, Mr. Hoeg made the motion, seconded by Mr. Zienkiewicz, to send a memo to the Zoning Board of Appeals that they should take into consideration the site distances along Bedford Street and there should be sufficient sight distance so the safety or operations of the roadway or intersection are not adversely affected. The **vote was unanimous for.**

Approve Meeting Minutes for January 24, 2019

Ms. Mancovsky made a motion, seconded by Mr. Zienkiewicz to approve the Meeting Minutes for January 24, 2019.

VOTE: Mr. Zienkiewicz, Ms. Mancovsky, Mr. Hoeg – **AYE**
Mr. Conroy, Mr. Knox – **ABSTAIN**

New business

Ms. Mancovsky advised she had read through the Lakeville Housing Plan and had found some very interesting items in it. If they haven't yet read it, she would recommend they do so. Members discussed the affordable housing count and the units that had been lost at Kensington Court.

Members reviewed a bill from the Southcoast Media Group in the amount of \$235.38 for advertisements in the Middleboro Gazette.

Ms. Mancovsky made a motion, seconded by Mr. Zienkiewicz, to approve this bill. The **vote was unanimous for.**

Next meeting

Mr. Hoeg advised the next meeting is scheduled for Thursday, June 13, 2019.

Adjourn

Ms. Mancovsky made a motion, seconded by Mr. Conroy, to adjourn the meeting.

Meeting adjourned at 8:05.