

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
Thursday, March 14, 2019**

On March 14, 2019, the Planning Board held a meeting at the Lakeville Senior Center. The meeting was called to order by Acting Chairman Zienkiewicz at 7:30 p.m. Ms. Murray, recording secretary, was audio recording, and LakeCAM was making a video recording of the meeting.

**Members present:**

Sylvester Zienkiewicz, Acting Chair; Peter Conroy, Barbara Mancovsky, Janice Swanson

**Members absent:**

Brian Hoeg

**Nature's Remedy of Massachusetts, Inc. hearing, continued – 310 Kenneth Welch Drive**

Mr. Zienkiewicz opened the continued Nature's Remedy of Massachusetts, Inc. hearing at 7:30. He advised the request for a Special Permit had been approved at their last meeting, but Town Counsel had drafted the Decision with the conditions. Mr. Zienkiewicz read some of the findings and conditions into the record. He asked if any members objected to anything within the Decision. There were no objections from any of the Board members. Mr. Zienkiewicz then asked for a motion to approve the Decision and conditions for the Special Permit for Nature's Remedy of Massachusetts, Inc.

Mr. Conroy made that motion, seconded by Ms. Swanson. The **vote** was **unanimous for**.

Mr. Conroy made the motion, seconded by Ms. Swanson, to close the hearing. The **vote** was **unanimous for**.

The hearing closed at 7:39.

**Review letter from the Board of Selectmen regarding Notice of Intent to Layout Satucket Trail**

Mr. Roan Barber, the developer of Satucket Trail, was present. Mr. Zienkiewicz explained that this is subdivision off of Highland Road. The topcoat had gotten paved without an inspection and because of that the paperwork could not be filled out. The developer, Mr. Barber had suggested because of that error, they let the road sit for four

years instead of the two. Mr. Zienkiewicz said as part of the process for accepting the road, it would have to be inspected by the Town's engineer. Ms. Murray noted that Ms. Garbitt had spoken to her regarding this. The Town's engineer was looking at this and hopefully they would have the response information back in time for the Board's next meeting.

Ms. Swanson noted that there was also a memo from the Fire Chief in their packets which indicated the road provided satisfactory access for apparatus and responders. Ms. Mancovsky noted as a point of clarification that the developer had still been responsible for snow removal and everything that went along with that for the four years. Mr. Barber said they had come to the conclusion that if there were any deficiencies in the road, they would have shown up. He wanted to add the road had been in place and paved for almost 11 years. There has never been a single problem, either with the road or drainage.

Ms. Swanson asked if this would be back on the agenda after the peer review. Ms. Murray replied that it would. Mr. Zienkiewicz told Mr. Barber that he could call to make sure, but he did not feel that he would have to return. Mr. Zienkiewicz said they would wait to hear back from the engineer. If there were any issues, Mr. Barber would be notified; if not it would probably not be necessary for him to return.

#### **Meet with Stenbeck & Taylor, Inc. regarding an ANR submittal for Vaughan Street**

The engineer present advised the Board had signed an ANR for this property two weeks earlier but it came to his attention that a mistake had been made, and they did not have the correct width at the front setback. Ms. Mancovsky asked what the right of way was for. She was advised the family also had some land out back that runs out to the river and they use the right of way to access that piece of land.

Mr. Conroy made a motion, seconded by Ms. Swanson, to approve the amended ANR plan for Vaughan Street as presented. The **vote** was **unanimous for**.

#### **Review the following petition from the Board of Appeals for:**

##### **1. Johnson - 7 Rustic Drive**

Members noted that this was an extremely small lot and the proposed house would be substantially larger. Ms. Swanson indicated that it appeared the footprint was not increasing significantly but the house was going up. She advised that neighbors would be notified to voice any concerns they may have. After further discussion Ms. Mancovsky then made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals petition for Johnson-7 Rustic Drive. The **vote** was **unanimous for**.

### Approve Meeting Minutes

Mr. Conroy made a motion, seconded by Ms. Mancovsky, to approve the Meeting Minutes from February 7, 2019.

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

### Next meeting

Mr. Zienkiewicz stated their next meeting would be Thursday, March 28, 2019, at 7:30 PM at the Lakeville Senior Center.

### New business

Mr. Zienkiewicz noted there were already numerous items on the agenda for their next meeting which he would like to briefly review. They were the following:

- Meet with the Fire Department regarding establishing better communication between them and the Planning Board.
- Meet with Paul Turner regarding modifying the Ledgewood Estates Plan to add a curb cut in order to build a garage.
- Meet with residents from Fuller Shores regarding a drainage issue in the neighborhood. Mr. Conroy asked if the Superintendent of Streets had looked at this and if he had any recommendations. Ms. Swanson advised it is a water and runoff issue. Mr. Zienkiewicz thought some of the pipes might be clogged. He noted this was a private road off of a private road. He had looked at the road a few days ago and then again today, but this will be discussed in detail at their next meeting.
- Meet with Josh Hotvet from Cypress Creek Renewables who is interested in information on rezoning and the process. Mr. Zienkiewicz advised this would be for an industrial size solar project. Members then discussed the parcel in question and what the proposed zoning might be.

Ms. Swanson then advised the Board this would be her last meeting as she had chosen not to run for re-election. Mr. Conroy thanked Ms. Swanson for being on the Board for five years. He noted it is a lot of work, and it can be a substantial time commitment. Ms. Swanson thanked Mr. Conroy. She said she had really enjoyed working with them all.

Mr. Conroy then made a motion, seconded by Ms. Mankovsky, to adjourn the meeting. The vote was **unanimous for**.

Meeting adjourned at 8:30.