

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, July 11, 2019**

On July 11, 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

Review the following petitions from the Board of Appeals for:

1. Anchor Sign – 56 Main Street

Mr. Zienkiewicz noted they had this for Site Plan Review, and this was exactly what had been shown to them. He would make a motion to approve. Members discussed the size of the signs that were being requested. Ms. Mancovsky said that she did respect the property owner's right to do what they wanted to with their property, but she did not like the design of the store or the aesthetics of it. The Planning Board was told this is how this particular company does it but they were able to look on line and see they have done it many other ways. She would like the ZBA to aware of that and tell them to check the internet to see how many other types of signs and designs are available. Mr. Zienkiewicz then withdrew his motion.

Ms. Mancovsky made a motion, seconded by Mr. Zienkiewicz, to recommend to the Zoning Board they look online to see how many other types of signs and designs are available. The **vote** was **unanimous for**.

Approve Meeting Minutes

Mr. Conroy made a motion, seconded by Ms. Mancovsky, to approve the Meeting Minutes from March 14, 2019.

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

Mr. Zienkiewicz made a motion, seconded by Mr. Knox, to approve the Meeting Minutes from June 20, 2019.

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

Old Business-Fuller Shores update

A July 2, 2019, email from Ted Lang had been distributed to Planning Board members. Mr. Lang advised they have postponed getting an engineer until some of the costs involved were determined.

Old Business-Zoning change update

Members reviewed the July 9, 2019, Town Counsel Draft of the proposed Amendment to Lakeville Marijuana Zoning. Ms. Carboni, Town Coordinator, was present. She had also prepared a draft listing of all the parcels that were to be included within the Marijuana Overlay District. She advised planned on updating the map that she had distributed at their last meeting. Once it gets to Town Meeting and if it is approved, they could address the Zoning Map.

Members then reviewed the materials that had been distributed. Ms. Mancovsky stated that she liked the proposal and thought it was consistent with what she felt people had believed and what had been discussed. She did want to voice her concern and state that she did not love retail in the Industrial Park. She thought Millennium Way was more conducive to that industry and the retail traffic that would be generated. Mr. Hoeg sympathized with that point, but noted that had already been decided, and the Planning Board now is not the approval authority.

Mr. Knox advised the VitalMed facility would be opening on Friday, July 19, 2019. It was stated this was for medical marijuana. Mr. Knox replied regardless of what type of dispensary it is, he would keep them updated as far as how the parking goes.

Mr. Zienkiewicz then made a motion, seconded by Mr. Knox, that the Planning Board hold a public hearing on the matter of establishing a Marijuana Overlay District, on August 3, 2019, at 7:30 p.m. This hearing is to be advertised in the Middleboro Gazette. The vote was **unanimous for**.

New business-review three letters regarding Chapter 61A land

Members reviewed the following letters:

- The June 11, 2019, letter from Pauline Ashley informing them, pursuant to MGL, c61B, §5, her intent to convert the use of the property located at 73 Howland Road to residential use.

- The June 17, 2019, letter from Delaney & Muncey, P.C. informing them of the intent of the Estate of David A. Freitas to sell for other use a portion of the premises of M063-B002-023A and M063-B002-L022B.
- The June 20, 2019, letter from Nemasket Cranberry Inc. informing them of the intent to establish a lot from M025-001-017 and M025-001-014 for a single family home

Mr. Hoeg asked regarding Nemasket Cranberry Inc. if it's going to be lived in by a family member, does it then come out of 61A. Mr. Zienkiewicz said the individual one does, but it does not get first refusal. It will then be taxed as residential property. Mr. Hoeg asked if they would have to pay the back taxes. Ms. Maureen Candito, Town Administrator, was present. She replied that according to Town Counsel they do not. Mr. Hoeg asked if anyone had any problem with these. No one spoke.

Ms. Mancovsky then made the motion, seconded by Mr. Conroy, to recommend approval and that the letters be placed on file. The **vote was unanimous for.**

Ms. Ashley's brother in law was present in the audience. He said that he did have a question regarding 61A. How long was it in effect? Mr. Hoeg replied until it is taken out. Mr. Zienkiewicz said that it does have to be renewed. There was a discussion if the time frame was annually or every ten years.

Mr. Zienkiewicz noted there was some information on the Board of Assessors webpage which provided a good explanation of 61A. It was also discussed the Town has the right of first refusal to purchase lands that come out of Chapter. This is decided by the Board of Selectmen. Members then discussed the process an owner would go through if they decided to remove their property from Chapter 61 programs.

Mr. Zienkiewicz advised their original letter regarding the Marijuana Overlay is on the agenda for the Monday Selectmen's meeting. He asked if anyone planned on attending. Ms. Mancovsky said that she would be at work but would try to attend. Mr. Zienkiewicz said the map is pretty clear and everything should be pretty straight forward.

Next meeting

Mr. Hoeg advised the next meeting is scheduled for Thursday, July 25, 2019, at the Lakeville Senior Center.

Adjourn

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

Meeting adjourned at 8:18.