

Town of Lakeville

PLANNING BOARD

Meeting Minutes

Thursday, April 12, 2018

On April 12, 2018, the Planning Board held a meeting at 7:30 PM at the Lakeville Public Library. The meeting was called to order by Chairman Hoeg at 7:30 PM. Members Present: Brian Hoeg, Peter Conroy, Sylvester Zienkiewicz, Janice Swanson, and Barbara Mancovsky. Also present: Town Coordinator Lorraine Carboni, and Town Administrator Rita Garbitt. LakeCAM was video recording the meeting.

Public Hearing (7:30 PM) – Amend the Zoning By-Law by deleting Section 7.7, Smart Growth Overlay District, and replacing it with a new Smart Growth Overlay District which will include the existing G.L. Chapter 40R Overlay District, The Residences at Lakeville Station Smart Growth Overlay District and add a new abutting sub-district, The Nemasket River Smart Growth Overlay District.

The Public Hearing was opened at 7:30 PM by Chairman Hoeg.

Mr. Hoeg provided an overview of the Public Hearing. Robert Poillucci, the Project Developer, mentioned the 40B Project Application has been submitted to the State for approval. The 40R Overlay provides one time funding to the Town. Ms. Garbitt provided an overview of what 40R and 40S funding meant for the Town. Ms. Garbitt explained the 40S is for the number of students going to our schools. Mr. Zienkiewicz commented the project would add to our quota for affordable housing. Ms. Mancovsky complimented Mr. Poillucci on working with the Town on the 40R project. Mr. Poillucci explained he would provide the maintenance to the property after the units were sold, unless the tenants decided to use someone else. Mr. Poillucci mentioned they would be meeting with the Board of Appeals next week. Jaime Bissonnette, the Project Engineer, reviewed the septic plans with the Board.

Ann Higgins, abutter to the project, questioned whether or not the units would be rented, if they didn't sell. Mr. Poillucci explained all units are targeted to be sold, not rented.

Upon a motion made by Mr. Conroy and seconded by Ms. Mancovsky, the Board

VOTED: To continue the Public Hearing until April 25, 2018.
Unanimous in favor.

Reorganization of the Planning Board

Upon a motion made by Ms. Swanson and seconded by Ms. Mancovsky, the Board

VOTED: To appoint Brian Hoeg as Chairman and Sylvester Zienkiewicz as the Vice Chairman.
Unanimous in favor.

Discuss 2018-2019 Nomination of SRPEDD Commission Member

Upon a motion made by Ms. Swanson and seconded by Mr. Conroy, the Board

VOTED: To appoint Barbara Mancovsky as the Planning Board's SRPEDD
Commission Delegate.
Unanimous in favor.

Meet with David McQueeney regarding ANR submittal for 20 Dunbar Road

Mr. McQueeney provided the Board with an overview of the proposed project. There was a brief discussion.

Upon a motion made by Mr. Zienkiewicz and seconded by Mr. Conroy, the Board

VOTED: To approve the ANR for 20 Dunbar Road.
Unanimous in favor.

Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) for Site Plan Review for 5 Main Street.

Mr. Bissonnette provided an overview of the project. The property was formally known as N.E. Rental and will become Sunbuilt Rental. Mr. Bissonnette explained the proposal was for a building larger than 15,000 square feet, and will be used to wash equipment.

Upon a motion made by Ms. Mancovsky and seconded by Mr. Conroy, the Board

VOTED: To approve the Site Plan for 5 Main Street
Unanimous in favor.

Discuss and vote on recommendation for the re-zoning of Industrial B (Kingman Street)

Mr. Hoeg provided an overview of the proposed re-zoning of Industrial B (Kingman Street). Ms. Garbitt commented the Public Hearing was closed and the Planning Board needed to vote a recommendation for Town Meeting. Mr. Hoeg commented there were residents at the Public Hearing who wanted their properties re-zoned to Business instead of Residential. Ms. Garbitt commented Town Counsel said making that change was not within the purview of the original content of the Public Hearing. Mr. Conroy commented it would be bad business to proceed with the proposed re-zoning just to have the residents come back to ask for another re-zoning of their property at a future date. Brief discussion continued and Mr. Hoeg called for a vote.

Upon a motion made by Mr. Conroy and seconded by Mr. Zienkiewicz, the Board

VOTED: To not recommend approval.
Mr. Hoeg-Aye, Mr. Conroy-Aye, Mr. Zienkiewicz-Aye, Ms. Swanson-
Abstained, Ms. Mancovsky-Abstained

Review letter from the Board of Selectmen of Notice of Intent to Layout Cedar Pond Road, Quequechan Circle and Ron Circle.

Mr. Zienkiewicz commented he thought this layout was already approved. Ms. Garbitt explained it was approved; however, all of the title certifications were not received within the 120 day timeline after Town Meeting approval. Therefore, we need to go through the approval process once again.

Upon a motion made by Mr. Zienkiewicz and seconded by Mr. Conroy, the Board

VOTED: To recommend acceptance of the Notice of Intent to Layout Cedar Pond Road, Quequechan Circle, and Ron Circle.
Unanimous in favor.

Review letter from Board of Selectmen regarding the Re-Zoning of 9 Harding Street from Residential to Business. Jamie Bissonnette of Zenith Consulting Engineers (ZCE) and Attorney Michael P. O'Shaughnessy will be in attendance

Mr. Bissonnette provided an overview of the proposed zoning change for the property previously known as Colonial Trophy. The property owner would like to rezone the entire lot to business. It is currently half residential and half business. They would like to have this presented at the Annual Town Meeting in June. Mr. Zienkiewicz commented on the cost to rezone property and the applicant should bear the cost. Ms. Garbitt commented the applicant is billed for staff time, the cost of the legal ad, and the first class mailing.

Upon a motion made by Mr. Conroy and seconded by Mr. Zienkiewicz, the Board

VOTED: To schedule a Public Hearing for Thursday, May 10, 2018 at 7:45 PM for the rezoning proposal for 9 Harding Street from Residential to Business.
Unanimous in favor.

Receive and discuss Letter from the Department of Environmental Protection (DEP) re: Local Planning Board Responsibilities Regarding Chapter 91 General License Certifications.

The Planning Board had a brief discussion about the letter from DEP. Mr. Zienkiewicz commented if there is any public comment, they would need to go through the Planning Board. Ms. Mancovsky commented that if we had a Planner, this is something the Planner would take care of.

Review and discuss memo from Lakeville Open Space.

Ms. Mancovsky mentioned she is in support of Open Space and would like to find a way to permanently protect Open Space. The Planning Board discussed open space and land preservation. Ms. Mancovsky is going to reach out to her colleagues to see if they can provide samples of their Towns open space and land preservation By-Laws. The Board would like to continue this discussion at a future agenda.

Next Meeting

Thursday, April 26, 2018 at 7:30 PM, location to be determined.

New Business

Ms. Carboni handed out a copy of the Special Town Meeting Warrant for the Boards review. She also updated the Board on a proposed By-Law Amendment regarding Adult Use Recreational Marijuana. The Board would need to schedule a Public Hearing on the proposal. The Board had a brief discussion regarding the Table of Uses for the Recreational Marijuana... should it remain in the Industrial Zone or within an Overlay of the Industrial Zone. Ms. Carboni commented the Board of Selectmen would like to have this proposed By-Law Amendment ready for Town Meeting in June. Ms. Carboni reviewed the timeline with the Board in order for that to take place.

Upon a motion made by Ms. Mancovsky and seconded by Mr. Conroy, the Board

VOTED: To schedule a Public Hearing for May 10, 2018 at 8:00 PM for the proposed By-Law Amendment regarding Adult Use Recreational Marijuana.
Unanimous in favor.

Mr. Zienkiewicz commented the Board had 65 days procedurally, upon a request, to schedule a Public Hearing.

Adjournment

Upon a motion made by Ms. Swanson and seconded by Mr. Conroy, the Board

VOTED: To adjourn the meeting at 10:26 PM.
Unanimous in favor.