

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
August 13, 2020
Remote meeting**

On August 13, 2020, the Planning Board held a remote meeting. It was called to order by Chairman Knox at 7:04. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

Mark Knox, Chair; Barbara Mancovsky, Vice-Chair; Peter Conroy, Michele MacEachern

Also present:

Board of Selectmen: Richard LaCamera, Chairman; Evagelia Fabian, Brian Day
Maureen Candito, Town Administrator; Nathan Darling, Building Commissioner; Tracie Craig-McGee, Executive Assistant

Jamie Bissonnette, engineer from Zenith Consulting Engineers (ZCE); Atty. Michael O'Shaughnessy, Dave Morrissey, abutter, John Riley

Agenda item #1

Mr. Knox read this item into the record. It was an explanation of the Governor's Order Suspending Certain Provisions of the Open Meeting Law related to the 2020 novel Coronavirus outbreak emergency which was why the Board was meeting remotely. Mr. Knox stated they had both a joint meeting with the Selectmen and the continuation of a Public Hearing scheduled for 7:00. The applicant for the Public Hearing has agreed to go second.

Meet with Board of Selectmen to discuss the following items:

Review and vote to appoint a new Planning Board member

Chairman LaCamara opened the Board of Selectmen meeting. Evagelia Fabian and Brian Day were also in attendance. Mr. Knox said they were going to review and vote to approve a new Planning Board member. They had received several letters of interest and resumes. One applicant, Mr. Jack Lynch, was present. Ms. Mancovsky asked that the name of the applicants be read into the record. Mr. Knox stated the following: Mr. Lynch, who was present; Mr. Stephen Moniz, who withdrew from consideration, and Ms. Nora Cline who was unable to attend.

Mr. Knox asked Mr. Lynch if he had any experience in land use, zoning, or bylaws. Mr. Lynch replied not in land use but he did have experience in zoning. This occurred from the processes that were required by the numerous construction projects he had been involved in. At Zoning

meetings, items such as the size of the project, what facilities would be provided, and the impact on the local environment were all items that would be discussed. Mr. Knox said he would then be familiar with impact studies and other reports. Mr. Lynch replied yes.

Mr. Knox said his understanding was Mr. Lynch was retired. How much time would he be able to offer to the Planning Board. Mr. Lynch replied whatever time was needed. He believed his extensive experience in contracting, purchasing, and project management and development could be a real benefit to the Town. Mr. Knox asked if other members had any questions.

Mr. Conroy noted that he had spoken with Mr. Lynch earlier. He thought he would be a great asset to the Board especially with the time he has available. Mr. Conroy asked Mr. Lynch if he knew the appointment was only until April and then he could run for the position in the regular election. Mr. Lynch said he understood. Ms. Mancovsky asked Mr. Lynch what the motivation had been for choosing Planning Board as the means to get involved in the Town. He replied he has been involved in a variety of charitable groups in the past. However, when he saw the position posted in the paper he realized he could actually use his experience to benefit the Town. Ms. MacEachern asked if he had any interest in any purchasing, developing, or building in Lakeville. Mr. Lynch replied he did not.

Mr. Knox asked Mr. Lynch if he had looked at the zoning by-law yet or any of the other subdivision control regulations. Mr. Lynch said he had tried to look at what was available on the website. Selectman Day asked if he had a project that he was particularly proud of. He replied the Sheraton of New York was a major project involving many challenges.

Mr. Knox said that he did want to make mention of Ms. Cline's resume. It appeared she had a lot of experience in purchasing and personnel management but not a lot to do with construction or any land use. She was not able to attend this evening. Ms. Mancovsky wanted to note that Ms. Cline was a long time resident and being a working professional herself, she knew that three days' notice to attend a meeting could be a challenge when you might have prior commitments. Mr. Knox said he did understand but felt they needed to take action tonight.

Mr. Knox said he was prepared to make the motion to recommend appointment of Jack Lynch to the Planning Board. It was seconded by Mr. Conroy. Selectmen LaCamara advised this has to be a joint vote between the Board of Selectmen and the Planning Board.

Roll Call Vote: Mr. Conroy-Aye, Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye, Mr. LeCamara-Aye, Mr. Day-Aye, Ms. Fabian-Aye

Mr. Lynch was advised that he would have to set up an appointment with the Town Clerk and be sworn in.

Discuss part time Planner position

Chairman LeCamara advised that at their budget meeting in March, they had talked about the options as far as a Planner was concerned. At that time, they had agreed they would hire a part time planner. They were hoping it would come from either SRPEDD or a consultant so they could

decide the direction they wanted to go in before they hired someone full time. Unfortunately, today SRPEDD informed them they could not provide them with any services. Now they would have to look at changing directions and look at a part time planner, either temporary or a consultant. They could put together a job description and the Board could review it as an option for the short-term.

Mr. Knox replied at least for the hospital property they can hire an engineering consultant to work with them and that cost can be turned over to the developer. However, the Board does need to come up with some specific guidelines for the needs and requirements they expect from this consultant to oversee for them and the 43D Committee. It would be more involved than sending out a plan and receiving a letter back. They will need some involvement from whoever they bring in.

Ms. Mancovsky said one of the benefits of starting off with a consultant would be they would get a chance to see what services they are providing or have provided to other Towns. They would also see what different types of experiences or developments they have worked with. She felt that they really did not know yet what they needed. Selectman LaCamera agreed and said they should figure out what they need first. Mr. Knox said that he would like the Planning Board to put together an extensive list of the needs they know of. Maybe at their next meeting they could appoint someone to reach out to some of the Consulting firms they have worked with and see if they offer more than Stormwater Management.

Ms. Mancovsky asked what the rules and guidelines around this would be. Would they have to go out to bid? Ms. Candito replied something like that would probably be a request for qualifications. It would be a bid process as this would be a significant size contract. She would be happy to work with the Planning Board to see where these requests fit best and to create a scope so they can put everyone on a level footing as to what they need. She agreed that the Planning Board needed to brainstorm to what they want this person to be able to accomplish. She would say a lot of what they needed was related to the 43D. Mr. Knox asked that be put on the agenda of their next meeting. He asked Board members to work on assembling a job description. He advised there was two different parts to this; the 43D hospital project where the cost should be borne by the developer and the long-term position needed for the other Town projects which would be the Town's responsibility. Mr. Knox wondered if this 43D person might be utilized for other large commercial projects where the developer could also foot that cost. Selectman LaCamera replied they could do that.

Ms. Mancovsky asked for additional clarification of what position(s) they were looking for. Mr. Knox replied that right now they need a consulting firm to help them with these big projects as they would not find a Planner that quickly. The Planner would be step two. If they could get a good Planner that could pick up some of the things that the Consulting firm used to do for them that would also be good. Mr. Knox said that for their next agenda he would like to have members work on developing a job description for this Consulting firm or a Planner. Selectmen LaCamera also suggested they look at engineering firms that could do the peer review for the hospital property. Mr. Knox said that he was hoping to find a company that could do the majority of the work.

Discuss support for the Lakeville Hospital project

Mr. Knox felt they had covered this within the Planner discussion. Selectmen LaCamera asked Ms. Candito to update the 43D document with the current information. He advised the developer was going to try to meet with the 43D committee and go through the project and address issues. Those Committee members would then be able to bring any specific issues back to their respective Board or Committee. He would suggest the Committee meet the first week of September to start talking about the process and how it all works together. The developer was talking about September 15th and then submitting the plan to the Planning Board on October 1st. In his opinion, that was an aggressive time frame so they would just have to see what happens. Once that plan is submitted, there is a six-month process based upon those guidelines but they do not have to stay within those six months. Selectman LaCamera noted that all the environmental studies have been completed and he has all the costs associated with cleaning up the landfill and tearing down the buildings. Now he is working on all the other items related to the project and thinks it will all be complete by September 15th.

Selectman Fabian asked if Mr. Darling would like to speak to this. Mr. Darling replied that any questions he might have had had been touched upon. He really looked forward to seeing this project progress, as well as the Planning Board receiving some help.

Ms. Fabian then made a motion, seconded by Mr. Day, to adjourn the Selectmen's meeting.

Roll Call Vote: Ms. Fabian-Aye, Mr. Day-Aye, Mr. LeCamara-Aye

Selectmen's meeting adjourned at 7:46.

PUBLIC HEARING: Bella Way-39 Cross Street and part of 5 Harding Street - continued

Mr. Knox opened the continued Public Hearing for Bella Way-39 Cross Street and part of 5 Harding Street. This was a Definitive subdivision plan that had been opened at their July 9, 2020, meeting and continued twice. Previously, he had allowed abutters to speak their mind but tonight's meeting would not be conducted in that fashion. He would keep control of the floor and give individuals a chance to speak. If they speak out of order, they will be warned. If they continue, they will be removed from the meeting.

Mr. Knox then read the purpose of the subdivision law into the record. It is a comprehensive statutory process designed for the safety, convenience, and welfare of the inhabitants of the cities and towns. He then read the different deadlines for action and options the Board had. He noted the Board must approve a plan if it complies with the Board's rules and regulations and the recommendations of the Board of Health. If the Board fails to take action, the plan will automatically be constructively approved as presented.

Mr. Knox then read the July 6, 2020, letter from the Board of Health into the record. It stated there was no reason for the Board of Health to recommend denial due to public health issues. Mr. Knox then read the July 22, 2020, letter from the Fire Department. Chief O'Brien stated that after

meeting with Zenith Consulting Engineers (ZCE) it was agreed the hammerheads will serve as the turn around device and they will be constructed with the dimensions to accommodate the ladder truck. It was also stated the road surface will be constructed to accommodate the weight of the Fire Department apparatus.

Mr. Knox then mentioned the following abutter concerns that had been discussed:

- A loss of privacy due to the clear cutting of trees that would expose Route 44.
- Traffic safety
- Personal loss of privacy

Mr. Knox explained to condition those items the Board had requested the developer to establish a planted no cut buffer zone behind 35 and 37 Cross Street. The currently cleared area will be replanted as part of this no cut zone. As far as the clear cutting of trees beyond the houses to Route 44, those trees are protected by a Conservation condition.

In regards to the traffic safety concerns, Mr. Knox advised he had reached out to the Chief of Police and the Highway Superintendent. Chief Perkins responded and said after speaking with the Highway Superintendent they were in agreement that if signage was approved or allowed it may put some liability on the Town and start a precedent. A suggestion of signage warning traffic or hazards is helpful but the term construction zone is confusing and carries additional speeding enforcement penalties. Construction, construction area, or construction ahead may be more appropriate. They also wanted to know the location of the signage; if it would be on private property; and if it would create some type of sightline obstruction. Chief Perkins noted that if the construction creates a hazard, police details may need to be hired.

Mr. Knox then opened the floor to Mr. Bissonnette, engineer from ZCE. Mr. Bissonnette then shared his screen so they could go over the modifications that had been made to the plan since their last presentation. Mr. Bissonnette indicated the drainage easements on the plan. He then said that one of the items that had been brought up by Mr. Lanney they had evaluated was the outlet structure. Their original submittal had a four-inch pipe leaving the basin but Mr. Lanney was concerned this could clog. Therefore, they increased to a twelve-inch pipe and put a control outlet structure with a four-inch orifice and overflow catch basin top on that structure. If the orifice does clog, the water can overflow on to the top of the box structure and flow in the catch basin to alleviate that clog.

Mr. Bissonnette also stated that Mr. Lanney had asked if they had done a culvert analysis on the pipes going underneath the driveways. They had not but when they did one they found they had to add one pipe and increase the size on one section. There was also a question about the drainage in the front all being caught in the system and they have addressed that.

Mr. Knox then read the July 28, 2020, letter from Mr. Lanney into the record. The letter indicated his comments had been addressed to his satisfaction and the applicant was working with the Planning Board in regards to a long-term maintenance plan for the drainage system. Mr. Knox advised he had prepared a motion but had not yet matched up to the finding prepared by Atty. O'Shaughnessy. Mr. Knox asked if the Stormwater Maintenance Plan was to be reviewed by Nick Lanney as well. Mr. Bissonnette replied they had spoke with Mr. Lanney about the maintenance

plan and his concern was if the owners of the development don't maintain the basin, then it could cease to work. He believed in Atty. O'Shaughnessy's package that had been submitted, in the Common Roadway Maintenance Agreement, there were explicit powers given to the Town if the owners don't maintain the system and it becomes an issue. The Town will have the right to access the property, clean and/or do the maintenance, and charge and/or fine the people that are responsible.

Mr. Conroy asked what would prevent the homeowners from just letting the Town do this. It did not seem like a plan. Mr. Bissonnette replied if the Town has to hire a contractor to do this, prevailing wages would then apply. He felt you would find those rates to be astronomical in comparison to a small firm that would typically do this. He didn't see any major potential failures as far as anything that is high maintenance, but vegetation will need to be upkept in the basins and the sediment will need to be removed from time to time.

Ms. Mancovsky asked if this maintenance plan was to be implemented, could it be utilized as a deed restriction. Can they require the contractor who does the work to be licensed? She was concerned with homeowners trying to do it themselves and the proximity of this area to a protected area. Atty. O'Shaughnessy replied the intent of the restrictions was to create the ability for the property owners to do the maintenance and take care of the roadway so the Town doesn't have to. They did add a provision giving the Town the ability to go in if there is a safety concern and they added in almost like a back-charge feature. They could add something into the document that restricts the use of a *round-up* type of product. That shouldn't be an issue. Mr. Knox said there are some products that are allowed to be used in a resource area.

Mr. Bissonnette then zoomed in on the notes on the plan. He advised they did have a section for Operation and Maintenance. It talks about the responsible parties which would transfer with ownership. In this case, they are talking about the routine maintenance which he then went through. He then went through the rest of the notes. Mr. Knox said the only thing he did not like about those notes was the responsible party. Currently the owner is the applicant but could it be written in that it was transferrable and would be the responsibility of the owners of Lot #1, Lot #2, and Lot #3. Mr. Bissonnette said they would also be amenable to attach a document similar to this to go along with the restriction that gets recorded. Atty. O'Shaughnessy noted they could add this to the proposed Declaration of Restrictions and work it in somehow. Mr. Bissonnette said they could add something to the responsible party note.

Ms. MacEachern asked on the contract on item #30 was there supposed to be a number of years listed there. Atty. O'Shaughnessy replied this will run with the property for thirty years. After that, they have to be extended by the property owners. He said it was the statute but he could add in the years for clarity. Ms. Mancovsky said the statute limit is thirty years but is it correct there is no way to write this in to automatically renew this obligation. Atty. O'Shaughnessy said that was correct. The property owners would have to do so.

Mr. Knox asked if there were any other questions or concerns. Ms. Mancovsky asked if all the conditions they talked about would be printed on the plan. Mr. Knox replied he believed that quite a few of them were currently on the plan. Ms. Mancovsky asked about the conditions he was

proposing. She just recalled that Mr. Zienkiewicz had stressed the importance of the conditions being on the plan. Mr. Knox then read the following list of conditions he was proposing:

1. The Operation and Maintenance Plan shall be included on the plan of record.
2. An Association of all lot and landowners on Bella Way will be formed by the developer that clearly makes the operation and maintenance of the stormwater recovery system and the road maintenance the responsibility of the residents of the subdivision.
3. The building permit for one lot will be held by the Town as a surety until the binder coat of pavement is in place. At that time, a bond will be posted for \$11,000. This is based on the length of the road and the amount per foot. This will be held until completion of the roadway and written certification of construction compliance.
4. The bond will be released when all road and stormwater drainage construction has been completed and inspected by HML Associates at the cost of the developer. Said certification will be stated in a letter that has been stamped by the engineer.
5. Construction work hours will be limited to the following:

Monday - Friday	7:00 a.m. to 5:00 p.m.
Saturday	8:00 a.m. to 4:00 p.m.

There is to be no work on Sundays or holidays.
6. All three lots are to be restricted to residential zoning use.
7. The "No Cut Zone" will be shown on the plan along the rear property lines of 35 and 37 Cross Street. The applicant has proposed a fence at the retention pond.
8. The cleared area behind 35 Cross Street will be re-planted with native evergreen trees by the applicant within the "No Cut Zone".

Mr. Knox said that most of those had been covered either on the plan or in the finding that was drafted. Mr. Bissonnette said that was correct. He thought for clarity on the definitive plan page that gets recorded, they could add in a reference to the Operation and Maintenance and reference a book and page where it was recorded. They also could make it a part of the Performance Covenant where they also reference the surety and the Operation and Maintenance. That could be done as well and might be the best way to handle this. It could be part of the covenant they bring in when they come in to get the mylar signed after the appeal period. It will be referenced on this definitive plan in perpetuity. Mr. Knox was satisfied with that.

Mr. Knox asked Mr. Morrissey if he would like to speak. Mr. Morrissey said the only concern he had was his leaching field. He knows there was a variance granted and there was only a one-foot buffer. If his system failed, he would have limited space to put in a leaching field. Mr. Bissonnette said they were aware of the location of his septic system. However, they were not doing any work on his property nor would he be able to put his septic on their land. He thought if Mr. Morrissey had to replace his field or find additional room on his site this road would have no impact on him doing that. Mr. Morrissey said he did like this subdivision better than some of the other options. As long as that had been taken under consideration, he was not opposed to this.

Mr. Knox asked if there were any other abutters who would like to speak to this. No one spoke. Mr. Knox then asked how they would proceed. It seems like there are a few modifications to the plan that need to be made. He asked if there would be any amendments made to the covenant based on tonight's conversation. Atty. O'Shaughnessy replied he thought they would refer to it as the form of the covenant attached hereto. There is a requirement to submit a final form for the

Board's review and approval and they would be fine doing that. Mr. Bissonnette said that he believed an approval letter could still be sent to the Town Clerk so the appeal period would begin. In the interim, they can prepare the mylars and updated covenant and send that to the Board for their review as long as that was made as part of the motion.

Mr. Bissonnette stated the changes they were looking for were minor and included the adding of the Operation and Maintenance into the covenant and adding the term future owner to the Operation and Maintenance on the plan. They would also like a copy of the conditions so that could be added into the covenant as well. He expected they could get a copy of the revised covenant to the Board next week.

Mr. Knox then made a motion to close the hearing and recommend approval for the definitive subdivision of Bella Way-39 Cross Street and part of 5 Harding Street with the following conditions:

1. The Operation and Maintenance Plan shall be included on the plan of record.
2. An Association of all lot and landowners on Bella Way will be formed by the developer that clearly makes the operation and maintenance of the stormwater recovery system and the road maintenance the responsibility of the residents of the subdivision.
3. The building permit for one lot will be held by the Town as a surety until the binder coat of pavement is in place. At that time, a bond will be posted for \$11,000. This will be held until completion of the roadway and written certification of construction compliance.
4. The bond will be released when all road and stormwater drainage construction has been completed and inspected by HML Associates at the cost of the developer. Said certification will be stated in a letter to the Planning Board that has been stamped by the engineer.
5. Construction work hours will be limited to the following:

Monday - Friday	7:00 a.m. to 5:00 p.m.
Saturday	8:00 a.m. to 4:00 p.m.

There is to be no work on Sundays or holidays.
6. All three lots are to be restricted to residential zoning use.
7. The "No Cut Zone" will be shown on the plan of record along the rear property lines of 35 and 37 Cross Street.
8. The cleared area behind 35 Cross Street will be re-planted with native evergreen trees by the applicant within the "No Cut Zone".
9. A letter of this approval will be sent to the Town Clerk to start the appeal period.

Mr. Conroy seconded the motion.

Roll Call Vote: Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

Mr. Morrissey asked if the plans were currently under peer review and if Mr. Knox was able to disclose the engineer. Mr. Knox said they were being reviewed by HML Associates.

The hearing closed at 8:30.

ANR plan – 73 Howland Road

Mr. Bissonnette from ZCE also presented this plan. He stated that the ANR plan that is in front of the Board was discussed by Mr. Nyles Zager when the definitive subdivision for Pauline's Path off of Howland Road was presented. This is the lot with the existing house on it. He then shared his screen and displayed the plan. Mr. Bissonnette advised this is the same lot that was shown on the definitive subdivision entitled ANR lot. The remaining land is the subdivision that was done as Pauline's Path.

They are looking for endorsement tonight from the Planning Board that this plan meets the requirements of a Form A plan. Mr. Knox informed Board members they should remember the Pauline's Path subdivision. He had asked this be separately listed as a Form A. The unknown factor on the land is a right of first refusal. If it is purchased by the State rather than the developer this would be a separate lot. He asked if Board members had any comments. There were none.

Ms. Mancovsky made the motion, seconded by Mr. Conroy, to endorse the ANR plan for 73 Howland Road.

Roll Call Vote: Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

Meet with Mr. Jamie Bissonnette regarding Colpat Drive subdivision

Mr. Bissonnette was present along with Mr. Riley the owner of the property. He advised this was a subdivision that had been previously approved by the Planning Board but the end of the seven-year time period for approval was approaching. Mr. Riley was in front of the Planning Board last year and at that time was advised to bring the Plan in renewed with new stamps and the Board would re-approve the Plan. Mr. Bissonnette said in the meantime Azor has closed, and it has been difficult to find all the original information.

Mr. Bissonnette then shared his screen and displayed the plan. It was a waived subdivision off of Hill Street. This is the plan that Mr. Riley would be looking to have re-endorsed. If not, he would then look at the option of constructing the road but it would be his preference to move forward with the re-endorsement for now. Mr. Knox asked Mr. Riley what was his long-term plan. Mr. Riley replied he was retired now and would like to focus and start the process on this, but he was just looking for another period of time to do that.

Mr. Knox asked if the intent was for the road to stay as a private way. Mr. Riley said it was. Mr. Knox explained the Board might impose conditions similar to the ones they had earlier regarding the private road, drainage, maintenance, etc. Mr. Conroy asked if there was any description of a turn around. Mr. Bissonnette replied this was the only plan he had. They are going to try to find the rest of them. It appears they tried to do a hammerhead but he has informed Mr. Riley that there have been a couple of changes since this came into effect. One, the twenty-foot width for Fire, and two, making sure the turnaround can accommodate the ladder truck. Mr. Bissonnette said he would want to look at the rest of the plans but did not see anything major. It appears to be a good layout. He would still have to check to see if these lots still conformed with current zoning.

Ms. Mancovsky left the meeting.

Meet with Mr. Jamie Bissonnette regarding GIS System

Mr. Bissonnette advised that he and Ms. Mancovsky had a discussion regarding GIS and the ability for GIS to take the Town a positive step forward for organization of planning. A lot of Towns now have a nice GIS system. In Lakeville, the GIS system is based on a Mass grid coordinate system. He explained they could go out to a site and with their GPS locate a point and within almost immeasurable distances, they can have an elevation and a horizontal location. They can come back and drop that onto a plan set that will fall right into line with the GPS data system the Assessors are currently using.

Mr. Bissonnette stated that the City of Taunton requires two GPS points on a property so that in the future they can reference where things are. This would be a great thing going forward for wells, catch basins, areas of importance, site features, etc. Mr. Bissonnette then shared his screen and displayed how the different data could be viewed in layers. He noted how much long-term value this could bring into the Town. It would be a great resource for record keeping, for planning, and for the new Planner.

Mr. Bissonnette said that he would recommend they take a look at Stoughton or Attleboro. Some of these systems are so far advanced you can click on them and see the deeds, any plans that have been recorded, permits, etc. Mr. Knox asked if he was proposing the Town offices have that type of access. Mr. Bissonnette replied he thought the discussion has been started, and he has tried to point the Board members to websites that have these resources. He thought it was important the Board look at those sites and determine if those resources are valuable to the Board. He thought they would find that they would be valuable to several of the Town Boards.

Ms. MacEachern asked if this whole thing was free. Mr. Bissonnette replied there are data layers that are free that you can grab from the State. He did not know how much could be integrated into the Town's existing GIS system. If it was something the Town was interested in, he would recommend reaching out to some of the Towns that have it for additional information.

Ms. Mancovsky returned to the meeting. She believed the Town had already made some investment in this regard. That is something they could check into.

Review the following Zoning Board of Appeals petitions:

1. Bugginga – 33 Shore Avenue

Mr. Knox made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals petition for Bugginga – 33 Shore Avenue.

Roll Call Vote: Mr. Conroy-Aye, Ms. Mancovsky-Aye, Ms. MacEachern-Aye,
Mr. Knox-Aye

2. Iafrate/Johnson – Betty’s Neck Road-M065-B004-L025

Mr. Knox made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals petition for Iafrate/Johnson – Betty’s Neck Road-M065-B004-L025.

Roll Call Vote: Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

3. Fuller – 32 Fuller Shore Road

Mr. Knox made a motion, seconded by Ms. Mancovsky, to make no comment on the Zoning Board of Appeals petition for Fuller – 32 Fuller Shore Road

Roll Call Vote: Mr. Conroy-Aye, Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

Approve meeting minutes

Mr. Knox made a motion, seconded by Mr. Conroy, to approve the Minutes from the July 23, 2020, meeting.

Roll Call Vote: Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

Mr. Knox advised on the January 23, 2020, meeting to look at page 5, paragraph 2. “He would like their import” should be input.

Mr. Knox then made the motion, seconded by Mr. Conroy to approve the minutes from the January 23, 2020, meeting as amended.

Roll Call Vote: Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Abstain, Mr. Knox-Aye

Discuss Master Plan Implementation

Mr. Knox said at their last meeting it had been agreed they wanted to keep this on the agenda. He asked if anyone had a chance to take a look at this. Ms. MacEachern said the first item for 2020 which they had discussed was having a Town Planner. She had looked into a few different Towns to see what they do. Wareham and Rochester each share a Town Planner and pay a portion of the salary. In Middleboro, the Town Planner was previously the Planner/Conservation Agent in Rehoboth. She thought that was interesting because if you look at year 2020 the strategy was to hire a full time Conservation Agent. She felt that they were working on that first goal.

Mr. Knox suggested they focus on one thing at a time for the Master Plan. As part of the Master Plan/Planner discussion, they will need to come up with a job description that details the needs or requirements of a Consultant or a Planner. This individual should be looking at how a project gets

approved, looking at the bylaws and regulations, the 43D process, Site Plan Review conditions, etc. He would like everyone to come to the next meeting with their thoughts and needs of what the position needs to have.

Ms. Mancovsky suggested that the Master Plan Implementation with the action item they are currently working on become an item that is always on their agenda so it will keep it in front of them. Mr. Conroy thought that was a good suggestion. Mr. Knox suggested Ms. Murray refer to the spreadsheet that Ms. MacEachern created and as they complete an item then bring the next item up for discussion and action by the Board.

New Business

Mr. Knox advised he would like to talk about the zoning portion of their bylaws that the hospital property will be permitted under which is the Development Opportunities District. He noted the various uses that would be permitted in this district on a 25-acre parcel. He felt that there were only three roads that could handle the traffic that would be generated by some of the uses. Ms. Mancovsky thought they might need to revise the bylaw. Mr. Knox said there might be some verbiage in this so they could do something with their rules and regulations to control this. He also wants to talk to Town Counsel. He felt this is something they should take a look at to better protect the Town. After discussion, it was thought this wouldn't be ready for fall Town Meeting but they should be looking at the spring meeting.

Mr. Conroy said that he also had something for new business. He would recommend an addition to their web page of a generic email box possibly called, Ask the Planning Board? This could be helpful in getting information out and being transparent. Ms. MacEachern thought it was a good idea. Mr. Knox thought the Board did a good job with transparency and sometimes people were not looking for information on the website. Ms. Murray noted presently there was a staff contact on the web page, but she has gotten very few questions from it.

Mr. Knox then said the last thing he would like to discuss was in their packets there had been a memo from the Town Administrator concerning Bella Way and the Board of Selectmen had not had enough time to review the plan. Ms. Murray replied previously the engineers used to distribute the plans and Boards only had ten days to review it. She had given the Boards fourteen days. Would he like to increase that amount of time to a month for Boards to review? Mr. Knox felt that as soon as a plan is received it should be distributed immediately to the Boards. He thought the two weeks would be okay.

Next meeting

Ms. Murray advised Mr. Knox that he had mentioned a meeting for August 27th but there was not one scheduled until September 10th. Would he like to change that? He asked if there were any plans pending. She replied there was not. Mr. Knox said he was okay forgoing that meeting but the Board did still need to be working on the Planner/Consultant job description and the Development Opportunity District.

Mr. Knox then made a motion, seconded by Mr. Conroy to forego the August 27, 2020, meeting. Their next meeting would be September 10, 2020, at 7:00 p.m.

Roll Call Vote: Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

Ms. Mancovsky was not present.

Adjourn

Mr. Knox made a motion, seconded by Mr. Conroy to adjourn the Planning Board meeting and reopen the Plan Approval Authority meeting.

Roll Call Vote: Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye

Meeting adjourned at 9:34.