

Town of Lakeville
PLANNING BOARD
Meeting Minutes
Wednesday, April 25, 2018

On April 25, 2018, the Planning Board held a meeting at 7:30 PM at the Lakeville Town Office Building. The meeting was called to order by Chairman Hoeg at 7:37 PM. Members Present: Brian Hoeg, Sylvester Zienkiewicz, and Janice Swanson. Members Absent: Barbara Mancovsky and Peter Conroy. Also present: Lorraine Carboni, Town Coordinator. LakeCAM was video recording the meeting.

Public Hearing CONTINUED from Thursday, April 12, 2018 (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 7:37 PM by Chairman Hoeg.

Mr. Hoeg explained the Planning Board would be reviewing the last minute adjustments to the proposed By-Law.

Mr. Hoeg suggested the Board meet with the other folks who were scheduled on the agenda, then revisit the Public Hearing.

Meet with Paul Turner, Ledgewood Estates, regarding the release of Lot 9.

Mr. Turner addressed the Board, and mentioned Lot 9 was the last lot to be released. The Board had a brief discussion about what was left to do on the roadway. Mr. Turner presented the Board with a letter dated January 4, 2017 from former Superintendent of Streets, Jeremy Peck. Mr. Peck provided his report on the roadway. Mr. Turner would like to finish building the last house and complete the project.

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

VOTED: To release the Covenant on Ledgewood Estates
Unanimous in favor.

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

VOTED: To accept a cash deposit in the amount of \$42,000 (which includes the 15%).
Unanimous in favor.

Meet with Derek Maksy, Lakeville Mixed Use Development, regarding ANR submittal for 43 Main Street

Mr. Maksy presented the ANR plan for 43 Main Street, which is located in the Mixed Use Zone. Mr. Maksy provided a visual plan to the Board and mentioned he would like to use the current infrastructure on the property, and bring it up to today's standards.

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

VOTED: To approve the ANR submitted for 43 Main Street.
Unanimous in favor.

Review request from Board of Appeals for comments on three (3) Comprehensive Permit Petitions; The Residences at LeBaron Hills, Nemasket River Landing and Residences at Nemasket River.

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

VOTED: No Comment on the LeBaron Hills Petition.
Unanimous in favor.

Mr. Hoeg stated the Board would be discussing their comments on Nemasket River Landing and Residences at Nemasket River, when they finish their discussion on the By-Law proposal (Public Hearing.) The Board returned to their Public Hearing discussion.

The Board spent time reviewing the suggested edits from Town Counsel. Ms. Carboni explained Town Counsel was looking for any edits from the Board on the proposed By-Law. Whatever the Board votes, the updates will be made to the By-Law by Town Counsel and will be presented to Town Meeting as a separate handout from the Warrant.

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

VOTED: To accept the Smart Growth Overlay District By-Law proposal with the modifications discussed and amended by the Planning Board.
Unanimous in favor.

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

VOTED: To recommend approval of the Smart Growth Overlay District By-Law for Town Meeting.
Unanimous in favor.

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

VOTED: To close the Public Hearing at 9:40 PM.
Unanimous in favor.

Review request from Board of Appeals for comments on two (2) Petitions for Hearings; McQueeney, and Poyant Signs.

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

VOTED: No Comment on the McQueeney Petition, and to support the Poyant Signs
 Petition.
 Unanimous in favor.

Adjournment

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

VOTED: To adjourn the meeting at 9:59 PM.
 Unanimous in favor.