

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
June 11, 2020
Remote meeting**

On June 11, 2020, the Planning Board held a remote meeting. It was called to order by Chairman Hoeg at 7:04. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

Brian Hoeg, Chair; Peter Conroy, Mark Knox

Also present:

Jed Cornock, Southeastern Regional Planning & Economic Development District (SRPEDD);
Jason Youngquist, Outback Engineering, Jamie Bissonnette, Zenith Consulting Engineers

Agenda item #1

Mr. Hoeg 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.

Master Plan Presentation – Meet with Mr. Jed Cornock from SRPEDD

Mr. Cornock shared his screen. He advised that he had originally been scheduled to present this to the Board in March. He said at that time Mr. Zienkiewicz had still been with them and he wanted to express his condolences on his passing to the Board. Mr. Zienkiewicz had been an integral part of the Implementation Committee, and he would be missed.

Mr. Cornock said the role of SRPEDD had facilitated all of the public engagement. Over a course of 24 months, they listened to folks and understood their goals and priorities. It was then their responsibility to write the plan. Tonight, he would just be giving them a basic outline and answering any questions they may have. There were five workshops starting in May of 2018 which began with the Vision. They made their way through the entire Master Plan which included seven specific chapters and nine total chapters which included the Vision and Implementation.

Mr. Cornock then gave an overview of the public engagement workshops and community events that had been held. There were also eight main themes of the Master Plan. Mr. Cornock stated that the Plan is divided into two large documents. The first is the actual Plan which includes the following: nine chapters (goals & strategies), 11 project maps, an implementation matrix, and an implementation timeline. The second part was the Appendix which includes: the 11 project maps, demographic data, the workshop summary reports, and the public comments spreadsheet.

Mr. Cornock then discussed the chapter summaries, as well as the chapter goals and the associated strategies. He noted the Plan has 21 goals and 45 strategies to achieve them. He advised a timeline had also been created to lay that out so it would not become overwhelming. He then went through an example of a chapter goal and strategy. The matrix is where everything comes together, and it is organized by goals. You can then see that same strategy carrying forward to the right where they outline the main steps, the lead party, the associated other parties that might be involved, any Federal or State support programs that they might be able to take advantage of, and then some recommended partnerships.

Mr. Cornock then discussed the implementation timeline. He noted that for the entire plan, each year has an average of six or less strategies to achieve. They did allow for extra room at the end in case things didn't actually wind up happening according to plan. They also called out the high priority items based on what they had heard over the two-year period. All of the information is also available on their website, including the interactive map gallery. He asked if there were any questions.

Mr. Conroy said it was excellent. A lot of work went into it, and it is apparent. They have a lot to do but it is spaced out, so they will be able to get it done. Mr. Knox said he was impressed, and he did like some of the implementation it mentions. There are some good ideas in there. Mr. Hoeg agreed. Mr. Cornock advised that the Planning Board is the ultimate acceptor of this Plan. Mr. Hoeg asked if the Board would like to review it further before they make a motion for approval. Full copies of the Plan were then requested so they could be reviewed before their next meeting.

ANR Plan, continued – Hickory Lane – Meet with Mr. Jason Youngquist from Outback Engineering

Mr. Youngquist advised they were doing an ANR plan for 1 Hickory Lane for Greg Maroney. They were just cutting off the back of the lot and making lot 8 and lot 8A, which would be just above a minimum size lot. The back land will be combined with an abutting parcel. Mr. Youngquist then shared his screen. He noted that two minor changes had been made. The shape factor circle has been renamed to the front yard circle, and the upland area was actually the wetland area so that has been switched.

Mr. Hoeg asked if lot 8A is where the existing house under construction is. Mr. Youngquist replied yes, and they were getting ready to close on that. Mr. Knox asked what the wetland discrepancy was. It read 15,000 square feet. Mr. Youngquist said that was the wetland area. They changed that to 57,483 square feet of uplands, and that is the plan in front of them. Mr. Hoeg asked for the square footage of parcel A and the lot it was combined with. Mr. Youngquist said he did not have that number available. Mr. Hoeg said Parcel A is 3.6 acres, and the other parcel is 6 to 7 acres.

Mr. Knox asked if Mr. Youngquist could explain where he was coming up with the frontage because of the way Hickory Lane intersects through the wetlands, and what is considered frontage on the roadway. Mr. Youngquist said these lots were created some time ago, and this area was made as part of a turnaround. He then showed that on the plan. Mr. Hoeg noted that what they were looking at was Lot 8A is an existing lot. They are taking a part of the parcel off the backside

of the lot and transferring ownership to the next parcel over. The Board is not making any rulings on Lot 8A. Mr. Youngquist said as it had been mentioned, there was a house on this parcel that is 100% done and getting ready to be sold. Mr. Knox said so they are making a determination on Lot 8A. Mr. Youngquist said that they do have to confirm that it meets the requirements of the Form A plan which is sufficient frontage and area, which it does.

Mr. Conroy said this question goes to the frontage with the corner and the turn around. Does it need to be drawn both ways like that. It was clear they have it where it was being indicated on the plan and then just on the left down Mark Twain. Mr. Hoeg said he believed that stub was put in there because they wanted to extend the road up. Mr. Youngquist said he thought it was made for a turnaround for emergency vehicles. It wasn't made for frontage for Lot 8.

Mr. Conroy then made the motion, seconded by Mr. Knox, to approve this plan as drawn.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

Mr. Conroy then amended his motion to approve the plan that was dated July 10, 2020 for Lot 8A. Mr. Knox seconded the amended motion.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

ANR Plan – County Street and Highland Road (Lot 2) – Meet with Mr. Jason Youngquist from Outback Engineering

Mr. Youngquist was unable to share the new plan so he brought up an older plan that had been signed by the Board. The property was at the corner of Highland Road and County Street. Lot 2 was the lot in question. It previously jogged around the silos that used to be next to the barn. He advised those silos have since been removed so the lot line no longer needs to go around them. The plan that is before them straightens out the line so that bump out is gone. The lot is now at 87,120 square feet, with the upland area at 55,992 square feet.

Mr. Conroy asked for clarification on the barn. He believed that it had been torn down. Mr. Youngquist replied that the barn in question had been torn down, and they are building a new barn. This plan actually increases the setback of the barn to the property line. Mr. Hoeg asked if the new barn was in the existing footprint. Mr. Youngquist said that it was the same general footprint.

Mr. Conroy made the motion, seconded by Mr. Knox, to approve the ANR plan for Lot 2 at the corner of County and Highland Rd. dated April 4, 2020.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

ANR Plan – County Street (Lot 1) – Meet with Mr. Jason Youngquist from Outback Engineering

Mr. Youngquist advised this plan was a little further down County Street and near the corner of Kingman Street. This is another Form A plan that had been to the Board previously. At the time the research they had found from deeds had the lot line extended across the Old County Road layout. Since that time additional research found that the property line should actually end at Old County Road. That was shown on this plan, and the property line was bumped out here with Parcel A not being a buildable lot.

Mr. Conroy asked if Lot 1 and Parcel A would be the same owner. Mr. Youngquist replied they were. Mr. Hoeg asked that the locus map be displayed. He said that Old County Road was not used anymore. Mr. Youngquist stated it was just an existing car path through the woods.

Mr. Knox then made the motion, seconded by Mr. Conroy, to approve the ANR plan for Lot 1, County Street dated April 7, 2020.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

Review the following Zoning Board of Appeals petitions:

- a. Wills – 131 Staples Shore Road

Mr. Knox made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals petition for Wills – 131 Staples Shore Road.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

- b. Baron – 123 Staples Shore Road

Mr. Knox made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals petition for Baron – 123 Staples Shore Road.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

- c. Sikorski – 156 Rhode Island Road

Mr. Knox advised that this is located on the corner of Route 79 and Crooked Lane. The applicant is requesting a Special Permit to sell landscape products for retail sale in an Industrial Zone property. The only issue he had with it was there was an exit right at the stop sign. He would recommend a comment back to the ZBA to ask that the applicant either close that off or put sufficient signage to prevent traffic from coming in, as it could create a traffic hazard. Mr. Hoeg said they could also have a left turn only.

Mr. Knox then made the motion, seconded by Mr. Conroy, to send a recommendation to the ZBA that the applicant be required to either close that exit off or provide signage to prevent traffic from coming in.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

d. Margeson – 118 Hackett Avenue

Mr. Knox made a motion, seconded by Mr. Conroy, to make no comment on the Zoning Board of Appeals for Margeson – 118 Hackett Avenue.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

Old Business – Meet with Mr. Jamie Bissonnette regarding a lot release for Equestrian Way

Mr. Bissonnette advised that Atty. O'Shaughnessy had forwarded a lot release for Equestrian Way off of Pierce Avenue a few months back, and he was just following up. On the definitive plan, it said before building permits were to be released the gravel road and the drainage would be in. That has been in for quite a while, and they submitted some pictures this week for the file. They are now just looking for a formal sign off on the lot release itself for clear title. He noted also on the Definitive Plan, the final building permit on the third lot would not be released until pavement was done, but the pavement was to be done after the construction of all the houses.

Mr. Knox then made a motion, seconded by Mr. Conroy, to release all the lots that are associated with Equestrian Way.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

ANR Plan – Reservoir Avenue – Meet with Mr. David Maddigan from Maddigan Land Surveying

Mr. Maddigan was not present. Mr. Knox said in his opinion this plan did comply with the requirements of an ANR Plan. It is in the business zone, but he thought it might bother the neighbors if those lots get turned into businesses at the very end of a dead-end street. He was just putting that out as a point of discussion, but he did not think there was a lot they could do about it. Mr. Conroy asked what the circles actually extended out over. Mr. Knox said it was over the water. He had talked to the Building Commissioner, who had said this is because of the change from the upland circle to the front yard circle and which does not become discounted because of wetlands.

Mr. Knox said it was only one of the lots but he had also discussed some case law in the ANR handbook. It states that some towns say if you have a guard rail you can't use it because it blocks access. There are other parts of the handbook that say if you have a deep incline, or the guardrail might be protecting from a ditch, that is not access. Those properties come from the road and go

down 30 feet to that reservoir. Engineers could create some sort of a roadway to get down there, but it is in no way ideal.

Mr. Hoeg said he has taken the position that when there is a change of use, it comes to the Planning Board for a Site Plan Review. Mr. Knox said that he had also talked about that with Mr. Darling. He had said because there would be traffic impacts and things like that, especially with a business use on a residential roadway, he agreed it would trigger a Site Plan Review. He had brought up the stipulation what if it was a structure under 1,500 square feet, but if parking and loading are part of the lot coverage it should well exceed the threshold.

Mr. Knox said there are three items that the ANR handbook recommends. One they would request be put on the plan would be: *this endorsement is not a determination of conformance with zoning regulations*. Mr. Hoeg and Mr. Conroy agreed. Mr. Knox asked Ms. Murray to get a message out to Mr. Maddigan to add that and see if he could come in to their next meeting.

Review Notice of Intent to sell recreational and agricultural land assessed under G.L.C. 61A and 61B – by Derek Maksy, Madelyn Maksy, and Webster Realty Trust individually and as trustees of Webster Realty Trust

Mr. Conroy asked if it was the Selectmen's job to determine if the Town has any interest in this. Ms. Murray advised the Selectmen did receive a copy of this as well. Mr. Conroy said he couldn't see the Town having the funds to purchase this. Mr. Hoeg added there had been meetings on this so he was sure that Open Space was aware of it and had looked and commented. However, chances were there was probably not enough funding. Mr. Hoeg said that now they were aware of this so they could keep it in mind.

Mr. Hoeg said there was a comment on Facebook from Melissa Turcotte asking if as neighbors, did they have any say or input. Mr. Hoeg said when they get pieces of property that come in and need Site Plan Review is when neighbors can have a say. If they want to rezone it, they will have their say at Zoning Board of Appeals. She also asked why the Board would endorse it all. Mr. Hoeg replied the Planning Board's task is not to endorse or not endorse. If someone wants to do something other than a golf course then they would have to come to them, but it can be difficult if it's allowed by the bylaw. Mr. Knox suggested they keep it on the agenda of their next meeting to see how other Board's comment.

New Business – Approve payment for legal ad – SouthCoast Media Group

Mr. Conroy made a motion, seconded by Mr. Knox, to approve the bill for SouthCoast Media Group for advertising.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

New Business – Review remote participation meeting checklist

Mr. Knox read the requirements for remote meetings into the record.

New Business – Request to purchase a printer

Ms. Murray said there were some funds left in the budget so she would like to purchase a small printer. There was \$300 in the budget, and she estimated the cost of the printer to be \$89.

Mr. Conroy made a motion, seconded by Mr. Knox, to allow the purchase of a printer and any cartridges needed.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

Old Business – Review Floodplain District update – Rescind vote on changes

The Board had received notice the vote previously taken regarding the Floodplain District must be rescinded.

Mr. Knox made a motion, seconded by Mr. Conroy, to rescind the earlier vote to accept the FIRM maps that had been voted on at their last meeting and to reinstate the old ones.

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

Adjourn

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

Roll Call Vote: Mr. Conroy-Aye, Mr. Knox-Aye, Mr. Hoeg-Aye

Meeting adjourned at 8:25.