

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
June 24, 2021  
Remote meeting**

On June 24, 2021, the Planning Board held a remote meeting. It was called to order by Chairman Knox at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

**Members present:**

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

**Others present:**

David Maddigan, Maddigan Land Surveying, LLC; David Morrissey, Keiko Orrall

**Agenda item #1**

Mr. Knox read this item into the record. It was an explanation of how the provisions of Chapter 20 of the Acts of 2021 allowed the Board to continue to meet remotely.

**Site Plan Review, continued – 124, 126, 128, & 130 Crooked Lane – Presented by Zenith Consulting Engineers**

Mr. Knox advised the applicant has requested a continuance to the next Planning Board meeting.

Mr. Conroy made a motion, seconded by Ms. MacEachern, to continue the Site Plan Review for 124, 126, 128, and 130 Crooked Lane until July 8, 2021 at 7:00 p.m.

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

**ANR Plan-2 & 4 Stephanie Lane– Presented by David Maddigan**

Mr. David Maddigan from Maddigan Land Surveying was present. He advised the plan in front of them was for two existing lots on Stephanie Lane. They were making a land exchange only. The purpose of the plan is to convey Parcel A from Lot 2, Bachant, to Lot 1, Kagan, and to convey Parcel B from Lot 1, Kagan, to Lot 2, Bachant. He advised both lots will meet the minimum required frontage. They also meet the distance setback and have enough area.

Mr. Knox noted that the area of the narrow strip had also been deducted. Mr. Maddigan replied if there is a strip of land less than 50 feet, you cannot count that toward the minimum required area, but even with that deduction there is more than the required 70,000 square feet of area.

Mr. Knox made a motion, seconded by Mr. Conroy, to endorse the ANR Plan for 2 & 4 Stephanie Lane as presented.

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

### **Julia's Way – Release of Covenant – Update**

Mr. Knox advised there was a request from the applicant to continue this item until July 22, 2021, at 7:00 p.m.

Mr. Knox made a motion, seconded by Mr. Conroy, to continue this item until July 22, 2021, at 7:00 p.m.

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

### **Discuss future meetings venue**

Mr. Knox advised that the Governor's order has expired but there is new legislation that does allow some meetings to be remote. He thought there might be some challenges for some meetings if there is high attendance to be able to maintain social distancing. If the Board wanted to meet in person for some meetings, he would be open to that. However, if it was a meeting that required Town Counsel, a remote meeting might be preferable as Counsel lives quite a distance from Town. He knew the Town was also working on being able to have hybrid meetings. Members were fine with either option. Mr. Knox suggested they continue to meet remotely until September and then reconsider.

### **Approve Meeting Minutes**

Mr. Conroy made a motion, seconded by Mr. Knox, to approve the Minutes from the April 1, 2021, meeting.

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

Mr. Conroy made a motion, seconded by Mr. Knox, to approve the Minutes from the April 22, 2021, meeting.

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

### **Old Business – Update with David Morrissey regarding drainage on 39 Cross Street.**

Mr. Knox asked Mr. Morrissey to give them an update. He replied it was hard to say. The water table has dropped quite a bit and they haven't had a lot of rain. The drainage seems to be working

right now. If it becomes an issue when the snow starts to melt, they can re-address it at that time. He noted he has seen several cars that are not laborers or tradesmen. They pull up, take the gate down, circle around back, and then come back out. Some put the fence back, but some do not. He just wanted to make sure there is a process in place when this happens. Does he want the police called? Mr. Knox then read from a memo from Mr. Poillucci. He indicated that he drives by there every day and sees no evidence of anyone illegally going onto the property. There are engineers, electricians, laborers, etc. that are going in and out on their own schedule and do so with his permission. He has no reason to believe anything illegal is going on. If an abutter sees any illegal activity on the property, he would guess that they should call the police.

### **New Business**

There was no new business.

### **Next meeting**

Mr. Knox advised the next meeting is scheduled for July 8, 2021, at 7:00 p.m.

### **Adjourn**

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

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

Meeting adjourned at 7:21.