

Town of Lakeville
PLANNING BOARD
Meeting Minutes
Thursday, December 27, 2018

On December 27, 2018, the Planning Board held a meeting at the Lakeville Senior Center. The meeting was called to order by Chairman Hoeg at 7:30 PM. LakeCAM was video recording and Ms. Murray, recording secretary, was audio recording.

Members present:

Brian Hoeg, Chair; Sylvester Zienkiewicz, Vice-Chair; Peter Conroy, and Barbara Mancovsky

Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) for Site Plan Review for 9 Harding Street

Mr. Bissonnette advised tonight they had a Site Plan Review application in front of them for 9 Harding Street. They are proposing a self-storage building with each floor to be about 20,000 square feet. The model they are using here is a three-story storage building interior storage. It is the new model of storage where you are able to pull up, go inside, use an elevator, and go to your storage unit. They have allowed for a curb cut for the entrance and the ability for trucks to get around the entire site. The dumpster is in the rear.

Mr. Bissonnette stated they are proposing an infiltration basin towards the back and two drain areas on the side. They have provided for some parking in the front, and there also is a lot of shoulder side parking along the side of the building where vehicles can get around as well. On the grading and drainage plan, they are treating with oil water separators, deep sump catch basins, and four bays. They plan on infiltrating everything on their site through the 100 year storm. The uncontrolled is already controlled so they have no increase in runoff. In the front, they have a small basin with some leaching pits that go through the trench drain process.

They have also taken under consideration their previously approved billboard with the building location and elevations. On the side that goes down to the wetland area, there is a steep drop. They are proposing a retaining wall but would not be opposed to a similar alternative. Mr. Bissonnette said each contour represented a foot. He thought the highest point of the wall was twelve feet. Mr. Hoeg asked if there would be a guardrail or fence. Mr. Bissonnette replied it would have both. He noted that usually they indicate the wall will be designed by a structural engineer and what happens is the site contractor comes in and they have their own block they are comfortable with. They then typically approve that block.

Mr. Bissonnette advised that as part of their normal package they also have a landscaping plan, which he explained. They do have a grade difference on one side to the other. The grade in the back does slope up drastically, and they will be cutting some of the material out of there. As they could see in the front, they are coming up to a 5 ½ to 6%. They brought the grade down a little bit to minimize the steepness. They did not want to build a wall between the properties as that could

create a problem. They kept it with grading and landscaping and came up with a safe grade. Since the buildings can be all one level, they made sure they had adequate pitch from the centerline to the drainage so they won't have any problems with puddling.

They always propose an Erosion Control Plan so they show a construction entrance to stop tracking onto Route 44. There should be no dewatering needed as far as onsite, and they did not expect any with the retaining wall, as it is so far up. They are showing silt sacks on the catch basins to prevent sedimentation into the drainage. They are also showing erosion control on the site which Conservation will also require knowing that they will be filing with them as well.

Mr. Hoeg asked if they would be putting in a septic tank. Mr. Bissonnette said they were and indicated on the plan where the system would go. He noted that storage facilities have a very low flow so he expected the system would be small. They have already directionally drilled water from across the street and have two stubs tapped off. He believed they would have to bring over one more line for fire prevention. Ms. Mancovsky asked where the underground utilities were. Mr. Bissonnette replied they don't typically show underground electric, telephone, or cable. After the plans are approved they send the plans to Middleboro G & E, and they tell them where they are going to be placed.

Ms. Mancovsky noted that the feeling is based on the retention plan and the grading that will be done, for a 100 year storm; there would be no filtration past this property. Mr. Bissonnette said that was correct. Ms. Mancovsky asked who would maintain the basin. Mr. Bissonnette replied this is private property so it would be the owner's responsibility. Mr. Zienkiewicz questioned at the end of the property, there is some land that is unassigned with a 12 foot easement. Did someone else own that? Mr. Bissonnette replied that easement had been there for a long time, and it was to the benefit of an abutter in the back. What they are doing as part of this process is to reshape the lots with a Form A plan.

Mr. Conroy asked if there was a proposed sketch of the building. Mr. Bissonnette said they did not have that. They were hoping for an approval with the condition they bring in the sketch when they find a suitor for the building. He explained that all of the major retailers that have these facilities in place have a different look to the front. He did not want to show them one type, and then have another one built. Once they find a tenant they will come back and be able to close out the Site Plan part with them. They want to make sure that everyone is comfortable with what they are proposing. If they come back and don't like they layout they can work on the façade, but they were not looking for any extra percentage for impervious credits because they were under 50%.

Mr. Bissonnette noted they still had to go to Conservation but they want to make sure the Planning Board is happy with where they are at. Suitors are being proposed, and this is their first big step leading to that. Mr. Zienkiewicz suggested they exclude any outdoor storage. Mr. Bissonnette replied they had looked at that, and they were not saying they were excluding it at this point. Realistically, they are thinking of that area to be able to turn around trucks and for any type of parking. However, if they find the perfect suitor for the building and they have some kind of a game plan, they would come back in if there was any kind of substantial change like that. They would definitely be back in with the façade information.

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

VOTED: To approve the Site Plan for 9 Harding Street subject to:

The Planning Board will receive a letter from the owner through the engineer that the final details of the plan will be brought before the Planning Board for final review.

Unanimous in favor.

Approve Meeting dates for 2019

Members reviewed the tentative meeting dates. Mr. Conroy had no problems with the dates. Ms. Mancovsky suggested they eliminate the day after Christmas. Mr. Conroy recommended they eliminate a date in August for a summer break. Members agreed to remove August 22nd as a meeting date.

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

VOTED: To approve the 2019 Planning Board meeting dates with the modifications discussed.

Unanimous in favor.

Review modified Special Permit

Mr. Hoeg asked if there were any comments regarding the Special Permit modification recommendations. Members discussed how it would be necessary for the Police Chief and Fire Chief to sign off but the security plans should remain confidential. Ms. Mancovsky proposed that Item e under Written Operating Procedures be modified to include "Plan to be approved in writing by the Fire Chief and Police Chief." Mr. Hoeg thought the statement should be under Item a, with Police Chief, and Item e should be Fire Chief.

Members then began to discuss traffic and parking. Mr. Zienkiewicz noted that two of the pages came directly from the bylaw and could not be modified but the Planning Board may impose conditions reasonably appropriate to improve site design, traffic flow, etc., so they could add to it. Members continued to discuss traffic concerns, and how to ensure that parking would be off-site. Ms. Murray noted that an item like that could be addressed in a decision as a condition.

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

VOTED: To approve the modified Special Permit with the modification regarding the Police Chief, Fire Chief, and disclosure as discussed.

Unanimous in favor.

Review additional plans from the Board of Appeals for First Colony Development-57 Long Point Road

Mr. Zienkiewicz advised that he and Mr. Conroy had attended the Zoning Board meeting. Mr. Zienkiewicz noted an updated plan has been submitted, and it is significantly improved from the first plan they saw. Mr. Conroy said that the larger buildings will have underground parking. That is driving the height of the Variance which they may need due to the ventilation that will be required. Mr. Conroy said the hearing was continued until January 31, 2019, if anyone would like to attend.

Receive SRPEDD update from Board Member Barbara Mancovsky

Ms. Mancovsky advised she was not prepared to present an update at this meeting. However, Mr. Zienkiewicz stated that the Air BNB is now in front of the Governor. He would keep them updated on this.

Approve Meeting Minutes for March 7, 2018, April 12, 2018, and April 25, 2018

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

VOTED: To approve the Meeting Minutes for April 12, 2018, and April 25, 2018.
Unanimous in favor.

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

VOTED: To approve the Meeting Minutes for March 7, 2018.

Mr. Zienkiewicz, Mr. Mancovsky, Mr. Hoeg – **AYE**
Mr. Conroy – **ABSTAIN**

Next Meeting

Mr. Hoeg stated their next meeting would be Thursday, January 10, 2019, at 7:30 PM at the Lakeville Senior Center.

Adjournment

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

VOTED: To adjourn the meeting at 8:55 p.m.
Unanimous in favor.