

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
September 23, 2021
Remote meeting**

On September 23, 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, Jack Lynch

Others present:

Leo Bisio, applicant

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.

Request for endorsement of a Definitive Plan submitted by Bisio and Son Contracting, Inc.
for a four (4) lot subdivision located at Rachel's Way including 3 Rachel's Way, M014-B004-L006-2 and 4 Rachel's Way, M014-B004-L005-03

Mr. Knox said it was his understanding that the appeal period is up, and they need to vote to endorse the plan as a formality.

Mr. Knox then made a motion, seconded by Ms. MacEachern, to endorse and sign the Definitive Plan for Rachel's Way, previously referenced.

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

Housing Production Plan – update

Mr. Knox said they did have some costs that were included in their packets from SRPEDD. There were three different tiers and costs. Had anyone had a chance to look through them? It looks like the higher priced options offer more public workshops as well as additional analysis topics. Ms. MacEachern noted at their last meeting, there had been some questions which she had not seen answered in the documents that had been received. Mr. Knox agreed and said that he had wanted to know if the Plan they were going to pay for looks like the samples they were given, specifically

there had been 10- and 18-year histories. He knew that Ms. Mancovsky was traveling and was unsure if she would make the meeting. As she was so instrumental in pulling this altogether, he would recommend continuing discussion on this until their next meeting when she was present.

Mr. Knox then made a motion, seconded by Ms. MacEachern, to continue this agenda item until their October 14th meeting.

Mr. Conroy asked if they should go with the highest amount for now just to get that on the Warrant. Mr. Knox replied he would speak with Mr. Sky tomorrow, but he would not want to leave approved additional funding on the table that was unused. Mr. Conroy asked if it was advantageous to the Town to have this done. Mr. Knox believed that this was an item that had to be completed, but he would find that out.

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

Sign By-law - update

Mr. Knox advised that included in their packet was some of the changes that he and Ms. MacEachern had proposed to the sign by-law which were in red. The Building Commissioner had also gone through the bylaw and indicated all the places where the word sign was, which was in yellow. Ms. MacEachern advised based on their last meeting, she added a few items that were in purple. One of the things that had been talked about was the brightness of the lumens which had also been included. It appears that 100 lumens is a standard brightness. She also had added the following under requirements for the granting of a Special Permit for an Electronic Sign or message board:

- Electronic signs shall be under 12 square feet in size.
- They shall be turned off during the overnight hours from 11:00 p.m. until 6:00 a.m.
- They shall not exceed 100 lumens (or the equivalent)

Mr. Knox noted that he would have the goal of bringing some of these things back to the Planning Board for a Special Permit rather than ZBA. It might be for items such as signs, anything for business or industrial zones, site plan review, or property use. It would be something that both Boards could agree on. He advised that he will continue to work with Ms. MacEachern and will try to have something back for the Board for their next meeting.

Mr. Knox then made a motion, seconded by Mr. Conroy, to continue this agenda item, proposed sign by-law, until their October 14th meeting at 7:00 p.m.

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

Design standards – Discuss how to implement for business zoned development

Mr. Knox said he thought Ms. Mancovsky and Mr. Dixon were going to work on this. He would recommend this go on their next agenda.

Mr. Knox then made a motion, seconded by Ms. MacEachern, to continue this agenda item, design standards, until their October 14th meeting at 7:00 p.m.

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

Julia's Way – Release of Covenant - update

Mr. Knox advised they had received some opinions back from Town Counsel, which he read into the record. Atty. Kwesell stated a letter from an engineer certifying that the private roadway had been constructed in general compliance with the approved plans and the Certificate of Approval is enough to release the covenant.

Mr. Knox made a motion, seconded by Mr. Lynch, that the Planning Board sign and release the covenant for Julia's Way.

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

Master Plan Implementation – Fee Review Project - update

Mr. Knox read the opinion from Town Counsel regarding the proposed fee schedule into the record. He asked Ms. MacEachern if Atty. Kwesell's notes gave them a clear path to some minor changes. Ms. MacEachern replied that she referenced that they don't have a Planner but since the Town is currently pursuing hiring a Planner; she thought that addressed part of her concern. They were very careful with the fees to make sure they were comparable to similar Towns around them.

Ms. MacEachern said the major concern seemed to be with the fee per acre in the DO District. She was not sure what the best option was. Mr. Knox asked if they should come up with a tiered Special Permit for the DO district. Mr. Conroy asked if they should go with a flat fee. \$12,500 would be \$500 per acre with a minimum of 25 acres. Mr. Knox said it appears the fee should be driven more by the task at hand, rather than the acreage. Ms. MacEachern suggested by structure size or lot coverage. Mr. Knox said he would suggest looking at other Towns to see if they had a similar type of development opportunity and some type of tiered cost. Could they do it based on building footprint size or impervious coverage? After further discussion, it was agreed based on the comments from Town Counsel to revisit some of the items at their next meeting.

Mr. Knox made a motion, seconded by Mr. Conroy, to continue this agenda item, fee review project, until their October 14th meeting at 7:00 p.m.

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

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Conroy, to approve the Minutes from the September 9, 2021, meeting.

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

Old Business – Nature’s Remedy Decision-informational

Ms. Murray advised this was a copy of the ZBA’s decision for Nature’s Remedy. The Board had reviewed the Site Plan, and she thought they might find the copy of the decision helpful.

Old Business – Correspondence from Harold Card – update

Ms. Murray said at their last meeting there had been a question regarding the removal of a parcel from 61A and if it was only for the Form A lot or if it included the land behind it. She had checked with the Assessors and was told that the only thing that Mr. Card had requested was the lot that had been listed, and that was what all the paperwork indicated. Mr. Knox advised that he had been asked to attend a meeting regarding 61A and the process the Town will take if it wants to act. The Town only has 30 days which might expire by the time they received recommendations back from the related Boards.

New Business – Appoint member to the Hazard Mitigation Plan Committee

Mr. Conroy said that he would be willing to take this on.

Mr. Knox made a motion, seconded by Ms. MacEachern, to appoint Mr. Conroy as the Planning Board’s representative to the Hazard Mitigation Plan Committee.

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

New Business – Discuss meeting dates for November

Ms. Murray noted that because of Veteran’s Day and Thanksgiving, there is not a Planning Board meeting scheduled in November. It was proposed to schedule November 4th and November 18th. At that time, they could then determine if a meeting was needed.

New Business – Schedule public hearing for fall Town Meeting

Ms. Murray advised it was too late to schedule anything for their next meeting, but there was time to have it advertised for their October 28th meeting but they would have to vote on it tonight.

Mr. Knox made a motion, seconded by Mr. Conroy, to hold two public hearings on October 28, 2021, at 7:00 p.m. One is to change the Board of Selectmen to the Select Board and the other one is to clarify the by right and special permit uses for the Marijuana Overlay District.

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

Next meeting

Mr. Knox advised the next meeting is scheduled for October 14, 2021, at 7:00 p.m. There would also be a Plan Approval Authority meeting. That meeting would be at 6:45 p.m.

Adjourn

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

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

Meeting adjourned at 7:50.