

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, November 18, 2021**

On November 18, 2021, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was making a video recording of the meeting.

Members present:

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

Site Plan Review – 475 Kenneth W. Welch Drive- continued – submitted by Bud's Goods & Provisions Corp.

Mr. Knox advised this was a continuance from their previous meeting. The applicant has requested they continue this hearing until their December 9th meeting.

Mr. Knox then made a motion, seconded by Mr. Lynch, to continue the Site Plan Review for 475 Kenneth W. Welch Drive until December 9, 2021, at 7:00 p.m. The **vote** was **unanimous for**.

Sign By-law – update

Mr. Conroy made a motion, seconded by Mr. Lynch, to continue the Sign By-law update until December 9, 2021, at 7:00 p.m. The **vote** was **unanimous for**.

Design Standards – update

Mr. Knox noted that Ms. MacEachern had circulated to them a portion of the density bonus which has the current design standards that they have. If they looked at the lot coverage requirement for business zone which is 50%, that needs to be part of the review of the design standards if they want to also make an effort to change the trigger from 50% to a lower number. At their next meeting, they could also focus on going through the design standards that already exist to make them mimic what other members want.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Design standards update until December 9, 2021, at 7:00 p.m. The **vote** was **unanimous for**.

Master Plan Implementation – Fee review project – update

Mr. Knox asked if there was anything new on this. Ms. MacEachern advised she had sent out the revisions from their last meeting. It was just a matter of going through and approving or accepting them. Mr. Knox said they also might want to add another portion to their review because of the updated earthworks bylaw that was approved at Town Meeting. He thought he should talk to the Board of Selectmen regarding that because one of the exemptions is a properly permitted project. He did not think the Town should give up the revenue from the removal of earth if the Planning Board does Site Plan Review or a subdivision. That is technically the permitting project. However, if they don't have something in their fee review schedule to cover that, it means it got permitted without the Town receiving revenue for it. He would like to work with the Selectmen regarding this.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the fee review project until the December 9, 2021, at 7:00 p.m. The **vote** was **unanimous for**.

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Lynch, to approve the Minutes from the October 14, 2021, meeting. The **vote** was **unanimous for**.

Old Business

There was no old business.

New Business

There will be a meeting of the Hazard Mitigation Plan Committee at the Police Station on Saturday, December 4, 2021, from 9 a.m. to 11 a.m.

Mr. Knox advised there was an Invoice to approve for SouthCoast Media Group for the legal advertising for the public hearings. He made a motion to approve the SouthCoast Media Group Invoice dated 10/1/21 through 10/31/21. The Invoice is in the amount of \$399.82. It was seconded by Mr. Lynch. The **vote** was **unanimous for**.

Next meeting

Mr. Knox advised the next meeting is scheduled for December 9, 2021, at 7:00 p.m.

Adjourn

Mr. Knox made a motion, seconded by Mr. Lynch, to adjourn the meeting. The **vote** was **unanimous for**.

Meeting adjourned at 7:09.