

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, December 9, 2021**

On December 9, 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

Others present:

Atty. Phillip Silverman, Ben Nadolny; Atty. Robert Mather

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

Atty. Silverman and Mr. Ben Nadolny were present. Atty. Silverman said the Board had requested some updates to the Plan which they had provided. The first was clarity of the boundaries of the property and some of the surrounding properties. The biggest problem is that there are some parking issues in that area and the Board wanted to see if they were to expand to full capacity in the future, what could they add that would alleviate any parking concerns. Atty. Silverman stated that they still have the 23 parking spaces in the revised plan. At the top of the plan, there are an additional seven spaces. That shows 30 spaces potential if they should expand further into the building in the future. With that parking, the lot coverage would be 30.3%.

Mr. Knox said the plan looked better. His only comment would be the location of the dumpster pad looks like it could be a challenge for a truck to come in and dump it. Atty. Silverman said they would have the general contractor take a look at that. Ms. MacEachern said her only concern would be if, in the future, they were contracted with the local distributors in that area, that there was some sort of provision for safe pedestrian movement. Mr. Knox noted that they no longer need the fire lane in front of the building, if they have an aisle down the middle of the parking spaces. The fire lane just becomes the back of the building off of the new proposed area. He just wanted to note that if they did need to expand the parking area that sufficient pathway be left. He would expect all of that to become paved, and it would no longer be a gravel path.

Mr. Knox then made a motion, seconded by Mr. Conroy, to recommend approval of the Site Plan for 475 Kenneth W. Welch Drive. The **vote** was **unanimous for**.

Mr. Knox made a motion, seconded by Ms. MacEachern, to close the hearing. The **vote** was **unanimous for**.

Site Plan Review – 183 Rhode Island Road – submitted by Assawompsett Golf Company.

Atty. Robert Mather was present. He represented the Assawompsett Golf Company LLC. Mr. Greg Drake from Outback Engineering was also present. Atty. Mather noted this was not an initial Site Plan approval but revisions to a Site Plan. This project was originally approved in 2000. The reason they are here is to change the existing entrance for the restaurant to emergency access only. The new entrance will be in the front and will allow entry directly into the restaurant. The entrance off of Route 79 is too small and the radius needs to be changed from a 20 foot to a 30 foot. Atty. Mather noted that the revisions in the front take into account that the State is re-doing Route 79. The existing sign will need to be relocated to where it will be ten feet off the property line which considers the widening that is planned.

Atty. Mather advised he had prepared a list of all the changes that are off the original Site Plan. They include a new entrance that is to be constructed, with the existing entrance to be for emergency access. The other item is this allows them to move the ADA parking, and in a new area create 12 spaces for public parking. Multiple directional signs will also be added. He noted that comments the Fire Department had made were incorporated into #9, 10, and 11. Atty. Mather noted that when you enter, there is a small island area where the main fire hydrant is located. The Fire Chief is correct that because of the tall ornamental grass there, you can't see it. That grass will all be removed and replaced with low level landscaping. In addition, it is the same situation at the entrance to the sprinkler system. That landscaping will also be removed and replaced. The Fire chief also noted that the connection to the sprinkler system is not the right size, so they will replace those connections with the size recommended.

Atty. Mather said the sign at the entrance will be moved back. The large boulder sign will be moved into the circle. The landscaping there will be modified to allow for clearer view. There was also another small radius issue where the golfers go to the left that will be adjusted to a ten-foot radius. He noted the new Site Plan eliminates the tennis courts and a maintenance building that had been on the original Plan. He then turned the presentation over to Mr. Drake in regards to the drainage. Mr. Drake said the existing system was designed to be able to handle the 16,000 square feet of impervious surface, but was never built. Now they are adding, with this new design, approximately 2,900 square feet, so the existing system should be able to handle that additional water.

Atty. Mather said that they easily meet the parking requirements. They are required to have 104 spaces. There are 189 existing spaces and this plan will add 6 spaces for a total of 195 spaces. They will have 7 ADA spaces and they are required to have 5. Atty. Mather said they would be making one change to the Plan where it says the entrance will be removed. It is not going to be removed but it will be restricted. They will also be adding a signature block to the Plan to allow the Board to sign it. Mr. Knox also wanted to make sure the ADA spaces where the three were across the aisle were technically compliant. They may need a walkway across like a hatched crosswalk. Mr. Drake thought there could be a painted walkway. Atty. Mather said they would make sure they would meet the Board's requirements and that they are ADA compliant. Mr. Knox also wanted to make sure that they had the most recent Route 79 Plan. Atty. Mather said he thought they had the most recent, but they could also check to make sure that was accurate.

He would also check on the access to the maintenance area and that the turning radius of the circle meets current Fire Department requirements.

Ms. MacEachern noted that the Open Space Committee had requested that any plantings be native species. There is a list available if they were interested in it. Atty. Mather said that they would advise the LeBaron landscaper of that and of the available list.

Mr. Knox then made a motion, seconded by Mr. Conroy, to continue this Site Plan Review until January 13, 2022, at 7:00 p.m. The **vote was unanimous for.**

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Ms. MacEachern, to approve the Minutes from the October 28, 2021, meeting. Ms. MacEachern-Aye, Mr. Knox-Aye, Mr. Conroy-Abstain

Mr. Knox made a motion, seconded by Mr. Conroy, to approve the Minutes from the November 4, 2021, meeting. The **vote was unanimous for.**

Next meeting

Mr. Knox advised the next meeting is scheduled for January 13, 2022, at 7:00 p.m.

Old Business

There was no old business.

New Business – Planning Board draft meeting schedule for 2022

Members reviewed the draft meeting schedule for 2022.

Mr. Conroy made a motion, seconded by Ms. MacEachern, to approve the meeting schedule as drafted for 2022. The **vote was unanimous for.**

Master Plan Implementation – Fee review project – update

Mr. Knox said he had not had a chance to speak to anybody about adding a fee for gravel removal. He felt when the new bylaw was passed, one of the exemptions from it going to the Board of Selectmen, was if it was an already permitted project. If they permitted a Site Plan or subdivision, he did not want it to be exempt from the gravel removal fee. He thought they should add that fee to their fee schedule and mirror the 15 cents per yard for gravel removal that the Town charges. He noted the trigger proposed was 5,000 cubic yards in one year. At Town

Meeting, Ms. Mancovsky amended that to 2,000 cubic yards. He said they could either send a memo to the Board of Selectmen or he could call them, but he did think that was something that they should discuss to put on the fee schedule.

Design Standards – update

It was agreed to revisit this item in January when all members were present. Mr. Knox made a motion, seconded by Mr. Conroy, to continue the design standards agenda item and the Master Plan fee review project agenda item until the January 13, 2022, meeting at 7:00 p.m. The **vote** was **unanimous for**.

Adjourn

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

Meeting adjourned at 7:48.