

**Town of Lakeville**  
**PLANNING BOARD**  
*Meeting Minutes*  
**Thursday, January 11, 2018**

On January 11, 2018, the Planning Board held a meeting at 7:30 PM at the Town Office Building. The meeting was called to order by Chairman Hoeg at 7:30 PM. Members Present: Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Barbara Mancovsky and Peter Conroy. Also present: Lorraine Carboni, Town Coordinator. LakeCAM was recording the meeting.

**Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) to discuss the release of bond for Gillian Drive**

The Board reviewed the Memo from Interim Superintendent of Streets, Roger Hamilton, regarding the Gillian Drive blacktop application.

Mr. Bissonnette informed the Board he spoke with Mr. Hamilton directly about the blacktop application for Gillian Drive. He requested a copy of the letter be emailed to him. Mr. Zienkiewicz noted the letter was dated December 2, 2017 and it would be two (2) years from that date. Mr. Bissonnette mentioned he would be back in front of the Board in January 2020.

Mr. Bissonnette explained the work they have completed on the drainage basin and what is left to be done. They will be putting down loam and seed, a stop sign at the end of the road, and the catch basin would be cleaned, before they would go for road acceptance. Mr. Bissonnette understands the Planning Board holds money for every linear foot of road until the road is accepted. Mr. Bissonnette thought it was \$20.00 per linear foot. Mr. Zienkiewicz clarified it was \$15.00 per linear foot. There is 750 feet of roadway at \$15.00 per linear foot for a total of \$11,250.00 to be held by the Planning Board until the road is accepted as a public way. Mr. Bissonnette submitted the letter requesting the release of bond monies along with the invoice for the blacktop application.

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

VOTED:           To reduce and return the Surety except for the retainage as specified in the Rules and Regulations of the Planning Board.  
Unanimous in favor.

The Planning Board agreed to retain \$11,250.00 and return \$58,058.68.

**Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) to discuss the Surety for Paska Estates**

The Board received the Memo from Interim Superintendent of Streets, Roger Hamilton, regarding Paska Estates. Mr. Hoeg reviewed the letter out loud and noted Mr. Hamilton recommended the Town hold approximately \$50,000 of the Bond until the work is complete. Mr. Hoeg asked Mr. Bissonnette if we were holding anything now, and Mr. Bissonnette indicated that we were not. Mr. Bissonnette said his client would be fine with a \$50,000 Surety and can provide a Cash Surety in the form of a Pass Book if that was acceptable to the Board. Mr. Zienkiewicz suggested increasing the

Surety for this road which is approximately 1,010 feet, to \$70,000 as it costs approximately \$58,000 for Gillian Drive which is 750 feet long, same width, same specs.

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

VOTED: To set Surety at \$70,000 for the Paska Estates Subdivision.  
Unanimous in favor.

**Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) to review Definitive Plan "Form C" for Pierce Avenue**

Mr. Bissonnette officially submitted the "Form C" application for Equestrian Way including five (5) copies and the original of the application, five (5) copies of the waiver, five (5) copies of the subdivision plan and the submittal fee. Mr. Bissonnette requested a public hearing date for the project. The Board reviewed the plan with Mr. Bissonnette.

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

VOTED: To approve the "Form C" for Equestrian Way and schedule the Public Hearing for Thursday, February 22, 2018 at 7:30 PM"  
Unanimous in favor.

**Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) regarding a 40R Project; Residences at Nemasket River and Nemasket River Landing**

Mr. Bissonnette indicated he was here at the advice of the Board of Selectmen to provide a brief update on the project. Robert Poillucci, Project Developer, has filed a 40B Application with the Department of Housing and Community Development (DHCD). Mr. Poillucci is also in support of the Town applying for the 40R Smart Growth Overlay District on the site so the Town can benefit from the project. This is an ongoing process, and there will be plenty of opportunity for residents to weigh in on the project, before it goes to Town Meeting for approval. Mr. Bissonnette presented both the proposed 40B and 40R layouts. Both layouts are similar except for the Apartment Building area if the 40R Smart Growth Overlay District is approved. The infrastructure for water, drainage, gas and electrical is already on site. It had been discussed when the original project was proposed some time ago. Mr. Bissonnette explained they had not brought the plans to the Board of Appeals for official review yet. He mentioned the Board of Appeals, the Conservation Commission, and the Planning Board have utilized the services of HML Associates for peer review, and wanted to know if the Board would consider using them for this project just to keep it consistent. Mr. Hoeg agreed it would provide consistency and not duplicate efforts and would consider utilizing the same service.

Attorney Michael O'Shaughnessy introduced himself as Mr. Poillucci's Attorney for the 40B project and probably for the 40R project as well. He explained under the 40B project there are 110 townhouse and duplex style units, and under the 40R project there are a total of 146 units including the 64 unit affordable age restricted apartment building. Mr. O'Shaughnessy explained they were also looking to include a mixed use portion of small businesses, i.e. a Doctor or Chiropractor Office to service the residents in the apartment building. Mr. O'Shaughnessy mentioned they attended a Board of Selectmen's Meeting a couple of weeks prior and would like to know if the Planning Board would entertain joint meetings with the Board of Appeals or at least attend their meetings to stay informed, in the event the 40R application is approved.

Ms. Mancovsky asked what units would be for sale and for rent. Mr. Bissonnette explained all of the townhouses and duplexes would be for sale, and the apartments would be for rent. Mr. Zienkiewicz explained the 40B project would continue on as a 40B project under the current zoning. If the project is to become a 40R project, there would need to be a zoning change, which would require Town Meeting vote. It would also mean that 20% of the project would need to be affordable, so not only would the apartments need to be affordable, but some of the townhouses and duplexes would need to be also. Mr. Bissonnette agreed with Mr. Zienkiewicz. Mr. O'Shaughnessy explained 25% of the units under 40B would need to be affordable and 20% of the units would need to be affordable under the 40R. He also clarified that the entire project would need to be rezoned, if approved under the 40R.

Mr. Bissonnette thanked the Board for their time and for allowing him to give a brief presentation of the project.

Mr. Hoeg entertained a question from audience member Brian Day. Mr. Day asked for clarification on how many units were being proposed. Mr. Bissonnette and Mr. O'Shaughnessy explained under the 40B project there would be 110 units of townhouses and duplexes. Under the 40R project, there would be a total of 146 units, 64 of which would be 64 age restricted apartments for rent.

Ms. Mancovsky acknowledged how much they appreciate the interest of the developer to help the Town with this project.

**Receive and review letter from MassHousing requesting comments for two (2) 40B projects: Residences at Nemasket River and Nemasket River Landing**

Mr. O'Shaughnessy explained they had the site walk with MassHousing today and they are requesting comments from the Planning Board on the 40B project. Ms. Swanson questioned if there were two (2) 40B projects. Mr. O'Shaughnessy explained there are two (2) developers on the same project. Mr. Zienkiewicz mentioned he had a general comment, but did not have it with him. Mr. Hoeg suggested Mr. Zienkiewicz email his comment to the Board, and if the Board had any comments to respond directly to Mr. Zienkiewicz and not reply all. Mr. O'Shaughnessy said the Planning Board will be copied on everything sent to the Board of Appeals for the 40B project.

**Meet with Robert C. Carr Jr., President of Nature's Remedy, for a Site Plan Review of 310 Kenneth Welch Drive, Lakeville, MA**

Mr. Carr introduced himself and explained he was here because the Board of Selectmen had written a letter of non-opposition for his project. He described what the project would look like and showed the Board where in the Cold Storage Building he would be occupying. Mr. Conroy asked about increased traffic. Mr. Carr predicts roughly four (4) to eight (8) cars per hour. He explained he would be leasing the space from Cold Storage located in the old Thompson Box Building. He explained there would be twelve (12) new parking spaces added and would include the required handicapped spots. The hours of business would be 10:00 AM to 7:00 PM. Mr. Carr mentioned he came to the Planning Board to make sure he had everything he needed to move the project forward. The Board discussed the curb cut needed would fall under the authority of the Board of Selectmen. Mr. Conroy asked about the expected water usage. Mr. Carr explained a drip system would be used and no additional water requirements would be needed other than what is already allocated for the building. Mr. Carr mentioned he would be meeting with the Board of Appeals to discuss the project. Mr. Carr is happy to bring the construction documents to the Planning Board. Brian

explained the Site Plan Review would need to be done and signed off by the Planning Board, before the Board of Appeals would grant a Special Permit. Mr. Hoeg mentioned the Planning Board would be looking for information on the catch basins, the sidewalk, the parking and loading, the drainage, and the lighting, especially night lighting. Mr. Hoeg referred Mr. Carr to the Town's By-Law on night lighting. The Board asked about the round parking lot and mentioned how unique it was. Mr. Carr mentioned he has his laundry list of items asked for and thanked the Board for their time.

### **Review FY19 Town Budget Request**

The Board discussed the budget request and noted they currently have a \$150.00 budget. The Board spent time discussing the need for a Planner. Mr. Zienkiewicz mentioned he has been identifying this need for years.

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

VOTED: To submit an FY19 Budget request of \$80,150.00 which would include a full-time Planner position.  
Unanimous in favor.

### **Receive and review the preliminary final draft of the Housing Production Plan**

The Board commented on how nice the plan looked and how much the data explains the aging population in Town. The Board spent a few minutes discussing the plan and decided to comment and vote on the Housing Production Plan at their next meeting on Thursday, January 25, 2018.

### **Approve Meeting Minutes for December 7, 2017**

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

VOTED: To approve the Meeting Minutes for December 7, 2017.  
Unanimous in favor.

### **Old Business**

- a. Town Zoning Map update. SRPEDD will begin working on the map updates this week.
- b. The Board received the Memos sent to the Board of Selectmen and the Town Clerk regarding the appointment of Barbara Mancovsky as the Planning Board's SRPEDD Delegate.
- c. The Board received the Memo sent to the Town Clerk endorsing the revised ANR Plan for Lakeville Mixed Use Development dated November 27, 2017
- d. The Board received the Memo sent to the Board of Appeals regarding the Petition for Hearing for property owner Louis Vermette.

### **Next Meeting**

The next Planning Board Meeting is scheduled for Thursday, 1/25/18 at 7:30 PM at the Lakeville Public Library

### **Adjournment**

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

VOTED: To adjourn the meeting at 9:17 PM.  
Unanimous in favor.