

Town of Lakeville
PLANNING BOARD
Meeting Minutes
Thursday, June 7, 2018

On June 7, 2018, the Planning Board held a meeting at 7:30 PM at the Lakeville Senior Center. The meeting was called to order by Chairman Hoeg at 7:30 PM. Members Present: Brian Hoeg, Peter Conroy, Sylvester Zienkiewicz, and Janice Swanson (arrived at 7:37 PM). Member Absent: Barbara Mancovsky. Also present: Town Coordinator Lorraine Carboni, Town Administrator Rita Garbitt, Town Counsel Amy Kwesell. LakeCAM was video recording the meeting.

Public Hearing CONTINUED – Regarding the application of Riverside Lakeville, LLC for Plan Approval under the 40R “Nemasket River Sub-District” to construct eighty-four (84), residential homeownership units being a mix of duplex and townhouse style units. The property is owned by Canpro Investments, Ltd. Located at 29, 32, 33, 34, 35 and 36 Riverside Drive, Assessor’s 62-3-7H, 62-3-10B, 62-3-10C, 62-3-10D, 62-3-10E and 62-3-10K, Lakeville, as provided by the Lakeville By-Laws.

Public Hearing CONTINUED - Regarding the application of Nemasket River Landing, LLC for Plan Approval under the 40R “Nemasket River Sub-District” to construct twenty-six (26) townhouse style residential homeownership units. The property is owned by Commercial Drive Realty, LLC located at 27 and 31 Commercial Drive, Assessor’s 62-3-7F and 62-3-10A, Lakeville, as provided by the Lakeville By-Laws.

Chairman Hoeg continued the Public Hearing for The Residences at Nemasket River at 7:30 PM.
Chairman Hoeg continued the Public Hearing for Nemasket River Landing at 7:30 PM.

Robert Poillucci, The Residences at Nemasket River, John Leblanc, Nemasket River Landing, and Attorney Michael O’Shaughnessy, were in attendance and available for discussion.

Chairman Hoeg started the meeting by having the Board review the Plan Approval Authority Rules and Regulations. Attorney Kwesell stated this document was prepared by the Department of Housing and Community Development (DHCD). There was a brief discussion regarding Section 9 Filing Fee. Attorney Kwesell mentioned the Board could state that the Filing Fee shall include a fee as determined on a fee schedule.

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

VOTED: To adopt the Plan Approval Authority Rules and Regulations dated June 7, 2018.
Unanimous in favor.

The Planning Board, Attorney Kwesell, and the Nemasket River Developers and their attorney, had a lengthy discussion reviewing and agreeing to language, section by section, of the draft Decisions.

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

VOTED: To approve the Decision for the 40R Plan Approval for the Nemasket River Landing discussed at the June 7, 2018 public hearing and as amended by the Planning Board at the June 7, 2018 public hearing.
Unanimous in favor.

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

VOTED: To authorize the Planning Board Chairman, Brian Hoeg, to sign and file the Decision with the Town of Lakeville Town Clerk.
Unanimous in favor.

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

VOTED: To approve the Decision for the 40R Plan Approval for the Residences at Nemasket River discussed at the June 7, 2018 public hearing and as amended by the Planning Board at the June 7, 2018 public hearing.
Unanimous in favor.

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

VOTED: To authorize the Planning Board Chairman, Brian Hoeg, to sign and file the Decision with the Town of Lakeville Town Clerk.
Unanimous in favor.

Meet with Jamie Bissonnette, Zenith Consulting Engineers (ZCE), to discuss covenant and endorse plans for Equestrian Way.

Jamie Bissonnette of Zenith Consulting Engineers was available for discussion

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

VOTED: To endorse the Plans for Equestrian Way.
Unanimous in favor.

The Planning Board signed the Mylar Plan and one (1) set of the paper plans. Mr. Bissonnette will make a copy of the signed plans for the Board.

Review the following petitions from the Board of Appeals for:

1. Timothy and Kathleen Andrews for 51 Nelson Shore Road

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

VOTED: No Comment.
Unanimous in favor.

2. Greg O'Brien for 1 Hazel Street

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

VOTED: No Comment.
Unanimous in favor.

3. Albert G. Perrault, Trustee for 1 Main Street

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

VOTED: No Comment.
Unanimous in favor.

4. Nicholas Cloutier for 25 Central Avenue

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

VOTED: No Comment.
Unanimous in favor.

5. Stephen Nashawaty for 3 Pinecrest Drive

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

VOTED: No Comment.
Unanimous in favor.

6. Paul Tragiannopoulos for 162 Bedford Street

7. Paul Tragiannopoulos for 160 Bedford Street

8. David W. Hoard for 164 Bedford Street

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

VOTED: To take no action as the Board felt the three (3) properties listed on the three (3) applications were located in a Business Zone, not an Industrial Zone.
Chairman Hoeg AYE, Mr. Conroy AYE, Mr. Zienkiewicz AYE, Ms. Swanson ABSTAINED.

Other Business that may properly come before the meeting

Received and Reviewed Letter from the Board of Selectmen dated June 7, 2018 regarding Removal of Land from Chapter 61A, Crosslor Solar LLC Property – Crooked Lane.

The Board agreed to defer taking any action until they received additional information from the Engineer. Mr. Zienkiewicz suggested the Engineer be invited to the Planning Board meeting on June 28, 2018.

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

VOTED: To defer taking any action until they received additional information from the Engineer.
Unanimous in favor.

Approve Meeting Minutes for May 22, 2018 and for May 24, 2018

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

VOTED: To approve the Meeting Minutes for May 22, 2018 and for May 24, 2018.
Chairman Hoeg AYE, Mr. Conroy AYE, Mr. Zienkiewicz AYE,
Ms. Swanson ABSTAINED.

Adjournment

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

VOTED: To adjourn the meeting at 10:41 PM.
Unanimous in favor.