

Town of Lakeville
PLANNING BOARD
Meeting Minutes
Thursday, July 12, 2018

On July 12, 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 Barbara Mancovsky (arrived at 7:35 PM). Member Absent: Janice Swanson. Also present: Town Coordinator Lorraine Carboni. LakeCAM was video recording the meeting.

Meet with Jon Connell from Field Engineering Co. Inc. regarding a conceptual Site Plan for 14 Harding Street (Safe Space Self Storage – Farrell Storage).

Jon Connell from Field Engineering Co., Inc. (working for Advantage Development) reviewed the current conditions of the site, and introduced the proposed plan. A two (2) story climate controlled building would be constructed on the southwest portion of the property. Two (2) of the current buildings would be extended, a smaller building constructed in the northwest corner of the property and a 17,500 square foot building would be built at the northern point of the property. The current plan includes 50% impervious surface coverage; the proposed plan would increase the impervious surface to 67%. Mr. Connell asked the Board if they would consider increasing the impervious service to 67% before they continued working on the plan. The Board had questions about the curb cut on Harding Street. Mr. Connell explained the plan would be submitted to Mass DOT. Mr. Conroy asked about the unpaved parking area on the east side of the property identified for vehicle and equipment storage. He had concerns about contaminants leaking into the soil. Mr. Connell will recalculate as a paved surface. Mr. Zienkiewicz commented that paving that area would possibly increase the impervious area to 70%. Mr. Hoeg suggested plantings at the easements and install a lock box for the Fire Department. Mr. Hoeg also requested a rendering of the proposed drainage and the Architectural Plans. Mr. Conroy would like to see plans for the back gate and how it will be used.

Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) regarding a the ANR submittal for Riverside Drive (Continued from June 28, 2018 meeting).

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

VOTED: To approve and sign the plans for Nemasket River Landing and Residences at
 Nemasket River.
 Unanimous in favor.

Discuss the US Army Corps of Engineers Public Notice / Request for Comments packet regarding the application submitted by Mass DOT to fill approximately ½ acre of wetlands for the South Coast Rail Phase 1 Project.

The Planning Board reviewed the application and had a brief discussion. The Board had no comments.

Review the following petitions from the Board of Appeals for:

1. Stephen Cameron

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

VOTED: No Comments.
 Unanimous in favor.

2. Harold Carr (2)

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

VOTED: To recommend approval on both petitions.
 Unanimous in favor.

3. Donna Nashawaty

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

VOTED: No Comments.
 Unanimous in favor.

Receive SRPEDD update from Board Member Barbara Mancovsky.

Ms. Mancovsky mentioned she reached out to the SRPEDD Commissioners for information on the topic of Air BNB. She indicated many communities are struggling with this very topic. She mentioned there is a community out in the Berkshires which established a subcommittee comprised of a Board of Health Member, a Planning Board Member, and the Director of Inspectional Services. She said this topic will be added to the next SRPEDD Commissioner's Meeting. Ms. Mancovsky would like to update the Planning Board at a future meeting.

Approve Meeting Minutes for April 19, 2018, April 30, 2018, and for June 4, 2018.

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

VOTED: To approve the Meeting Minutes for April 19, 2018, April 30, 2018, and for
 June 4, 2018.
 Unanimous in favor.

Discuss future meeting dates.

The Board scheduled August 9, 2018, September 6, 2018, and September 27, 2018 as future meeting dates

Adjournment

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

VOTED: To adjourn the meeting at 9:03 PM.
 Unanimous in favor.