

Town of Lakeville
PLANNING BOARD
Meeting Minutes
Thursday, July 26, 2018

On July 26, 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. Member Absent: Janice Swanson. Also present: Town Coordinator Lorraine Carboni. LakeCAM was video recording the meeting.

Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE), regarding the Site Plan Review for 56 Main Street (Across from Dewey's Restaurant) Continued from June 28, 2018.

Jamie Bissonnette, Matt Falconeri, the property owner and builder, and the residents of the Woods Edge Condominiums were in attendance.

Mr. Bissonnette introduced himself and provided a brief overview of the project. He explained a Dollar Tree store and a small restaurant would be built at 56 Main Street. There would be two (2) entrance/exits to the property; one (1) on Main Street and the other on Ebony Farm Road. Chairman Hoeg allowed questions from the audience. The residents were mainly concerned with truck traffic on Ebony Farm Road. Mr. Bissonnette will see about having a larger "No Trucks" sign installed further down on Ebony Farm Road. Residents were also concerned about roadway maintenance. Ebony Farm Road is a private road and the residents currently maintain the road. Mr. Falconeri explained they would most definitely do their part to maintain the road. Mr. Bissonnette answered further questions about lighting, traffic flow around the building and at the drive through, and drainage. Mr. Zienkiewicz reviewed the expected deliverables; truck signage, road maintenance assurance, and building design. Mr. Bissonnette will plan to return to the August 9, 2018 Planning Board meeting.

Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE) regarding modification of Mylar Plan for Riverside Drive (Nemasket River Landing/Residences of Nemasket).

Mr. Bissonnette explained a lot line needed to be added back into the Plans for Deed transfer purposes.

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

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

Receive SRPEDD update from Board Member Barbara Mancovsky.

Ms. Mancovsky mentioned SRPEDD just completed the Comprehensive Economic Development Strategy, 2018 Plan and it is up on their website. She recommended the Board take some time to take a look at it. She indicated the topic of Air BNB would be on a future agenda. She also mentioned there is Federal Aid available to those communities with local land adjacent to federal land. Although this may not directly affect Lakeville, there are plans to extend the South Coast Bike Way, and that may include going through Lakeville.

Approve Meeting Minutes for July 12, 2018.

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

VOTED: To approve the Meeting Minutes for July 12, 2018.
Unanimous in favor.

Next Meeting

The next Planning Board meeting is scheduled for Thursday, August 9, 2018 at 7:30 PM at the Lakeville Senior Center.

Correspondence

The Board received and discussed the letter submitted by Charlie Farrell. After a brief discussion, the Board decided to discuss next steps at their August 9, 2018 meeting regarding Rentals, Bed & Breakfast and Air BNB.

Adjournment

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

VOTED: To adjourn the meeting at 9:20 PM.
Unanimous in favor.