

**Lakeville Planning Board Minutes
Meeting- July 12, 2012**

Meeting called to order at 7:30 p.m.

Present: Full Board

Peter Panettieri

Peter P – this is a new plan. The foundation was approved by the ZBA. There are 22 parking spaces with an additional 2 handicapped and 1 on the other side. These are the original lights as planned with spot lights on the back. Jim – are you saying wall plaques that shine down and no drive through. Peter – it will still be there. Jim – You are talking a doctor's office or are you still talking a bank at some point. Peter I have some area that would be office space. Jim – any questions? Peter – this was done 5 years ago. Zinc – the water should show back to the main. Where is the water main? This should show it. Peter – I connected from this area. I am not sure exactly where it is. I would think Taunton would know. Jim – Make sure the lights meet the by-law. As long as it stays as office space I do not have a problem with it. Brian – I make a motion that we sign the plan for a change of use. Zinc – 2nd the motion. Jim – all in favor. Vote was unanimous.

Nancy Adams

I am from Collins Engineering. We represent Nancy Adams. This involves approximately 7.10 acres – it has the required 175 feet of frontage on Crooked Lane. There is approximately 64,000 of upland. The wet area is in the back. Brian – I make a motion that we sign the same as submitted. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$100. was received.

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John Riley

Seven years ago I had my property sub-divided. As I understand it the plan needs to be extended on or before 8/23/12. I am here to request an extension. Jim – I do not see a problem with granting the extension. I believe that all we would need to do is resign the plan and have you record it. That will give you another 8 years. Our next meeting will be August 7, 2012 at 7:30 p.m.

Mullein Hill School

Barbara Priestly – we are interested in purchasing the building that was formerly the Lions Club. It is my understanding after speaking with the Building Commissioner that we would need to notify your Board of a change of use. Jim – one of the things that would be of concern to our Board is the safety factor with the children being left off and picked up. Is this done mainly by the parents? Mrs. Priestly – the administration is a safety crew in the morning when the children are being dropped off. There is approximately 70 children. We would be following

the same procedure as we presently have at the school. Jim – any questions? What about the outside lighting? Mrs. Priestly – there are presently 2 poles. We would need to review the parking. I don't see any other changes. I would think that what is there would be satisfactory. Jim – I believe that the operating hours are exempt by state law. This will not have to go to the different departments. Brian – we will get another plan. Bisio – it will be a Form A. Brian – I make a motion that we approve the change of use. Zinc – 2nd the motion. Jim – all in favor. Vote was Brian, Jim and Zinc in favor, Don and Greg abstained. Jim – vote in favor. Jim – what grades? Mrs. Priestly – Preschool to 8th grade.

ANR Evelyn Medas

Outback Engineering – This is a Land Court case and we need to have a special Mylar. This is just a trade off. Certain land for 2 buildable lots. This is wetland in this area which was approved by Conservation in 2007. It is accurate as shown. We are going for Board of Health approval. Don – the circle as it right the notation is wrong. Don – I make a motion that we sign the plan as submitted. Zinc – 2nd the motion. Jim – all in favor. Vote was unanimous.

Town Planner/Conservation Agent

Pauline – Rita asked that the Board look over the description concerning the Town Planner/Conservation Agent. Greg – I make a motion that we have Jim represent the Planning Board on the Committee. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – accepted.

Cedar Pond

Jim – I had the opportunity to go down and check on the progress of the drainage. The system seems to be working pretty well. Chris had a concern over the headwalls. Rails were put in. Repairs have been done. I think we are making progress. We need to start to work on and look at the drainage at the other end that now needs to be fixed. They are moving with the house lots that have been released. We need to have Chris give us a report. While I am thinking about it I am not sure that I will be available for the next meeting.

Board of Appeals

James Riley – 19 Hill Top Acres

Jim – they are talking doubling the house to 8000+ square feet. I feel it's too big for the lot. They are talking 1 story to 2 story and building over the existing deck. Greg – on the plot plan of the property is 10 feet off of the existing foot print. Jim – I think a variance is needed but Bob doesn't agree. Greg – I make a motion that we inform the Board of Appeals that we do not recommend the same based on the size of the home being too large for the square footage of the property. Zinc – 2nd the motion. Jim – all in favor. Vote was unanimous.

Robert Lomp- 137 Precinct Street

Jim – I personally do not have an objection to the remodel. I feel that the expansion creates the need for a variance. The lot is 11,500 square feet. It definitely requires a variance. Brian – I make a motion that we inform the Board of Appeals that we recommend approval of the same. Jim – all in favor. Vote was Brian, Don, Greg and Zinc in favor. Jim – against.

Meeting

Next regular meeting is August 7, 2012 at 7:30 p.m.

Adjourn

Zinc – I make a motion that we adjourn. Brian – 2nd the motion. Jim – all in favor. Meeting adjourned at 10 p.m.