

**Lakeville Planning Board Minutes  
Meeting- August 7, 2012**

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

Present: J. Marot, Brian Hoeg, Don Bissonnette and Sylvester Zienkiewicz

**Cedar Pond Preserve**

Jack Jacobi – As the Board is aware I represent Ron Turowetz. Also here with me is Dan Aguiar from Sitec Engineering. We are basically here to clear up 3 things. 1. The drainage is complete. 2. Since the drainage is complete we are asking for the release of the remaining lots as Long Built Homes is interested in purchasing some of the same. We also have at this time a FORM A for the lots on Quequechan Circle which needs to be approved. Long is basically talking about releasing 2 lots. 3. We would like to discuss the terminating of the 3<sup>rd</sup> Party Agreement and replace the same with a passbook for the same amount. Brian we are presently holding \$152,250 and that will not cover the work that remains to be done. What we would need to do is discuss further funds being put up. Jacobi – First we would discuss cancelling the 3<sup>rd</sup> Party Agreement and replace it for the same amount with cash. Brian – What we need to do is a bond for the completion of the road. Jim – it was sufficient years ago when it was originally put on but as we know it would not cover the same at this time. We need the cost to complete plus 25% is what we normally add to it. Chris figure is approximately \$210,000 and we would look for an additional 25% more. Jacobi – one we get rid of the 3<sup>rd</sup> Party Agreement and put up the additional agreed upon amount. We know that the bankbook works best. Jim – we believe we are working with you. Ron – we are talking Lots 6, 20, 21, 22, 24 and 31. Dan – we are trying to clear up one point at a time. Jacobi – I believe that we have cleared up the problems with the drainage. Jim – the basin is good, the side banks and bottom have been silted in. Dan – when it is complete it will need maintenance. The sand in this area is not like it is out back. Jacobi - we are not looking for the final acceptance just for the release of certain lots. Dan – Chris seems to be happy with it. That pond has been added to the Open Space parcel. Christ and I talked about the remainder of the parcel. Linda G. – as far as the open space is concerned who will hold it? Dan – the Home Owners Association. Jacobi – the document is filed with the Registry. Jim – In his second document the basin is 1 foot of water as per design. Jim – I have a letter from Chris (which he read to the Board) and made a part of the file. Jim – at this time I would like a motion to accept the as built. Dan we lost lot 23. Brian – we need the elevations marked on the plan. Jim – we need to accept the drainage with the modifications. Brian I made a motion that we accept the as built concerning the drainage. Zinc – 2<sup>nd</sup> the motion. Jim – all in favor. Motion was carried. Dan – this is a Form A with the figures concerning 21C, 22C and 24C (issue of drainage easement) we lost 20 feet of frontage. It is 1 ½ acres to the upland and the corner of Somerset

Lane. 23 is gone. Brian – I make a motion that we accept the 3 Form A lots. Zinc – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Third Item**—Jacobi -- we would like the Board to vote to terminate the Third Party Agreement (\$151,250.) Jim – it is my understanding that provided funds in the amount of \$151,250. have been given to the Treasurer/Tax Collector we will then release the Third Party Agreement and the lots would be released. Ron – what if you hold Lot 6. Brian – I make a motion that we do an even swap for the funds. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Jacobi – As far as the lot releases are concerned Lot 6 is not under a purchase and sale agreement. How about you release all lot except Lot 6. Release 20C, 21C, 22C and 24C. Jim – I understand that the value of Lot 6 is not useable – how about 24C & 6. Jacobi – Long Built was interested in these 4. Jim – I would agree to hold Lot 6 and release the other lots but no occupancy permits are to be issued until the work has been approved by the Board and/or Chris. Next regular meeting September 4, 2012 at 7:30 p.m. Zinc – I make a motion that the Town will release Lots 20C, 21C, 22C and 24C and hold 6 and the Board request that no occupancy permits be issued until approved by the Planning Board. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

#### **Form A**

A form A was presented on behalf of the Lions Club. Brian – I make a motion that we sign the plan as submitted. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$100.00 was received.

#### **Curb Cut**

Lions Club – Brian I make a motion that we recommend approval of the same. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

#### **John Riley**

I am here to request an extension of my plan which was signed approximately 7 ½ years ago. Jim – I would suggest that you give us a new plan and it will be on record at the Registry of Deeds and be good for the next 8 years. Brian – this is a plan of the existing sub-division. Sheet two is needed. Zinc – I make a motion that we sign the plan subject to sheet two be recorded with the new plan. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

#### **Housing**

Rita – this report does not include the 100 units under construction. Those add to the 2010 figures making us 31 short of the goal. As far as Kingston Court is concerned the second half is at the market rate. Over 55 are all affordable. Currently 386 units – 97 affordable. Jim – what is the story with the walkway to the Senior Center I don't believe that it has been installed. Rita – it is on hold at this time. It is part of the 40B permit. Brian – if 2 units are taken off. Do we lose them forever.

### **Water Extraction By-law**

Rita – At the 7/30/2012 meeting with the Board of Selectmen it was recommended to re-submit the by-law. There were too many questions. We had a discussion with Linda concerning rewriting it and sending back to the Planning Board. As far as the Board of Selectmen are concerned it is okay. Once that the Planning Board has reviewed it, it will go to Town Counsel for review. I believe that it would be a good idea to again have a public hearing. Linda – I would be happy to work with the Board if they have any questions. I don't want it to contain information which is hard to understand. Zinc – they are not allowed to regulate it. Only the state can regulate. Rita – we had a brief discussion about it. Jim – we can charge for the service. We are not selling the water. Linda – I added the comment because someone wanted to be able to sell what was theirs. Jim – it was for his ability to make certain conditions. Please read it and I will be happy to do any research. Rita – I will be posting the job. The commission consists of John, Joe, Rita and Jim.

### **Woodland Ridge**

Letter from Chris was ready by Jim. Chris made recommendation which might be able to solve the problem. At that point we could work with the developer. Ask the developer to contact his engineer to see what his suggestion might be to correct the problem and invite them to the next meeting which is presently schedule for September 4, 2012 at 7:30 p.m.

### **Water Main Expansion Plan**

Pauline – when Peter was in to the last meeting I believe that Zinc had asked question about the water tie in. Peter dropped off this plan and said that he hoped that it contained the information that Zinc was looking for.

### **Gateway Commons**

Linda G – Mass Audubon has concerns. This is not a true picture of what is going on there. Conservation has agreed as to what has been given to the Selectmen. Nothing has been presented to the Selectmen. The Selectmen and the Fire Chief are in support. The state is reviewing the project. Several issues have triggered the review Jim – personally I feel the protections that are in place are good.

### **New England Rental**

Jim – I believe that it falls back to the Selectmen. Linda –Would there be any point to changing the by-law. Should it be looked at?

### **Adjourn**

Brian – I make a motion that we adjourn. Zinc – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:45 p.m.