

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
December 18, 2012 – 7:30 PM
Town Office Building

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

Present: James Marot, Sylvester Zienkiewicz Donald Bissonnette and Brian Hoeg.

Cold Storage (former Thompaon Box)

Jon Pink -- thus us concerning an ongoing project for Cold Storage in the Industrial Park. This is the old Thompson Box building. They would like to expand the refrigeration. They want to go to the other side but there is wetland in this area. He has to build a separate building. It is over a million for a new unit. They would like to bring it across to the other building. It would take 3 six inch pipes over to a new freezer to the new facility. Jim -- could you move this over a little bit. John -- This is the 4th building . At this time we would like to know how the Board feels about it. Jim -- it is the same use on the same property. Greg -- how do you move the product. ?? we will have a loading dock. Jon -- what do you want to see as far as connecting goes. Greg -- I would want it to still match the building. Zinc -- this is ugly. It is too close to the street. Jon -- you will not see the piping. Jim -- I don't have an issue with it.

Board of Health Regulations

Pauline -- they would like any comments or recommendations by their next meeting. We will not be meeting prior to that. Jim -- I would suggest that you e-mail them to us and that we independently make recommendations without contacting each other. Just send you comments to Pauline and we will go more into at our next meeting. This would be only a regulation and would not have to go to Town Meeting. Zinc -- there are approximately 400 properties involved. It is important that we have some type of ruling on these properties. It is going to end up being a bigger deal. Greg -- there is a lot to look at. Jim -- some are 18feet apart. Greg -- this is talking seasonal to year round. Zinc. -- we need a reference to the frontage and/or setbacks. Jim -- all the roads down there are private. Pauline get this to us by e-mail and each of us can then make comments. Greg -- I make a motion that Pauline send us the information by e-mail and that we individually send her our thoughts. Don--2nd the motion. Jim -- all in favor. Vote was unanimous.

Robbins Lane

Jim -- Is anyone aware as to what is going on concerning Robbins Lane and the property that Gene Bartlett is looking at. Brandon -- They have recently done some perc tests and the road has taken a beating. Jim -- We have to remember that this is a private road and the lots are not entitled to a Form A. approval. A

Form A plan is judged on a public road with the lot having sufficient area. The road has to be of sufficient width, depth and drainage. As a private way we have issues in the past. The association governs the road. A Form C needs to be provided on this and then we would need a hearing before we could grant it. We need to do a Form C on this. Greg – what is he doesn't want to do the Form C. Jim – we would then have to turn it down since that road in my estimation cannot handle the additional traffic. Brandon – we went to Conservation last week and the drainage is going to dry drains. Jim -- the other lots went to the water. Brandon I approached Gene and asked that he comes in our association. We have also mentioned the damage that the trucks are doing to our road. Is there some way he can come in without going on the existing road. Is there anything else that the Board feels that I need to do. We are not against development but we feel that we need to protect our road. Repairs are done at our expense.

Meetings

Next regular meeting January 8, 2013.

Adjourn

Greg – I make a motion that we adjourn. Don – 2nd the motion. Jim – all in favor. Meeting adjourned at 11 p.m.