

**Town of Lakeville**  
**PLANNING BOARD**  
*Meeting Minutes*  
**Thursday, February 22, 2018**

On February 22, 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, and Sylvester Zienkiewicz. Members Absent: Barbara Mancovsky and Janice Swanson. Also present: Lorraine Carboni, Town Coordinator. LakeCAM was recording the meeting.

**Public Hearing (7:30 PM) – Approval of Definitive Subdivision Plan for Equestrian Way (Pierce Avenue)**

*The Public Hearing was opened at 7:30 PM by Chairman Hoeg.*

Jaime Bissonnette of Zenith Consulting Engineers (ZCE) introduced the project and explained the proposed lot plans, the road way plans, drainage plans, and erosion plans. He explained the project still needs to be presented to the Conservation Commission and asked the Board for a Public Hearing continuance.

Chairman Hoeg opened the floor for audience questions. Open Space Committee Member Linda Grubb, asked why North was pointing in the wrong direction on the plans. Mr. Bissonnette explained the error would be corrected. Ms. Grubb also commented on the location of the roadway in relation to the wetlands. Mr. Bissonnette demonstrated where the Right of Way and the proposed roadway was located on the plan. Mr. Hoeg stated the Planning Board could not grant a waiver on the construction of the roadway without having approval from the Conservation Commission first.

Stephen Olivier, property owner at 105 Pierce Avenue, mentioned there is a boundary dispute on the property. Mr. Olivier handed the Board some information and explained the situation. Mr. Olivier asked the Board for a continuance for reason of a boundary dispute.

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

VOTED:           To continue the Public Hearing until Thursday, March 22, 2018.  
                  Unanimous in favor.

**Public Hearing (8:00 PM) – Amend the Zoning Map to rezone from Business “B” to Industrial “I” (5 Harding Street)**

*The Public Hearing was opened at 8:00 PM by Chairman Hoeg.*

Chairman Hoeg invited the petitioner to begin their presentation. Paul Rathbun, Realty Professionals of MA, introduced Jeff Barton, the CEO Bountiful Farms, and Steve Gioiosa, President of SITEC Engineering. Mr. Rathbun explained what stage they were at with the project and turned to Mr. Gioiosa to make the presentation to the Board.

Mr. Gioiosa asked Chairman Hoeg if they should proceed with the presentation as there were members of the Board not present. Chairman Hoeg directed Mr. Gioiosa to proceed. Mr. Gioiosa provided a brief overview of the project. This is a 32 acre parcel of land located on the south side of Harding Street. They brought a couple of exhibits for the public and the Board to view. Mr. Gioiosa reviewed the layout of the property and provided some history. He explained the property has been owned about fifteen (15) years by the current owner, and the owner is looking to find a good mix use for the property. There has been interest in the property, but because of the parcel layout and the low visibility from the street, any of the proposed options were not viable revenue generating options to offset the cost of the projects. Mr. Gioiosa feels this project would be a good use for this property. Mr. Gioiosa is hoping for a positive vote from the Board to move the request forward to Town Meeting for approval.

Chairman Hoeg opened the floor for audience questions. Wayne Cardoza, abutter to the property, asked what the difference between Industrial and Business zoning was. Chairman Hoeg explained the difference. Selectmen John Powderly, who was in the audience, referred to the Town By-Law, and provided additional information about what types of business, could operate in an Industrial or Business zoned parcel. Kevin Verdetto, abutter to the property, asked what is planned for the property. Mr. Gioiosa explained the proposed business would be a 40,000 square foot Marijuana growing facility. Mr. Gioiosa continued to provide a brief overview of the business and the security measures planned. Mr. Gioiosa answered additional audience questions about the potential water usage on the property, traffic, and mentioned the other communities where they are planning on opening the same kind of business. Chairman Hoeg provided an overview of the zoning amendment process, addressed lighting concerns, and special permit requirements. There was a brief discussion about an Industrial Overlay on the property. David Morris of 37 Cross Street, asked about a fence around the perimeter of the property. Mr. Barton explained that their security partner would be able to answer all of those types of questions when the project is presented to the Planning Board for Site Plan Review.

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

VOTED: To close the Public Hearing at 8:48 PM.  
Unanimous in favor.

### **Approve Meeting Minutes for February 8, 2018**

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

VOTED: To approve the Meeting Minutes for February 8, 2018.  
Unanimous in favor.

### **Old Business**

- a. Received Planning Board Memo sent to the Building Commissioner regarding Site Plan Approval for the new Lakeville Police Station.
- b. Received Planning Board Memo sent to the Building Commissioner regarding Site Plan Approval for 310 Kenneth Welch Drive.
- c. Received Memo sent to Board of Selectmen regarding the Planning Board FY19 Budget request.
- d. Received Notice of Decisions from Board of Appeals for Brian J. Brown and Louis Vermette.
- e. Received Board of Selectmen's Memo regarding the Definitive Subdivision Plan for Equestrian Way.

- f. Received Board of Selectmen's Memo regarding Site Plan Review for the new Lakeville Police Station.

### **Next Meeting**

The next Planning Board Meeting is scheduled for Thursday, March 8, 2018 at 7:30 PM at the Lakeville Public Library.

### **Adjournment**

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

VOTED:           To adjourn the meeting at 9:35 PM.  
                      Unanimous in favor.