

Town of Lakeville
PLANNING BOARD
Meeting Minutes
Thursday, March 22, 2018

On March 22, 2018, the Planning Board held a meeting at 7:30 PM at the Lakeville Public Library. 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: Lorraine Carboni, Town Coordinator. LakeCAM was video recording the meeting.

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

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

Jaime Bissonnette of Zenith Consulting Engineers (ZCE) explained the project still needs to be presented to the Conservation Commission and asked the Board for a Public Hearing continuance until Thursday, May 10, 2018.

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

VOTED: To continue the Public Hearing until Thursday, May 10, 2018 at 7:30 PM.
Unanimous in favor.

Meet with Prime Engineering, Inc. for Site Plan Review of Warren Trask Site Improvements at 63B Bedford Street.

Richard Rheume, Chief Engineer at Prime Engineering, Inc., provided the Board with an overview of the proposed project. Currently, there are three (3) existing buildings that house product with the sales office in the front building. They are looking to put an addition onto the third building and build an additional building with conditions. Mr. Rheume explained they have met with the Conservation Commission. The Conservation Commission Consultant reviewed the drainage, and they have received their conditions. The first building parking lot has been re-lined and meets the Town requirements. Mr. Rheume requested an 8% density bonus for the proposed site improvements under Section 7.6.4 of the Lakeville Zoning code. Mr. Zienkiewicz asked the location of the railroad tracks and what did the new building look like. Mr. Rheume explained the building would be a prefab metal building with LED lights shielded down.

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

VOTED: To approve the Site Plan for Warren Trask Site Improvement at 63B Bedford Street, including the 8% density bonus.
Unanimous in favor.

The Board signed the Site Plan and collected the fee for a minor review.

Next Meeting

The next Planning Board Meeting is scheduled for Thursday, April 12, 2018 at 7:30 PM at the Lakeville Public Library.

Any other business that may properly come before the meeting.

Mr. Zienkiewicz updated the Board about the conference he attended at Holy Cross over the weekend. He mentioned Katie Laughman, Kopelman and Paige (KP Law), was on the panel and gave a presentation on the current marijuana legislation. One section of the presentation he found important was according to the State Regulations, if we don't come up with zoning, then it would be allowed unless Town Meeting votes to prohibit it. Mr. Hoeg reiterated his points made at the meeting with the Board of Selectmen on that very subject. Ms. Mancovsky is interested in the tax benefits. Mr. Conroy felt not having the Host Agreement before we have a By-Law is putting the cart before the horse. The Board was reminded of the Marijuana By-Law Public Forum scheduled for Wednesday, April 4, 2018 at the Lakeville Public Library at 7:00 PM.

Adjournment

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

VOTED: To adjourn the meeting at 8:34 PM.
Unanimous in favor.