

**Town of Lakeville**  
**PLANNING BOARD**  
*Meeting Minutes*  
**Thursday, May 24, 2018**

On May 24, 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 7:33 PM. Members Present: Brian Hoeg, Peter Conroy, Sylvester Zienkiewicz, and Barbara Mancovsky. Member Absent: Janice Swanson. Also present: Town Coordinator Lorraine Carboni, Town Administrator Rita Garbitt, Town Counsel Amy Kwesell. LakeCAM was video recording the meeting.

**Public Hearing – Regarding the application of Riverside Lakeville, LLC for Plan Approval under the 40R “Nemasket River Sub-District” to construct eighty-four (84), residential homeownership units being a mix of duplex and townhouse style units. The property is owned by Canpro Investments, Ltd. Located at 29, 32, 33, 34, 35 and 36 Riverside Drive, Assessor’s 62-3-7H, 62-3-10B, 62-3-10C, 62-3-10D, 62-3-10E and 62-3-10K, Lakeville, as provided by the Lakeville By-Laws.**

**Public Hearing - Regarding the application of Nemasket River Landing, LLC for Plan Approval under the 40R “Nemasket River Sub-District” to construct twenty-six (26) townhouse style residential homeownership units. The property is owned by Commercial Drive Realty, LLC located at 27 and 31 Commercial Drive, Assessor’s 62-3-7F and 62-3-10A, Lakeville, as provided by the Lakeville By-Laws.**

Chairman Hoeg opened the Public Hearing for The Residences at Nemasket River at 7:33 PM.  
Chairman Hoeg opened the Public Hearing for Nemasket River Landing at 7:34 PM.

Jamie Bissonnette of Zenith Consulting Engineers (ZCE) introduced Michael O’Shaughnessy, Project Counsel, Robert Poillucci and John LeBlanc, Project Owners. Mr. Bissonnette provided an overview of the project, distributed a new set of plans and explained there was a slight change on Lot D from the last time he came in front of the Board. They are currently submitting the required septic applications with the Board of Health. They plan to use wells as the source for irrigation. Each “Section” of the development will have their own Condo Association established. Ms. Kwesell stated the roads leading into each Section should be titled as Ways and not Roads etc. She also indicated the Condo Association Documents should contain language that No Bedrooms could be created in the basements of the units containing walk out cellars. Mr. Bissonnette explained the project will be completed in phases beginning with Lots C and E. There was a brief discussion about drainage and storm water runoff. Chairman Hoeg requested a new set of plans for Board review and signature should there be any future modifications. The Board spent some time reviewing the draft decision provided by Ms. Kwesell. The Board and Ms. Kwesell created a list of items to be included in the final decision: Landscaping Plan, Snow Storage, Lighting Plan including a condition requiring each building maintain functioning lights, Single Management Company for entire project, Storm Water Conveying System and Street Lights. Chairman Hoeg suggested the Board members take a drive through the project location at night, observe the current street lighting, and provide feedback to Ms. Carboni. Ms. Kwesell recommended the Board vote to continue the Public Hearing to enable the Planning Board time to review the modifications to the draft decision.

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

VOTED: To continue the Public Hearing for The Residences at Nemasket River until Thursday, June 7, 2018 at 7:30 PM..  
Unanimous in favor.

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

VOTED: To continue the Public Hearing for Nemasket River Landing until Thursday, June 7, 2018 at 7:30 PM..  
Unanimous in favor.

Chairman Hoeg moved on to Agenda Item #4 to accommodate members in the audience.

**Meet with Jamie Bissonnette, Zenith Consulting Engineers (ZCE), regarding removal costs for Crooked Lane Solar Panel Project.**

Jamie Bissonnette of Zenith Consulting Engineers was available for discussion. The Board reviewed the Solar Electric Facility Decommissioning Plan provided by Mr. Bissonnette. There was a brief discussion regarding the amount for surety and the process to dismantle the units.

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

VOTED: To require the Applicant provide a surety in the amount of \$100,000.00 in a form to be determined by the Applicant and approved by Town Counsel.  
Unanimous in favor.

Mr. Bissonnette requested he be added to the June 7, 2018 Planning Board agenda.

**Meet with Charles Malo regarding ANR submittal for Sherwood Lane/Howland Road.**

Mr. O'Shaughnessy was present for the ANR discussion on behalf of Charles Malo. The Board and Town Counsel reviewed the ANR submittal and questioned the frontage calculations, the Right of Way concerns, and the names listed on the plans were not the same as the Applicant. Chairman Hoeg explained what a Right of Way was and said they needed further information about the easement. Ms. Kwesell recommended the Board not approve the plan until their questions were answered.

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

VOTED: To continue discussion on this ANR Plan to their June 7, 2018 Planning Board Meeting.  
Unanimous in favor.

Mr. O'Shaughnessy said he would address the Planning Board's questions with the Applicant Charles Malo and return to the June 7, 2018 meeting.

**Meet with Jamie Bissonnette, Zenith Consulting Engineers (ZCE), regarding a conceptual site plan for 20 & 22 Main Street.**

Jamie Bissonnette from Zenith Consulting Engineering presented the conceptual site plan to the Board. He would like to combine the two (2) lots and add a commercial building with parking. Mr. Bissonnette asked the Board if they would be inclined to support the idea should the Board of Appeals submit a favorable response to the project. The Planning Board supported the concept.

**Adjournment**

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

VOTED:           To adjourn the meeting at 10:33 PM.  
                      Unanimous in favor.

Unanimous in favor.