

**Town of Lakeville**  
**PLANNING BOARD**  
*Meeting Minutes*  
**Thursday, June 28, 2018**

On June 28, 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, Sylvester Zienkiewicz, and Barbara Mancovsky (arrived at 7:40 PM). Member Absent: Janice Swanson. Also present: Town Coordinator Lorraine Carboni. LakeCAM was video recording the meeting.

**Meet with Rich Rheaume from Prime Engineering, regarding a conceptual subdivision site plan for 178 County Road.**

Rich Rheaume, of Prime Engineering, introduced the project he is considering for 178 County Street. The property is approximately 25 acres located on the right, just before the entrance to the Route 140 Southbound. Chairman Hoeg voiced concerns about the road being so close to Route 140 entrance. Mr. Conroy suggested better sight visibility for the entrance of the proposed subdivision. Mr. Rheaume will incorporate the suggestions in the preliminary plans and schedule a future date to return to the Planning Board.

**Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE), regarding a Site Plan Review for 56 Main Street (Across from Dewey's Restaurant).**

Mr. Bissonnette distributed project information to the Board and who the tenant will be. Mr. Bissonnette will file a curb cut application with the Town, if Ebony Farm Road is a public way. Mr. Bissonnette reviewed the plans with the Board. Mr. Zienkiewicz asked if they would consider a Gabled Roof instead of the southwestern look. Mr. Zienkiewicz also requested a Peer Review on the site plans and asked Mr. Bissonnette to forward the plans to Nick Laney at HML Associates. Mr. Bissonnette will return to a future meeting with the Planning Board for continued discussion.

*Agenda Item #4 taken out of order.*

**Meet with George Ryan from Samlotes Consultants, Inc., regarding a Site Plan Review for 475 Kenneth Welch Drive.**

Mr. Ryan provided the Board with an overview of the proposed Site Plan. They are proposing an addition on the existing building and adding 37 parking spaces, including two (2) American Disabilities Act (ADA) spaces. The building (previously Tracey Imports) is currently vacant. There was continued discussion regarding the design and look of the building. Alex Mazin of Trichome Health, mentioned there will be approximately 20 to 25 employees working at the site, and the average customer would be on site for approximately 25 minutes. He explained there will be an air filtration system throughout the building, and he will bring back plans that will present the design the Planning Board is looking for. Chairman Hoeg requested the Order of Conditions from the Conservation Commission and would like a peer review on the Site Plan. Mr. Ryan will return to a future meeting with the Planning Board for continued discussion.

**Meet with Jamie Bissonnette from Zenith Consulting Engineers (ZCE), regarding an ANR submittal for Riverside Drive.**

Jamie Bissonnette from ZCE and property developer Robert Poillucci, were in attendance for discussion. Mr. Poillucci explained they were on the agenda for a vote of the Planning Board regarding the adjusted lot lines on the property. Mr. Poillucci mentioned the project did not change, only the lot lines were adjusted so the phasing of the project could be done. Mr. Bissonnette mentioned they are here to fulfill all of the Permit conditions. Mr. Bissonnette provided two (2) sets of stamped plans, along with the mylar plan, for the Planning Board to sign. Mr. Zienkiewicz mentioned the affordable unit % phasing. Mr. Bissonnette said he would add the % to the letter he handed out to the Planning Board tonight.

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

VOTED: To waive the ANR fee.  
Unanimous in favor.

**Discuss potential By-Law Amendment regarding Bed & Breakfast and Air BNB**

Building Commissioner Nathan Darling was present for discussion.

Mr. Zienkiewicz began discussion, and said he would like the Planning Board to work toward putting regulations in place to handle these types of rentals. Members in the audience voiced their concerns about neighborhood safety. Ms. Mancovsky will inquire with the SRPEDD Commissioners to see if they have any information on the subject.

**Approve Meeting Minutes for June 7, 2018**

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

VOTED: To approve the Meeting Minutes for June 7, 2018.  
Unanimous in favor.

**Old Business**

Received a copy of the Lakeville Ground-Mount Operation and Maintenance Plan dated June 7, 2018, for the Solar Project located at Crooked Lane.

**Adjournment**

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

VOTED: To adjourn the meeting at 9:33 PM.  
Unanimous in favor.