

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
Thursday, September 22, 2022**

On September 22, 2022, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was making a video recording of the meeting.

**Members present:**

Mark Knox, Chair; Peter Conroy, Vice-Chair; Nora Cline, Jack Lynch, Michele MacEachern

**Discussion and possible vote on proposed zoning changes to Section 7.5 Mixed Use Development District regulations**

Mr. Knox advised that in their packet they have the Article with the proposed changes, the Mixed-Use Development Regulations Bylaw, and a copy of the Zoning Map. Mr. Knox then read the proposed changes into the record with a brief explanation of them. Members had no questions or comments regarding the proposed changes.

Mr. Knox then made a motion, seconded by Mr. Lynch, to send this to the Board of Selectmen to request to have it put on the Warrant for fall Town Meeting. The vote was **unanimous for**.

Brynna Donahue of 87 Crooked Lane asked what made these changes different from the DO District. Mr. Knox said the main thing is that it is only within the Mixed-Use Development District, which is not overlaid over the entire Town. It is not on the golf course, but only on the former Hospital property. Ms. Donahue asked if other areas could be re-zoned to Mixed Use. Mr. Knox said they would have to have hearings if they wanted to rezone someplace else in Town. It would then go back to Town Meeting if they wanted to create a new Mixed-Use Zone.

**Site Plan Review – 156 Rhode Island Road, continued – T. Sikorski Realty, LLC – applicant**

Mr. Knox said they have a request to continue for two more meetings. That date would be October 27, 2022.

Mr. Knox made a motion, seconded by Mr. Conroy, to continue the Site Plan Review for 156 Rhode Island Road until October 27, 2022, at 7:00 p.m. The vote was **unanimous for**.

**Review the following Zoning Board of Appeals petitions:**

- a. Bennett – 15 Summit Avenue

Mr. Knox said this was to redo a deck in a residential area. If there was no objection, he would make a motion to make no comment on the petition for Bennett at 15 Summit Avenue. It was seconded by Mr. Lynch. The **vote** was **unanimous for**.

### **Approve Meeting Minutes**

Ms. MacEachern noted on page five, “they need to know and where they stand”, the ‘and’ should be stricken. On page six, second paragraph, the word sound is missing an s.

Mr. Knox made a motion, seconded by Mr. Lynch, to approve the Minutes from the August 11, 2022, meeting with the changes as noted.

Ms. MacEachern, Mr. Lynch, Mr. Knox – **Aye**; Mr. Conroy, Ms. Cline – **Abstain**

### **Discussion and possible action regarding Planning Board goal setting**

Mr. Knox advised they should all review the Master Plan, which is set up with annual goals. A listing of some of these had been included in their packet. They have made some of these goals, but are behind on others. One of them, to get a full-time Conservation Agent, he would be cautious with, whereas they currently have a part-time agent. Mr. Resnick noted in general that many of these goals are in the Master Plan but not within the Planning Board’s responsibility. Mr. Knox added that when the Master Plan came out, SRPEDD had provided goals that had been just for the Planning Board. Although some of them seemed like they shouldn’t have been the Planning Board’s responsibility, they should look through them and not be remiss on things that are their responsibility.

In regards to age restricted housing, Mr. Knox said they have a couple of 55+ developments in Town. He thought it would almost warrant rezoning in order to get this type of housing. He asked how much of a challenge it would be to create zoning that would be favorable for a developer to come in and do that. Mr. Resnick replied it is not the crafting but the planning for what type of 55+ developments were wanted, because it could be done in many different ways. Mr. Knox suggested placing this item on the agenda after Town Meeting.

Ms. MacEachern noted the next item for 2023 is to update Lakeville’s priority protection areas. Although more under the Open Space purview, she thought it would be worth it to work with them so it does happen. Another item was to create a Traffic Safety Committee. She advised there are always complaints about certain areas and intersections in Town. Ms. Cline asked for a clarification of these goals. Mr. Knox replied the Master Plan is a 10-year plan. Some of it is not attainable, but they need to identify what they want to address. In the short term, they should look at what they have missed but still want to achieve, and/or what is in the third year of the Master Plan that they think is a priority. Then, they might also want to look at what is in the five-year range they may want to keep on the radar.

Ms. MacEachern noted that they might want to look into administrative items, such as minutes not being posted or receiving agenda packets in a timely manner. Mr. Resnick stated that is also related to work load as they provide staff support to other Boards and Committees, as well as tasks that

are assigned by the Town Administrator. Mr. Conroy said that they previously had a hard deadline that they used to go by, but that seemed to have fallen by the wayside. Mr. Knox said that he would like to have the agenda packets by Friday at noon. After discussion, it was agreed that the draft agenda and packet should go out the week before the meeting to allow for enough time for member review.

The next item goal discussed was the Housing Production Plan. Mr. Resnick advised he is working with SRPEDD on the survey and most of the edits discussed by the Board had been made. However, some of the questions still need to be added. They have asked to attend one of the Board's upcoming meetings. A meeting date for this was then discussed, and the first meeting in November was agreed upon. The next item discussed was the completion of the Open Space and Recreation Plan. Mr. Resnick advised that SRPEDD had completed the maps. One of the significant outstanding items is the recreation goals which have to be reviewed and ratified by the Park Commission at one of their meetings. They will then have to put all the pieces together.

Mr. Knox asked members to send Mr. Resnick any other goals they may have so they could be added to this list. Mr. Resnick asked that these goals be kept specific to Planning Board goals. They should separate out things that they feel are still important and ought to be worked on, such as the Conservation Agent and the one and half percent buildable land area which is under the purview of the Zoning Board. They could then have cooperative meetings with other Boards to discuss these types of items.

Mr. Knox then discussed the upcoming Zoning Articles for Town Meeting. He felt it would be a good idea to extend an invitation for their public hearings to the Board of Health, Conservation Commission, and Open Space Committee to notify them of the zoning changes and welcome them to the discussion. Ms. MacEachern would also like an update of what is going on in the surrounding communities such as the Taunton mall site, or things going on in Middleboro, Freetown, etc. Mr. Resnick replied that when he receives notices from these communities, if there is anything of significance going on he brings it to the Board's attention. Generally, notices to other communities are only sent out for zoning changes.

### **Review correspondence**

There was no correspondence to discuss.

### **Next meeting**

The next meeting is scheduled for October 13, 2022, at 7:00 p.m. at the Lakeville Police Station.

### **Adjourn**

Mr. Knox made a motion, seconded by Mr. Lynch, to adjourn the meeting. The vote was unanimous for.

Meeting adjourned at 7:45.