

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, March 23, 2023**

On March 23, 2023, 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.

Members present:

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

Others present:

Marc Resnick, Town Planner

Site Plan Review (7:00) 156 Rhode Island Road, continued

Mr. Knox advised this was a continuance from a previous meeting. The applicant has requested to continue again until May 11, 2023.

Mr. Knox made a motion, seconded by Mr. Conroy, to continue the Public Hearing for 156 Rhode Island Road until May 11, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Approve Meeting Minutes

Ms. Cline made a motion, seconded by Mr. Conroy, to approve the Minutes from the February 9, 2023, meeting. The **vote** was **unanimous for**.

Next meeting

The next meeting is scheduled for April 13, 2023, at 7:00 p.m. at the Lakeville Police Station.

Certificate to extend the approval of the subdivision Pauline's Path

Mr. Robert Forbes, from Zenith Consulting engineers, explained that the Board had approved this subdivision in October of 2020. The developer for the project was not the owner of the property at that time. There were some issues involved in the transfer of that property from one entity to the developer, which took over six months to resolve. Mr. Forbes said that once plans are endorsed, the Registry of Deeds will not record them if the date the Planning Board signed them was over six months old. The statute does allow for the statement of the Certificate of the Planning Board which states that nothing has changed on the plans, and they are the same as when they were endorsed. The Attorney for the project has put this Certificate together, and it should have been

forwarded to them. Once it is signed, it will allow for the plan to be recorded within 30 days of that signature.

Mr. Knox clarified that by signing this, they reaffirm that everything originally done was proper and no changes have been made or are being made. They are just refreshing the signatures because they have gone stale. Mr. Forbes said that was correct, and they were just trying to satisfy a Registry requirement. Mr. Lynch arrived at the meeting at this time and was updated about this agenda item. Mr. Knox made a motion, seconded by Ms. Cline, that the Planning Board will endorse the document to reaffirm the signatures for the approval of the subdivision Pauline's Path. The **vote was unanimous for.**

Discussion of alternative plan for 13 Main Street

Mr. Forbes was also present for this discussion. He advised that at the last meeting, they had learned that there were some possible zoning compliance issues with the plans that had been presented originally. They met with the Building Commissioner, Mr. Nate Darling, to discuss the issue. Mr. Darling agreed there is ambiguity in the zoning bylaw the way it is worded. They are all in agreement that the former plan that had been presented does not comply with the zoning setbacks for the residential properties. The best thing to do is to redesign the project, which they have not yet done, but they do have a conceptual layout they would like to present. This will enable them to first get the Board's feedback.

Mr. Forbes displayed a rendering of the proposed style of building and the proposed layout of the site. He advised two large apartment buildings were now proposed. They would be three story buildings with approximately 40 age-restricted units. For the commercial aspect, they have an office building on the bottom floor in the front of the Main Street side of the front building. There is a field of parking in the middle, and they will provide approximately two spaces for each residential unit. When they return to the Board, those spaces will be zoning compliant. They had some infiltration basins in the back for drainage, but because this plan has more impervious area, the area reserved is a little larger. There is an intention for a sidewalk out to Main Street. The on-site septic system will be underneath the parking lot.

Mr. Knox asked how this would change trash pickup. Mr. Forbes said he thought there would be a dumpster pad for each building, but he would be reviewing that with the developer. Mr. Knox said looking at the rear of the building, he would want some parking going up the right-hand side for easier access. Mr. Knox said regarding the office space, it might be better if the parking was closer. Mr. Forbes said they would be working with the architect to see if they can do that, but this is a very conceptual plan. Fire access was also discussed. Mr. Forbes said the Fire Chief had not yet commented on this plan, and they still needed to meet with him.

Mr. Knox asked if they anticipated the septic system to be able to fit on the site and handle the increase in units. Mr. Forbes showed where there was ample area on the plan for the septic system. Mr. Conroy noted he did like this plan better. It seemed as the parking was improved. Fire access would have to be looked at, especially as these buildings would need the ladder truck, whereas that had not been the case with the single-family homes. Mr. Knox added that he knew this was conceptual, but they would want to see some screening. Mr. Forbes said they now had more space on the site, which would allow for a bit more enhanced landscaping plan.

Ms. Cline said she was concerned the location of the parking was too far away from the building. As this would be predominately seniors, it could be difficult trying to navigate their way into the building, especially in the winter. That would not be very conducive for a senior. She was also concerned that it would be ADA compliant for all floors. Mr. Forbes said they would look into those requirements, but there would be handicap accessibility to the buildings and the units would meet all building code and ADA requirements. Ms. Cline said with the increase in the number of units, traffic is also a concern. Mr. Forbes replied that he has been tasked with calling the traffic engineer tomorrow to begin on a traffic study. Mr. Lynch reiterated the concerns of having ADA compliant units on all the floors as well as the parking.

Mr. Forbes replied they would be working on these concerns. He then described the location of the elevator which was anticipated to be centralized, and how the parking spaces would be assigned in relation to that. It might be a good idea to come back in when they have something less conceptual and more what they think they will move forward with to review with the Board. It seems to work better when they get the Board's input prior to finalizing plans. Mr. Knox said that Ms. MacEachern had passed on the comment that she did not like the height of the buildings. He thought that her mindset was with the self-storage next door and with the appearance of all this, it would be overwhelming and outside of the Town's character. Mr. Forbes said he understood, but it will comply with zoning. He would pass that along to the proponent.

The lot coverage was also discussed, and if this would need to adhere to the business or residential coverage requirements. Ms. Cline noted that at the last meeting, the need for visitor parking had also been discussed. Mr. Forbes said that what happens in these types of buildings is there is a mix of different amounts of bedrooms in the units. They will be complying with zoning, but they find for an apartment building, it is rare that you would have to provide two spaces per unit. You end up having more than enough vehicle spaces for people. Mr. Forbes advised that when he starts to design and engineer this project, he will determine the size of the infiltration basin that they need. That will be designed first, and then will tell him how much flexibility there is as far as relocating the buildings.

Mr. David Lodge stated that he didn't think the two buildings had to be identical. They could make the building in the front smaller and push the parking forward. The building in the back could be L shaped which might allow them to gain space for parking and at the same time not push these back towards the infiltration basin. Mr. Forbes said with the required setbacks, he didn't think there would be enough room. Mr. Knox had a procedural question. Mr. Resnick replied if the applicant chose to proceed with this concept, they should withdraw their original application and submit a new application. This is a substantial enough change that this would be considered a whole new Site plan and that would need to be re-advertised. Mr. Knox said they would take no action tonight, and to let the Board know when they would be ready to return.

Discuss Planning Board Goals

Ms. Cline asked that this item be continued until their April 13, 2023, meeting. She was also waiting for some goals to come in from neighboring Towns. Mr. Knox thought they had been pretty well established in the goals they chose. Were they just looking to refine language? Ms. Cline said she wanted to make sure they haven't missed anything.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Planning Board Goals discussion until April 13, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Review correspondence – March 14, 2023 - Re: Citizen's Petition Article

Mr. Resnick advised this was submitted just before the deadline, approximately one week ago. Mr. Knox asked if it had also been submitted to Town Counsel. Mr. Resnick replied usually the Select Board would send the entire warrant for review. Mr. Knox said that he would just like to know if it is flawed in any way. Mr. Resnick said that the public hearing for this has been scheduled for April 13, 2023. Mr. Knox said his concern is to only make a change in the Table of Use Regulations will create a path to allow a use, but without a Special Permit process added or amended to the bylaw. He thought that would then go to the Zoning Board, when it should go through the Planning Board. Mr. Resnick clarified that if this was a new building, it would go to the Planning Board for Site Plan Review, but the Special Permit would go to the Zoning Board. It would be up to the petitioner to propose an amendment on the floor of Town Meeting and for Counsel to say that it was not a substantial change.

Review correspondence – March 16, 2023 - Re: 310 Kenneth W. Welch Drive Parking

Ms. Cline said she had a couple of concerns with this memo that had gone to the Select Board. Yesterday, she counted 49 cars on that side berm. She saw people going over the speed limit, with a couple of near misses. She did not believe it not to be a safety hazard. She was also concerned the memo was not representative of what this Planning Board feels about what is going on over there. Mr. Resnick replied this was a memo to the Select Board requested by the Town Administrator, who also requested comments from the Police Chief and Fire Chief. Mr. Resnick said the staff met with the new owners of the property and the new Property Management Group. They have filed with Conservation for the parking lot expansion after a delay in the project of several months. With the change of management, it appears that they are now moving things along.

Correspondence

Mr. Resnick said there were some notices from the surrounding communities but nothing of significance. Ms. Cline advised there was a meeting scheduled for March 29th regarding bridges in Lakeville that are slated to be repaired.

Adjourn

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

Meeting adjourned at 7:57.