

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, May 11, 2023**

On May 11, 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; Michele MacEachern, Vice-Chair; John Cabral, Nora Cline, Jack Lynch

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

Mr. Knox stated the applicant has requested they continue this hearing until their June 8th meeting.

Ms. Cline made a motion, seconded by Mr. Cabral, to continue the Site Plan Review hearing for 156 Rhode Island Road until June 8, 2023, at 7:00 p.m. The **vote was unanimous for.**

Public hearing (7:00) – 44 Clear Pond Road, continued

Mr. Knox advised he had spoken with the applicant today, and he requested they continue this hearing. Mr. Knox said no specific date was suggested, so he would recommend until their next meeting.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Public hearing for 44 Clear Pond Road until May 25, 2023, at 7:00 p.m. The **vote was unanimous for.**

Public hearing (7:00) – Stowe Estates – 35 Myricks Street, continued

Mr. Knox advised this applicant has also requested to continue until their next meeting.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Public hearing for Stowe Estates at 35 Myricks Street until May 25, 2023, at 7:00 p.m. The **vote was unanimous for.**

Housing Production Plan (HPP) – Discuss and possible vote

Mr. Knox asked Ms. MacEachern to speak to this as she had made a few other edits. Ms. MacEachern advised on the following changes:

- Page 3 The first two paragraphs had been added in which closely resembles their previous HPP. At the end of the first paragraph it states that the ponds, rivers, and streams in Town also serve as a source of drinking water for its residents. For its residents should be removed as they serve other communities.
- Page 7 Ms. MacEachern advised when the Town reaches a certain quantity of units and can deny a Comprehensive Permit, it has always been referred to as Safe Harbor. The wording seems to have changed to Certification. She would like to add back into the second paragraph after “deny a Comprehensive Permit”, referred to as reaching Safe Harbor, to keep the language consistent for people who have already heard that term. Mr. Knox added if they are changing the term, maybe they should have both in there and suggested, “previously referred to as Safe Harbor and going to become known as Certification.”
- Page 17 Underneath the chart, she had added wording that when 19% of households in Lakeville make under \$50,000, that illustrates the diverse nature of Lakeville’s housing stock. That was up to the Board if they wanted that wording to remain. Ms. Cline said that this had been brought up in some SRPEDD meetings and there had been an overwhelming response to leave it as it was shown without it.
- Page 33 Ms. MacEachern had noticed that BIOPIC had been added back in. She would also take out the word misguided and crime and replace it with increased burden on Emergency Services. Ms. Cline said that increased crime is a perception. Every one of these that she had read does have that statement in it. In regards to BIOPIC, Ms. Cline said that was required by the State.
- Page 38 Ms. MacEachern said this is a map that shows the existing 40R district and then points to a potential 40B site. She did not think it should be designated as such. It is a priority protection parcel, and has been like that in their Master Plan.
- Page 39 Ms. MacEachern said it talks about reducing lot size requirements. She did not know what other members thought, but it was not keeping in character with the Town. Mr. Knox said they had talked about the Town not having the means to do that because of the lack of public services, and public sewer in particular. Well radiuses would also have to be maintained. He said that you could say you don’t like the way this is worded in the HPP; however, Lakeville can’t do anything about it until they decided to spend some money on public services and eliminate those well radiuses, but he thought it could be left in.

Ms. Cline then made a motion, seconded by Mr. Lynch, to approve the final Lakeville HPP with the following changes conditional upon the approval of SRPEDD:

1. Page 3 – Remove the last three words of the first paragraph.

2. Page 7 – Should include previously known as Safe Harbor and to be known as Certification.
3. Page 38 – Remove the potential 40B site.

The **vote** was **unanimous for**.

Ms. MacEachern made a motion, seconded by Ms. Cline, to forward the HPP to the Select Board, if all the proposed changes were acceptable. The **vote** was **unanimous for**.

Discuss Notice of Intent to change land use to residential – 6 Barstow Street

Mr. Knox said that he had passed out some information to members regarding this item from the Town Administrator, which had been discussed at the Select Board meeting. A process had been laid out to follow, which Mr. Knox then read into the record. He said he had spoken to Mr. Sky and suggested they form a committee through the Select Board. They are currently working towards a 61 process, but he recommended that a member from Planning Board, Conservation, Open Space, CPC, Select Board, and Board of Health be on this Committee. That would open the line of communication among them. He said there should be more to come, and he would advise them of anything he heard.

Review the following Zoning Board of Appeals petitions:

- a. Thompson – 4 Hollis Avenue

Mr. Knox made a motion, seconded by Mr. Lynch, to make no recommendation regarding 4 Hollis Avenue. The **vote** was **unanimous for**.

- b. Darling – 13 Dunbar

Ms. Cline made a motion, seconded by Mr. Lynch, to make no recommendation regarding 13 Dunbar. The **vote** was **unanimous for**.

- c. Bell – 113 Staples Shore Road

Mr. Knox made a motion, seconded by Mr. Lynch, to make no recommendation regarding 113 Staples Shore Road. The **vote** was **unanimous for**.

- d. Lakeville Nursery – 5 Harding Street

Mr. Knox explained this property had gone through the Site Plan Review process. They were now seeking a Special Permit for automotive repairs. Mr. Knox said he had no problem with the use,

but he wanted to make sure the driveway is adequate for vehicles to access. Ms. MacEachern said it appears that the old plans were attached to the application. After examining the plan, it was determined that the driveway was wide enough. Members then discussed some items they would like the ZBA to address for safety, such as signage and public access to the garage bays.

Mr. Knox made a motion, seconded by Ms. MacEachern, to forward the following recommendations to the Zoning Board regarding 5 Harding Street:

- There should be no public access to the back of the building.
- Parking for automotive repair customers should be clearly designated for safety purposes.
- The site should have adequate signage which indicates the above.

The **vote** was **unanimous for**.

Planning Board Goals – Review and possible action

Ms. Cline then went through the following goals.

- Review Housing Production Plan
- Review Planning Board Goals yearly
- Establish goals for Planner and support staff
- Establish tracking and map of buildable land area and use SRPEDD hours
- Review current Zoning Map and identify properties for zoning reclassification. Look at Open Space Residential, Adult Entertainment District, and Industrial Growth land.
- Complete review of 40R, 40B, and 3A for identification of applicable property.
- Review Planning Board Rules and Guidelines.
- Electronic agendas to be delivered weekly by noon on Friday preceding the meeting.
- Hold one combined meeting with CPC and ConComm.
- Implementation of applicable Master Plan goals updating priority protection areas.
- Adopt Stormwater Management By-Law
- Investigate a Transfer of Development Rights By-Law

Ms. MacEachern made a motion, seconded by Mr. Lynch, to accept the goals and have them included going forward on one meeting every other month. The **vote** was **unanimous for**.

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Lynch, to approve the Minutes from the March 9, 2023, meeting. The **vote** was **unanimous for**.

Next meeting

The next meeting is scheduled for May 25, 2023, at 7:00 p.m. at the Lakeville Police Station.

Correspondence

There was no correspondence of significant impact to review. However, Ms. Cline asked if there had been any further feedback from Freetown in regards to the MBTA communities. Ms. MacEachern said that she thought the Select Board was supposed to be arranging this. Ms. MacEachern said that there is something that she would like to be considered with the Mixed-Use Zone and the setbacks in relation to the single level units and the apartment buildings. Mr. Knox said that he felt the best plan of action at this point is to talk to either Zenith or Mr. McMahon to see if they would be amenable to an extended time frame as the Board worked on amending the setbacks. Ms. MacEachern said she would also like to discuss amending the sign bylaw for illuminated signs and adding standards. She suggested looking at some type of an Overlay to allow some distribution in certain sections of the Business Zone, but with more safeguarding and a maximum allowed. Mr. Knox said he would not be inclined to do anything until they saw examples of this in other Towns. He would also be cautious with the effort that they put forth.

Adjourn

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

Meeting adjourned at 8:04.