

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
Thursday, June 8, 2023**

On June 8, 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. LakeCam was recording.

**Members present:**

Mark Knox, Chair; John Cabral, Jack Lynch

**Others present:**

Marc Resnick, Town Planner

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

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

Mr. Knox made a motion seconded by Mr. Lynch, to continue the public hearing for the definitive subdivision plan at 44 Clear Pond Road until June 22, 2023, at 7:00 p.m. The **vote was unanimous for.**

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

Mr. Jaime Bissonnette, from Zenith Consulting Engineers, was present. He advised approximately a month ago, they had been in front of the Board and done their initial presentation. Since that time, they have received peer review comments and sent out a revised plan. They have also responded to Environmental Partners, the peer review engineer, but have not yet received their response back. They have addressed all the comments that had been received. A lot of them were minor details.

Mr. Bissonnette said there is one item that he would like to address regarding the drainage dealing with rate and volume. In the regulations, it references rate and reasonable volume, and not increasing that volume to a point where it is detrimental. He advised that whenever you develop a property, the volume of runoff is going to change unless you are in really good soils and can infiltrate everything in massive infiltrations basins. The true volume is going to be increased. Stormwater Management is trying to control the rate. They try to match pre and post development or do a reduction in the rate out. That way as the water is going down gradient, it is not going to create an adverse impact on anybody.

Mr. Bissonnette stated the only way you can control volume is to either have a reduction in impervious soils or try to infiltrate. When you are in C soils, infiltration isn't really a practical thing. What they have done, which they feel is the maximum extent practical on this plan, is they have a large basin. It is treating everything and reducing the rate so that they can be sure downstream flooding will not be made worse. Therefore, matching up the pre and post with the volume that comes out, based on soil conditions, is just not practical. They have done it to the maximum extent practical and meet all of the State requirements. This has been communicated to Environmental Partners, but they have not heard back from them yet. Mr. Bissonnette advised he would like to continue until their next meeting as they wait for those comments.

Mr. Knox made a motion seconded by Mr. Lynch, to continue the public hearing for the definitive subdivision plan at 35 Myricks Street until June 22, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

#### **Site Plan Review – 156 Rhode Island Road, continued**

Mr. Knox stated the applicant has requested they continue this hearing until their June 22<sup>nd</sup> meeting.

Mr. Knox made a motion, seconded by Mr. Cabral, to continue the Site Plan Review hearing for 156 Rhode Island Road until June 22, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

#### **Discussion regarding a change to 5 Harding Street**

Mr. Bissonnette stated that he was present for the applicant, Mr. Bob Poillucci. He advised a few years ago, they came in front of the Planning Board for a Site Plan Review. The plan was displayed, and he indicated the building and what had been permitted. He noted the applicant would now like to change the shape of the building from an L shape to a more rectangular shape. The sizes are within a few hundred square feet of one another. They are not looking to change the limit of work, the amount of pavement, or anything else. It is just a reconfiguration of the building to be able to use it for automotive type repairs.

Mr. Bissonnette said they are trying to figure out the process in order to be able to make that change. Would this be considered a minor modification, or is it the full process of Site Plan Review? Mr. Knox said they would want to see a full updated plan, and they would want their signatures on that plan. Mr. Resnick said procedurally, they would need to file a new Site Plan. However, if the limits of work and the impervious stay the same, Environmental Partners review would be just to ensure that what was designed for catch basins and pipe sizing is appropriate. Mr. Poillucci said his limit of work is bounded by Natural Heritage. He wanted to know the process, and if he would be required to start over.

Mr. Resnick replied for the purposes of their Mass Highway permit, Natural Heritage permit, etc. it would be okay to call this a modification of the Plan. It still allows the Planning Board to look at all of the elements of the Site Plan. Mr. Bissonnette said they would discuss with Mr. Resnick the things that will need to be done so they can move forward. Mr. Poillucci said that he understood how the shape of the building could impact the drainage, but he had wanted to clarify that he would not have to completely start over. Mr. Bissonnette asked if the Board was okay with them working with Mr. Resnick so they could get started on this. Mr. Knox was fine with it.

#### **Discussion regarding Sign By-Law and Commercial Zoning Districts**

Mr. Knox said that he would like to continue agenda item this as not all members were present tonight. He briefly discussed that the two options had been to prohibit it from certain spots, or for an overlay where it would only be allowed in certain areas. Mr. Resnick explained that you could break down the Commercial District in the sign bylaw, or you could create a different zone. There are some properties that are within or adjacent to residential properties, which is what they had talked about. They can look at areas in which to prohibit, increase the restrictions, or restrict the types of signs that would be allowed in those particular areas, as opposed to Main Street or Route 44 which are the main commercial districts.

Mr. Knox suggested they think about allowing the electronic boards in certain areas, but not the areas that are co-mingled with residential properties. They should come back to the next meeting really having looked at the Zoning Map. There should be some parameters on how they craft the bylaw or an Overlay and to update the Zoning map to suit the purposes of this change. Mr. Resnick said that they also need to clarify exactly which types of signs they want to limit further. They will need to discuss each District. Mr. Knox recommended members drive by some of those locations. This will be placed on the June 22<sup>nd</sup> agenda.

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

- a. Mazin/Bud's Goods – 475 Kenneth W. Welch Drive
- b. Gear – 22 Crooked Lane
- c. NSA Property Holdings – 156 County Street
- ( d. Lakeville Nursery – 5 Harding Street

Mr. Knox made a motion, seconded by Mr. Cabral, to make no recommendation regarding 475 Kenneth W. Welch Drive, 22 Crooked Lane, and 5 Harding Street. The **vote** was **unanimous for**.

Regarding NSA Property Holdings – 156 County Street, Mr. Knox made a motion, seconded by Mr. Lynch, to recommend the ZBA ensure that the aisle width between buildings is sufficient for vehicle and pedestrian flow. The **vote** was **unanimous for**.

### **Approve Meeting Minutes**

Mr. Knox made a motion, seconded by Mr. Lynch, to approve the Minutes from the April 13, 2023, meeting. The **vote** was **unanimous for**.

### **Next meeting**

The next meeting is scheduled for June 22, 2023, at 7:00 p.m. at the Lakeville Police Station.

### **Correspondence**

There was no correspondence

### **Adjourn**

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

Meeting adjourned at 7:30.