

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, July 13, 2023**

On July 13, 2023, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:05 p.m.

Members present:

Mark Knox, Chair; Nora Cline, Jack Lynch

Others present:

Marc Resnick, Town Planner

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

Mr. Fred Keylor from Hancock Associates, representing Mr. Derek Maksy, the applicant, was present. Mr. Maksy had been unable to attend. Mr. Keylor advised since their last meeting, they have revised the configuration from four lots to three lots, in order for all the lots to be compliant. They have also addressed the latest comments from Environmental Partners. Regarding Item #12 that requires the driveway to slope toward the road at a grade not more than 8%, but it was at 10%. Mr. Keylor said that item had been missed, but that correction will be made. He will also update the language in the Operation & Maintenance Plan (O&M Plan.)

Mr. Knox noted that they were then moving forward with the three lots instead of four. Mr. Keylor said that was correct. Mr. Resnick suggested the Board close the hearing. He would prepare a draft approval and covenant for the Board to review at their next meeting.

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

Review the following Zoning Board of Appeals petition:

Mr. Knox took this item out of order as there was someone present in regards to it.

a. Benatti – Re: 434 Bedford Street

Mr. Knox made a motion, seconded by Ms. Cline, to make no recommendation on 434 Bedford Street-Benatti. The **vote was unanimous for.**

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

Mr. Jamie Bissonnette from Zenith Consulting Engineers was present. Mr. Gagnier, the applicant, was also present. Mr. Bissonnette advised one of the changes they made to the plan had been asked for by the Fire Department. They have removed the 3' wide gravel shoulders in the right of way and increased the pavement width to 20 feet for the turn around. This will be able to better serve this development.

Mr. Bissonnette advised regarding the water, the Taunton Water Department does not know where the main is located in the street. He then submitted their Will Serve Letter for the record. He noted that Taunton will be on site as they excavate and try to locate the water. He stated that the only items now open from peer review would be where they have requested waivers.

Mr. Knox advised that after checking waivers given for underground electric service, he noted that they have only given one in ten years. This was also for a Form A development, where the poles were already existing. He was not in favor of this waiver. The sidewalk waiver would be acceptable. Regarding the lighting, Ms. Cline said that she would be amenable to the marker at the end of the driveway that had previously been discussed. There should also be a street light at the intersection. It was noted that there should be one directly across the street, or if not, within a reasonable distance. Mr. Resnick said if that was not the case, it would be added as a condition.

Mr. Knox said that Mr. Zagar had been in front of the Conservation Commission on Tuesday. He did not expect any changes to the plan, so he would be comfortable closing this hearing. Mr. Bissonnette said that he would also forward the Board a copy of the SWPP.

Mr. Knox made a motion, seconded by Mr. Lynch, to close the hearing. The **vote was unanimous for**. The covenant and approval letter will be available at their next meeting.

156 Rhode Island Road – discussion regarding curb cut

Mr. Knox advised that they should have a copy of the swing radiuses that had been provided by Mr. Rego from Riverhawk. He noted that a 60-foot curb cut is proposed, which is a reduction from the existing 90 feet. The requirement is 30 feet. Mr. Moniz, DPW Director, had been consulted, and he was not opposed to it being wider. Mr. Knox said that he was recommending that they meet in the middle at 45 feet. What did other members think? Ms. Cline and Mr. Lynch were both okay with the curb cut at 45 feet.

Mr. Knox then made a motion, seconded by Ms. Cline, to allow a 45-foot curb cut for 156 Rhode Island Road. The **vote was unanimous for**.

Review the following Zoning Board of Appeals petitions, continued:

- b. Terra – 8 Birch Street

- c. Chapin – 24 Beechwood Avenue
- d. Garbitt/Pike – 29 Staples Shore Road
- e. Barbosa – 20 Second Avenue

All of the petitions were for residential properties. Ms. Cline made a motion, seconded by Mr. Lynch, to make no recommendation regarding the above ZBA petitions. The **vote** was **unanimous for**.

Discussion regarding Sign By-Law and Commercial Zoning Districts

As all members were not present, this will be placed on the Planning Board's next agenda.

Discussion regarding Subdivision waivers

Members briefly discussed this agenda item. One suggestion was a tiered set of waivers dependent on the amount or size of the proposed lots. It was decided that as all members were not present, this item will be placed on the Planning Board's next agenda.

Approve Meeting Minutes

Ms. Cline made a motion, seconded by Mr. Lynch, to approve the Minutes from the April 27, 2023, meeting. The **vote** was **unanimous for**.

Next meeting

The next meeting is scheduled for July 27, 2023, at 7:00 p.m. at the Lakeville Police Station.

Correspondence

There was no correspondence to review. Mr. Resnick gave members an update regarding the OSRD bylaw. He noted that he has been working to address both the Board of Health and Conservation Commission's concerns so this could be placed on the fall Town Meeting Warrant. The following were some of the ideas for handling those concerns. For an OSRD development, you must have at least one of the following:

- Municipal water must be on site
- There must be a public water supply.
- For large developments, there must be a sewer treatment plant
- For developments under 10,000 gallons per day, there must be a common septic.

The last issue would be having the open space land subject to Article 91. He was also considering including an age restricted type of development. He should have a draft available for them by next week.

He also noted that the Housing Production Plan (HPP) has been submitted to the State. The MBTA analysis has been completed and will be sent to the State next week.

Adjourn

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

Meeting adjourned at 7:49.