

**TOWN OF LAKEVILLE  
Master Plan Implementation Committee  
Meeting Minutes  
October 18, 2022 – 6:30 PM  
Police Station Meeting Room  
323 Bedford Street**

On October 18, 2022, the Master Plan Implementation Committee held a meeting at 6:30 PM at the Lakeville Police Station Meeting Room. The Master Plan Implementation Committee Meeting was called to order at 6:31 PM by Chairman Rodney Dixon. Members present were: Chairman Rodney Dixon, Joseph Chamberlain, Rita Garbitt, Patrick Marshall, Jack Lynch and Ari Sky – Town Administrator. Also present was Marc Resnick, Town Planner.

Chairman Dixon asked those in attendance to join him in the pledge of allegiance.

**REVIEW AND APPROVE MEETING MINUTES**

There are no Meeting Minutes to approve at this time.

**MEET WITH ZACHARY FAY AND DENISE BARBUTO REGARDING THEIR REQUEST TO SERVE ON THE MASTER PLAN IMPLEMENTATION COMMITTEE**

Chairman Dixon noted that the applicant Zachary Fay has withdrawn his letter of intent. Chairman Dixon introduced Denise Barbuto to the Master Plan Implementation Committee. Ms. Barbuto spoke to the Committee about her work experience, and she expressed her interest in joining the Committee. Chairman Dixon noted that the next step would be for the Committee to recommend the appointment of Denise Barbuto to the Select Board.

**DISCUSS AND POSSIBLE VOTE ON LETTER OF RECOMMENDATION TO THE SELECT BOARD REGARDING THE OPENING FOR THE MEMBER AT LARGE POSITION ON THE MASTER PLAN IMPLEMENTATION COMMITTEE**

Upon a motion made by Member Garbitt and seconded by Member Chamberlain, the Master Plan Implementation Committee voted unanimously to send a letter of recommendation to the Select Board requesting the appointment Denise Barbuto, as the At-Large-Member on the Master Plan Implementation Committee.

**REVIEW THE UPDATED MASTER PLAN IMPLEMENTATION CHART**

Member R. Garbitt reviewed with the Master Plan Implementation Committee the changes she made to the Master Plan Implementation Chart based on what has been updated.

Member J. Lynch joined the meeting at 6:55 PM

**UPDATE FROM TOWN PLANNER MARC RESNICK REGARDING THE WARRANT ARTICLES FOR THE SPECIAL TOWN MEETING SCHEDULED FOR NOVEMBER 14, 2022**

Marc Resnick reviewed Article 9 with the Committee, Article 9. This article is to amend the Zoning By-Laws to add a new section to Section 7.4 Special Permits to create the position of Associate Planning Board Member. He briefly explained how the Associate Member position works.

Mark Resnick reviewed with the Committee Article 10. This article is to allow the Planning Board, Zoning Board of Appeals and Conservation Commission to be able to hold adjudicatory hearings and allow for one absence to be made up by watching the meeting, reviewing the materials and signing a notice in the Town Clerk's Office.

Mark Resnick reviewed with the Committee Article 11. This article will amend the Zoning By-Laws Section 7.4.6 deleting provisions relating to Signs, Off-Premises.

Mark Resnick reviewed with the Committee Article 12. This article will amend Zoning By-Laws Section 5.0 Intensity Regulations, 5.2 Footnotes to Intensity Requirement's to add Section 5.2.8 in the Business District one side or rear yard setback, on a non-conforming lot abutting another business district property, may be reduced by 50% by Special Permit. It was noted that the Planning Board has already held a hearing on this, and they are recommending favorable action.

Mark Resnick reviewed with the Committee Article 13. This article adds to Section 4.1.3 Industrial Uses by Special Permit. He explained that this is for buildings over 100,000 sq ft.

Mark Resnick reviewed with the Committee Article 14. This article is to remove in its entirety section 7.9 Development Opportunities District. It is noted that the original By-Law itself was unusable as no Overlay District Map was included identifying the areas, so this is going to be rescinded.

Mark Resnick reviewed with the Committee Article 15. This article is to amend the Zoning By-Law modifying sections as indicated. It was explained that these are the proposed zoning changes that would allow a warehouse facility to be developed on the former Lakeville Hospital property. These are requested by the developer.

Mark Resnick reviewed with the Committee Article 16. This article is for the rezoning of 155.4 acres located on County Street. This is the property known as "Rocky Woods". It was noted that the Planning Board voted not to recommend favorable action on this article.

Mark Resnick reviewed with the Committee Article 17. This article is to limit the amount of storage that residents can have on their property.

#### **DISCUSS NEXT STEPS MOVING FORWARD WITH THE MASTER PLAN**

The Master Plan Implementation Committee Members agree they will continue the discussion on next steps after the November Special Town Meeting to see what is approved.

#### **SCHEDULE NEXT MEETING**

The Members present agree that the next meeting will be Tuesday, December 6, 2022.

#### **ADJOURNMENT**

Upon a motion made by Member J. Lynch and seconded by Member J. Chamberlain, the Committee voted unanimously to adjourn at 8:20 PM.