

**Town of Lakeville**  
**MASTER PLAN IMPLEMENTATION COMMITTEE**  
*Meeting Minutes*  
**February 10, 2021**

On February 10, 2021, the Master Plan Implementation Committee (MPIC) held a meeting via Zoom at 7:00 PM. The meeting was called to order by Chairman Dixon at 7:00 PM. Members present: Rodney Dixon, James Rogers, Rita Garbitt, Joseph Chamberlain, Jack Lynch, and Patrick Marshall. Also present: Planning Board Member Michele MacEachern. LakeCAM was recording the meeting.

**Approve Meeting Minutes for February 28, 2020**

Upon a motion made by Mr. Marshall and seconded by Ms. Garbitt, the Committee

VOTED: To approve the Meeting Minutes for February 28, 2020 as presented.  
Roll call vote: Chairman Dixon-Aye, Member Garbitt-Aye, Member Marshall-Aye, Member Chamberlain-Aye, Member Lynch-Aye, and Member Rogers-Aye.

**Approve Meeting Minutes for January 25, 2021**

Upon a motion made by Mr. Marshall and seconded by Ms. Garbitt, the Committee

VOTED: To approve the Meeting Minutes for January 25, 2021 as amended.  
Roll call vote: Chairman Dixon-Aye, Member Rogers-Aye, Member Lynch-Aye, Member Marshall-Aye, Member Chamberlain-Aye, and Member Garbitt-Aye.

**Update on Planning Board approval of the Master Plan-July 23, 2020**

Member Garbitt updated the Committee that Member Zienkiewicz presented the final draft of the Master Plan to the Planning Board last year, and they unanimously approved it. Chairman Dixon thanked Zinc and stated his passing is a big loss for the town. Our thoughts and prayers go out to his family. We will miss him.

**Review request from Planning Board Member Michele MacEachern to review the Development Opportunities District (DOD) Zoning By-Law and to send a memo to the Planning Board with the MPIC's comments**

Chairman Dixon read the following email from Ms. MacEachern's into the record:

Rodney,

I asked Rich for your contact information because the Planning Board, at our last meeting, had a discussion regarding the Development Opportunities District Zoning Bylaw. We are considering "reigning-in" the DOD which currently over-lays the entire town, so that large industrial type developments would not be able to pop up all over town wherever 25 acres or more exists.

One of the considerations was in regards to narrowing the location of the DOD to certain areas of town within close proximity to highway on and off ramps. The other consideration was in regards to doing-away with the DOD altogether.

Barbara (Mancovsky) brought up the idea of reaching out to the Master Plan Implementation Committee to find out how this would be received or whether there is something else to consider regarding the DOD is important to the Town/Master Plan. From what I can see in the Master Plan and supporting appendix documents, the main areas of town which are seen as priority for development are the old Hospital Property and the old Dewey's site.

Would you be willing to prepare a memo that could be shared with the Planning Board in regards to how the DOD affects the Master Plan and if there are any thoughts you would like the Planning Board to consider during our next discussion regarding the DOD?

We would very much appreciate any input you could provide.

Member Garbitt stated she thought SRPEDD originally presented the DOD to the Town back in 2012. Former Building Commissioner Robert Iafrate was the Chairman of the MPIC at the time. Member Rogers stated he believed that was how the DOD originated.

Ms. MacEachern asked if there was any background or value to having the DOD overlay the entire town as opposed to having it near a highway, specifically a Planned Special Purpose District at the Ocean Spray area and the Mixed-Use Zone where the hospital is located. They talked about narrowing it down to these two (2) areas, and Planning Board Member Peter Conroy suggested doing away with it now there is a proposed development for the hospital site. Is there any reason to keep it in Town at this point? We have seen pushback on development, so any input from the MPIC would be helpful.

Chairman Dixon stated he has brought up building appearance in the past, i.e. Walgreens and the Dollar Store. Concerning the DOD, we need to discuss features and benefits. Member Rogers asked what is the purpose and intent of the DOD. Is it to create a design platform for buildings in Town or manage development? What is the focus supposed to be on? Is it on 25 acres or more? If it is about building limitations, I have a whole different issue with it.

There was further discussion regarding the scope of the DOD, design guidelines for the buildings, limitations, and the concern it could go anywhere, including in residential areas. Chairman Dixon stated we need to know three (3) things: the locations of 25 acres or more; where could lots be combined to make 25 acres or more; and how to restrict it to certain areas. We need to do a deep dive. We want to invite developers, we want growth, but we need to manage it. Member Marshall agreed with either reigning it in at the very least or getting rid of it in general.

Member Garbitt will invite Building Commissioner Nate Daring to the next MPIC meeting and will forward a copy of the DOD Zoning By-Law to the MPIC Members.

**Review the Master Plan Implementation Matrix and update the Goals and Strategies which have been accomplished, since the Plan was published**

Member Garbitt will contact Tracie Craig-McGee to see if she has obtained the Matrix from SRPEDD in a word document. Once received, Member Garbitt will add a column to list the status of the goals and strategies. Member Rogers stated there is currently no accountability for the different groups to

bring forth information to update the MPIC Members. We should, at a minimum, receive a quarterly update from them.

### **Discuss next steps**

Member Rogers will reach out to all the different groups and ask for their updates, and Member Garbitt will forward the updated Matrix to the MPIC Members.

### **Schedule Next Meeting**

The next three (3) meetings were scheduled for March 10, 2021, April 14, 2021, and May 12, 2021.

### **Adjournment**

Upon a motion made by Mr. Marshall and seconded by Mr. Rogers, the Committee

VOTED: To adjourn the meeting at 8:00 PM.

Roll call vote: Chairman Dixon-Aye, Member Rogers-Aye, Member Chamberlain-Aye, Member Marshall-Aye, Member Lynch-Aye, and Member Garbitt-Aye.