

Lakeville Planning Board Minutes Meeting- March 15, 2011

Meeting called to order at 7:30 p.m.

Present: J. Marot, K. St. George, W. Healey and G. Kashgagian

Earth Removal Permits

1 Andrea Avenue

Jim – this is an earth removal permit concerning 1 Andrea Avenue. They are taking down the hill behind the house. Linda Grubb – he is cutting into the hill. There are presently campers on the hill. It is a very small lot. Jim – it appears that Conservation has signed off. Greg – I make a motion that we table this matter until such time as we are able to obtain more information concerning erosion control. Kevin – 2nd the motion. David Piasecki, 2 Main Street. Where will it go? Linda Grubb – it may take the property near it when it erodes. Jim – From what I can read from the notes it does not meet any of the rules. If there is no other discussion then we will table the matter and informed the Board of Selectmen. All in favor. Vote was unanimous. Matter was tabled.

Ted Williams Camp

Derek - we are waiting for your comments concerning the Ted Williams Camp. Jim – there is no time frame. Derek – probably one year. Turtle habitation is a concern. Jim – do they have the permit from National Heritage? Derek – I believe we are using the Howland Road land. Kevin – I make a motion to approve. Walter – 2nd the motion. Jim—will the Board be looking into this. Derek – someone will be on the site to see what leaves the site. Jim – all in favor. Vote was unanimous.

Kennedy Curb Cut

Jim – this property is located at 15 Highland. Greg – is that at a level? Mr. Kennedy – after 13 it goes down hill. Walter – I make a motion that we recommend approval of the same. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bills

Jim – I have several bills. W. B. Mason - \$21.30. Greg – I make a motion that we approve the same for payment. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Middleboro Gazette – Rezoning of Gene Bartlett's land. The same will be billed to Gene. Greg – I make a motion that we approve the same for payment. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Secretarial services – December, January and February in the amount of \$269.80 Kevin – I make a motion that we approve the same for payment. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Rousseau – ZBA

Jim – he is talking just graveling this area. Tara – I believe that all of his modifications are in the front. We are having him file an RDA so that we have something on file. Jim – you will supervise the fence? Tara we are aware of what is being done. Greg – I make a motion that we recommend approval of the same. Walter – 2nd the motion. Jim – all in favor.

Bartlett Hearing – Rezoning from Residential to Industrial

Notice as it appeared in the Middleboro Gazette was read by Jim. Notice appeared on February 17 and February 24, 2011. Jeff Youngquist – this is a parcel of approximately 105 acres. It is near the railroad, Route 18 and Route 495. There are three houses in the area that are in Middleboro. There has been earth removal in this area and it is now all grass. I have been with this program since 1987. We have been before Conservation a number of times and with Board of Health at various times. There are basically no abutters in this area. Middleboro has a well site in that area. Jim – all of this is Lakeville property. What is the neighbor use. Jeff Youngquist – it is a general use. There is no public way for the Middleboro side. Derek – Selectmen might change it if this goes through. Linda – we need to think of water resource protection not general use. There is an aquifer area. Note were given out concerning the same by Linda. Youngquist – Middleboro does not have a well there at this time. Jim – please show where the well site. Jeff Youngquist – it is not there it is proposed. Ben – there are condo there. Is his house going to stay there. We were wondering about lights and how close? Gene – it will depend on whether or not the house is in the way. Pat Wren – Taunton St. – Lot #4 – we are along the brook. There is a lot of wetland in that area. I don't know how they would access the area. Why do we need more industrial? We have land and empty buildings already. Amy Drew – Taunton Street – we have enough empty industrial now we can't get rid of Lakeville Hospital. Maureen 22 Meadow Lark Drive – it is very close. I can see the back of the house. I can't imagine what it could be in my backyard. Jim – is that a condo. Maureen – yes. Claire Young 1 Taunton St. – I wasn't thrilled with the condos but I am okay with them now. Tinkham – Taunton St – there are 30 family homes in that area. If it is rezoned I will not be able to sell my home. If that is rezoned it will greatly burden our lives. My husband is disabled. I live near to Claire's preschool for the last 25 years. We have a pond in the area. The quality would be change for the children. We don't have any schools like it in the area. It has been there for 25 years. David Piasecki—is there any other access other than Taunton Street? Youngquist – no access to Taunton St. David Piasecki – homes are on the other side of the wetlands. Mr. Bartlett has not said anything about the house at this time. Would industrial be detrimental to the area. Youngquist – it would depend on what goes in. Amy Drew – could SYSCO or something similar. Beth – 5 Taunton St. – what would the impact be on everyone's water table? Jim – it is currently residential. To change this to industrial would involve a lot of other issues and guide line will have to be looked at. It would have an impact. As a Board we

would have to look at the detrimental and do them out way the betterments. No one wants anything to abut them. We need to look at how it would impact the town. A letter from Nancy was read and made a part of the file. A letter from Board of Health and Conservation were made a part of the file. Linda – the aquifer is under the whole thing. A letter from Open Space was made a part of the file. We also have to look at the fact that the Selectmen also gave a concession to Gene when he was given the gravel permit. As a resident of Pierce Avenue when we were looking at the rezoning we tried to have the conditions in place before changing the rezoning. I think we should have protection in place. Jim – your comments are appreciated. John Olivieri - Woodland Ridge – Nancy letter was very good. There is always someone who does not want that particular spot. This is near the Industrial Park. This is just a step in the process. This still has to go thru a lot. The community needs to be open minded. Nelson Pratt – I understand that the plan includes Mr. Bartlett's land plus 2 other lots. What is the front of the three properties combined. It is 1,200 – 1,400. Mr. Bartlett's is approximately 850 – 900. It is not just the Bartlett property. Nelson – can we talk about the wetlands and the uplands and exactly what is buildable property. We need to know. Jeff Youngquist – this is where the wetland is. Nelson – we need to know the magnitude of the property. Approximately 60 acres are in 61A. Jim – it is a tax classification of the property. If it is rezoned it would have to come back as far as the taxes are concerned. The town would then have the right of first refusal. Nelson – if it is assessed at 61A it would be small if we are talking about tax revenue. Derek – it is a state law. I am not sure. Nelson – how does it change? Jim – it would be a change when it is transferred. It is offered to the town first. This would have to go to town meeting. Frank Sterrett – Crest Drive – what is the general direction of the flow. Linda – it is part of Poquoy. F. Sterrett – I am opposed to it. Lakeville needs to be a town for people. You need to protect the people. The Department of Revenue shows that towns that go industrial do not benefit from it in the long run. Jim – it is a negative rate. Frank the people in general do not gain. We have plenty of planed space for industrial. We need to be a town friendly to residents. We are sitting on an aquifer. I think it is totally wrong. John Ryder – I have been involved in this from the beginning. I have been involved since the original plan. We sent out letters to all of Bedford Street and most were in favor. We did not get in to Taunton. Anyone who was not interested were not included. Dan – 7 Taunton St. – we need to have some information concerning the traffic. There are all kinds of accidents there now. What will it be like if this was industry? The Board needs to hear and listen to the residents. Jim – We actually had nothing to do with this petition. Linda – I thought the agreement was originally for one home. Most people felt it was more binding. Jim – is there an ability to cross the rail. J. Youngquist – yes. Glen Maltais – 17 Taunton Street – what kind of a buffer is there? J. Youngquist – near a stream – 100 to 200 feet. Linda – there is a no touch buffers. Jim – I believe 50 to 100 feet depending on what is in the area. Linda – roadways. Jim – 100 feet. G. Maltais – this is residential to industrial, correct? Jim – this becomes an issue of people vs. industrial. At this point we do not know exactly what we are talking about. It could be manufacturing or a

warehouse. G. Maltais – It could be something different. How do you weigh the pros and cons? You are talking transferring the wealth to 3 people. Jim – the question is of what benefit is it to the town? It would be assessed services against what possible detriment it would be to the town. G. Maltais – increased traffic would be a negative to the town. ?? What type of protection will we have we need to keep our homes. Jim – we are not got to take any action on this tonight we need make a recommendation at town meeting and at that point it could go either way. The final decision will be made on the town meeting floor. Even if there is a benefit I personally do not feel it will stand a chance. I assume that most of you here remember the tiff that was agreed to overwhelming. Accordingly, my board members did everything we felt was necessary to protect the town. When the rezoning mater came before the town nearly 1600 people almost ate us alive. We have the ability to make a recommendation but the people have the final yes or no. There is a lot more work necessary on this. Each and every person has their own opinion and they also each have their own opinion as to the hours of operation. We need to look at what benefits are there for the town and of course we need to be able to regulate concerning the aspect of how this will affect the neighbors. I am still concerned about the hospital building. It will cost close to ten million dollars to clean up the site. It is not the end of it. You still have the vote of the town on the town meeting floor. Mr. Piasecki – I think part of the problem is going to be the condos in the back and they are residents. It is the negative against the positive. There are looking at residential taxes against industrial taxes which they feel is a better tax basis. Derek – I would like to see where the buffers might be and the wetlands. Amy – my concern is the wetlands and why we need more industrial. We have some much industrial which is available. Linda G – we do not have a wetlands by-law. We are currently going by the state by-law that was defeated. Jim – at this time I would like to continue this hearing to April 19, 2011 at 8 p.m.

Commercial and Riverside Drive

Jim – I have a letter here from Bob Mather. Greg – I think it would be a good idea if each of us were to check on the roads condition. Jim – Pauline please have Chris Peck check on the road condition.

Meeting Dates

Pauline – Meetings for April 5, 2011 and April 19, 2010

Mike Renzi – Lighting By-law

Mike – I am here just to bring you up to date. Generally speaking I have found that there is support and the Board said that they would recommend that it be put on to the town warrant -- it would be helpful if the Board would make a recommendation. Since the last meeting I spoken with a builder referred by the Building Inspector. I called Bristol Lighting and spoke with the operation manager. I mentioned that the Building Inspector and the Planning Board were working on this with me and he said that he would be happy to accommodate any builders that contacted him. I personally would be willing to be helpful to

anyone who would care to contact me. Jim – I believe you gave us the handouts previously. Mike – I am going to contact the big box stores. This issue is a win win situation for all. It is being tried in many areas. There is presently a bill in the Senate but unfortunately I do not know if it will pass. As I am sure you are all aware I am very interested and am hoping to come up with some standard guidelines for each zone. I am hopeful that someone will be prepared to talk at Town Meeting.

Walter – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:30 p.m.