

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**May 21, , 2013, – 7:30 PM**  
**Town Office Building**

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

Present: Chairman, Jim Marot, Sylvester Zienkiewicz, and Peter Conroy.

**Hearing re Zoning change from Residential to Industrial**

Notice as it appeared in the Middleboro Gazette was read by Jim. Notice appeared on April 25, 2013 and May 2, 2013. Jim as the Board is aware this is a cranberry bog in the middle of an Industrial Zone. I think that everyone would agree that this should be changed from residential to industrial. Nancy – I will change the map and make it a different color for the proposed Industrial. Zinc – will a copy be available to be shown on the Town Meeting Floor. Nancy yes. Zinc I make a motion that we recommend approval of the same. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Jim – this will be Article 23 on the warrant. Zinc – I make a motion that we close the hearing. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Hearing closed at 7:15. p.m.

**Bills**

Jim – I have a bill for advertising in the amount of \$158.95. Zinc – I make a motion that we approve the same for payment. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Jim – I also have a bill from Nancy Yeatts in the amount of \$40.54. Zinc I make a motion that we approve the same for payment .Peter 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Water Extraction**

Pauline – I have a letter from the Board of Selectmen notifying the Board that they have decided to withdraw the article.

**Kennel By-law**

Pauline – I have a memo from Rita advising the Board that the Board of Selectmen have removed the proposed Kennel By-law from the Town Warrant.

**Satucket Trail**

Roan Barber --I am here to see if the Board is willing to release 3 lots (A, E & F)? Chris – I have not done so but I will be sure to go and check on the road and give the Board a report. Zinc – I have driven over that road several times. We are talking a sidewalk, cape cod burm and a top coat on the road. The estimate is from April 2, 201. It looks like about \$32,000. Jim – we are looking at about 40,000. I think release 2 and hold 1 or cash in the amount of \$40,000.00 Roan – what about releasing 2 lots tonight and hold 1. Would I still need the

cash. Jim – yes. Roan – I could put up \$40,000 for the release of 3 lots. Jim – we would need the cash put up. He wants the 3 lots at this time. I would be will to do 2 lots. Zinc -- How about 2 lots and the 3<sup>rd</sup> lot when everything is in place. Peter – 2<sup>nd</sup> the motion. Jim -- We need 125% to be held for completion of the road. .All in favor. Vote was unanimous.

### **Hearing – 7:45 p.m. Temporary License – Definitions**

Notice as it appeared in the Middleboro Gazette on April 25, 2013 and May 3, 2013 was read by Jim. Zinc – what is wrong with our version as it appears to be a little shorter. Nancy – storage for animals is different Zinc – this is new. Jim – there is a definition for building and structure. I am not quite sure what a trailer is as it is in our definitions. Jim – this did not come from us. The old is one paragraph . This new one is a 4 page article. A building or structure is defined. What is the purpose? Rita – it is to make it clearer. Fee for a storage trailer was \$25.00 per year. This is for the 1<sup>st</sup> one. You need to look at the 3<sup>rd</sup> part 8.7.1. When apple came before the Selectmen there were a lot of questions. We are looking for something easier. Board of Health has received many complaints about part-time camping on the property. It goes back at least 2 years. Nancy – how many on a lot.? +Rita – it is 3. Jim – Are we talking a storage trailer or POD. Shipping containers are for 2 years. It has to disappear. They don't meet code requirements. Jim – it meets the definition of a structure. Simply put it depends on whether or not registered. If there is no registration it is a structure. Structure or building is defined in our definitions. Nancy it is not temporary if they keep coming back year after year. We are saying 3 but it can be changed. Jim – no size is stated. Rita – I believe it does it away from the Board of Selectmen to the Building Inspector. The Storage Trailer and Office Trailer are by the Building Commissioner. Zinc. – 8.7.1 & 8.72 have been written beautifully. I can't see taking out what we have. Nancy – did anyone as Town Counsel if we enforced it what we had would it be okay. You either have to get a permit or remove it. Rita – some are paying yearly. Zinc – we have covered 2 and there are still 2 more. Travel – it does not seem to cover it. Rita – Board of Health has had a problem with it. Zinc – we need to think about water and electric. Jim – they all require Board of Health approval. If you have a registered vehicle – it needs to meet the building code. It meets to be permitted or fixed to the ground. Zinc IO thinks that this is hopeless. Jim – I still find it hard to believe that Town Counsel check on all of this. li thinks some parts are illegal. Zinc – I move for a negative finding. Some parts are incomplete at the present time and the Planning Board would like to withdraw Article 21 and 22. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Hearing closed at 8:45 p.m.

### **Cold Storage – Site Plan**

Jon Pink – At ;your last meeting you had some recommendation from Chris and Conservation. Mike Schroder went out with me and she gave me some recommendations subject to change of course. After it is done we will do some further plantings. This area is all trees and we hope to leave it that way. The foundation is 7 feet below ground level. Chris – there are only minor issues Jim

– note needs to be made of #9 concerning basins and swales. Sugar maples along the front at least 20 feet apart. If you can comply with Chris' letter I believe that you would have the blessing of the Board. Zinc – I make a motion to approve the site plan as presented on May 2, 2013 with the modifications referred to in Chris' letter. Peter – 2<sup>nd</sup> the motion. Jim – any further discussion. No further discussion. All in favor. Vote was unanimous. .

### **Cedar Pond**

Nancy Yeatts – originally Jason Cook came to me concerning the pipe. Brian – 3 Cedar Pond Road – we are concerned because of a safety issue. Ron Renzi – Ron's Circle – I looked at what Jason was concerned about. I believe that it would be between him and the builder. Jim – that is what we initially told him. They do not need to cross his property and we told him that we had no problem with the removal of the pipe. The liability is in his lap. It is not part of the project. It is on his lap. It is not part of the project. It is on private property. The town cannot take on the responsibility. Mike Renzi – Atty Jacobi says that he has an alternate access route. Jim – I have requested more information from Jacobi but have not had a response. Bruce -- -- what about the common access. Jim – He needs to come back for final action. Mike Renzi – his plan is by the end of the summer to have the final coat down and then .to turn it over to the Home Owners Association. Brian – I believe that there are two lots left. Tom – 7 Cedar Pond Rd. We were supposed to have a walking trail and I don't believe that he has even started anything. Nancy --- we are concerned with the resource area Jim – there is still another process to go through. Chris – I have made a punch list. Jim – we will hold money for 2 years. ?? Has he requested a demolition permit. Jim – not as of yet. Mike Renzi – there is a bond for the finishing of the road. Jim – once it is due it goes to Ron. Jim – we hold \$15.00 per lineal foot for 2 years. ?? you would hope that it would be completed. Jim – as far as you are aware there are 2 lots that are unfinished. ?? Those two lots would not cover4 the cost.

### **Adjourn.**

Zinc – I make a motion that we adjourn. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 11:30 p.m.