

**Lakeville Planning Board Minutes  
Meeting- November 15, 2011**

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

Present: J. Marot, Brian Hoeg, Kevin St. George, Greg Kashgagian and  
Sylvester Zienkiewicz

**Kensington Court**

Jonathan White – I am here concerning Phase II. Everything is the same. The change is in the office area which is in the lower level of Building 2, Requirements of the ADA walkway is in the parking lot to the lower level. Brian – I make a motion that we approve the minor change and notify the Building Inspector. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Jim – I also have a request from the Board of Selectmen concerning a curb cut. This shows the same entrance and all utilities are in. Brian – I make a motion that we recommend approval of the same. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Michael Haikel (Elizabeth Williams)**

Chris – I have checked and made some minor changes. He has put on the final coat. I have a record of the tonnage but have not done the figures. Jim – we need to hold at least \$13,125 and return the balance. Greg – I make a motion that we release any fund over \$13,125 that is being held. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. M. Haikel – it is my understanding that this will now start the 2 year process. Jim – yes.

**Form A**

Jon Pink – this is a Form A for Leonard Gaudette – Check in the amount of \$100.00 was received. Greg – 2<sup>nd</sup> the motion . Jim – all in favor. Vote was unanimous.

**ZBA**

Jim – This is from the ZBA concerning Blueberry Estates. This is a comprehensive permit not a zoning issue. I think we should seek counsel's advice. Greg – I make a motion that we notify the ZBA that we will not be making a recommendation on the petition dated September 27, 2011. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to ZBA.

### **Honey Bee Farms**

Jim – this is a continuation of a hearing originally held on October 18, 2011 which was continued to November 15, 2011. Bob Forbes – Prime Engineering. I understand that

1. -- we were to change the lot line between the barn and the house making it all on one lot.
2. Change the storm captor for water quality.
3. Concerns about the grading on the Moriarity property and that it has been taken care of.
4. Met with Chris concerning an issue concerning the plan review.
5. Filed with the Conservation Commission and it has gone to another engineer.

Jim – I would like to have you noted on the plan where the trees will be going. All storm water is standard. Chris except 7. Jim – at this time I will continue the hearing to January 10, 2012.

### **Cedar Pond**

Jack Jacobi – as I am sure you are aware the back half has been completed. We are now looking for the go ahead on the front half. Brian – could we give him a conditional approval based on mail information that we received from Nick giving his okay. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Jim – all in favor. Vote was unanimous. Jacobi – back is done but needs some work as you can see from the pictures. Jim – the pile of material is going into the drains. Ron Turowetz – the material is needed for the work that is going to be done on Phase 2. Jim – you need something put over the pipe so that nothing can get in. Chris needs to check on the pot holes. Jim – we need to take into consideration specific lots. Ron – we are looking to have the following lots released. 6, 15, 17, 18, 19, 30 and 31. Jim – we are looking at everything except Lot 6. Mike Renzi – why can't we hold everything until phase 2 is completed. Jim – one reasons to release is so that the work can be done. Mike – I am speaking from my own experience with them. Nothing is ever done when they say that it will be. Dan – we agreed to the back drainage Without the lots being released we cannot go ahead. Brian – 3 Cedar Pond – this was started in August and it has been put off. Mike – if he has to sell the lots how can it be done. Greg – when will he start Phase 2? Brian – can you get the carpet seed down. Dan – it will probably be April. There is less work to be done then in the back. Zinc – I make a motion that we release 6 lots 15, 17, 18, 19, 30 and 31. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Mike – there is no deposit on the lots and phase 2. Brian – a developer needs to sell property to get it built out. We are talking a half a million in cash. Brian – are you saying you had the money then but you do not now. Mike – it is said over and over again and nothing is done. Jim – you are asking us to leave it there. We are try to do what is best for the town. How about letting him move will help so that we something being done to benefit the town. I guess I don't

understand what you would like us to do. He cannot get anything done if we do not allow to work. Petronella Guttronsen – material is being dropped there. Ron – Lot #16 is going to be used. Scott Sweet – we have been at every meeting. It has been months. We want to see something done. Jim – I believe that he has every intention to finish it. Are you trying to get me to stop the developer. The town has the security. I don't know what else to do. I need a plan for Lot 6. Mike – why can't we hold the permits like we did at the other end until they have finished. Jim – we have lots that are being held. Greg – can we put him on some type of time schedule. Brian – you can't put a noose around his neck. Jim – we can put some time frame on the 2<sup>nd</sup> phase. Jacobi – you are holding lots and ¼ million. Chris – release ½ and remaining at a later date. Linda G – are you able to release lots without permit. ?? all the drainage permits were suppose to be filed. Jim – drainage was done in 2 phases. First phase has been done. Brian – we need the drainage to be done. Jim – I can't understand what more you want me to do. I don't see how he can fix the problem without releasing the lots. Scott Sweet—it needs to be finished. I doesn't make sense. Jim – I looked at it if we release the lot now he will then be able to work on the buildings. Scott S – how much is it going to cost? What about the drainage? We need an estimate of what it would c cost. Brian – you are fighting the economy. Jim – the 6 lots were pulled back for phase 1. We are talking 7 lots but only 6 are being release. ?? when will it be started and when will he finish? Jim – Phase 1 is completed. How can he finish if we stop him. Jim – at this time I have a motion that has been made and 2<sup>nd</sup> to release 6 of the 7 lots. All in favor. Vote was unanimous. Jim – you have approval if we get a letter from Nick. As far as the grass goes we are looking at March or April. What are we looking at for sale of the 6 lots and removal of the trailer. Ron the barn and lots are together. Several people have shown an interest in the lots. At that point the trailer would have to be removed. The first two Mark Carroll is going to be working on the footing. Some of the rocks are piled in front. Jim – you will need to get together with Chris before starting Phase 2.

**Gateway Commons** I believe that Mr. Carroll attorney is Ed Brennan from Taunton. Also with me are Dan Aguiar and Mike Cahill – we were in last year. The plans were going to be reviewed by Nick Lanney. Ed Brennan -- the plans have not changed. The drainage has changed. As you know we have been having discussions concerning the cold water ponds. The drainage is all underground. It will be seeded over the top. Dan A – the revised landscape plan was presented. It has been verbally approved by Conservation. We will have some verification from Nick. Greg – what about snow removal. Dan – we have designated snow areas on the site. No salt is to be used. We exceed the parking spaces. So it should not be a problem. Jim – during the process was the turf reinforced. Dan – no. Jim – where are we? Dan -- we will need a letter from Nick once he has sent the same to you. Zinc – what about fire and water. There is more work required beyond the connection. As I understand it you will be working with Ocean Spray to make the connection. Ed B – we have also been working with Taunton. Linda – I don't believe that you left any plans

behind. Dan – yes, I did. Jim – at this time I believe that we will continue this to December 13, 2011 if that is acceptable to you. Ed Brennan – that will be find.

### **Meetings**

Jim – our next regular meeting will be December 13, 2011 at 7:30 p.m. if that is agreeable with the Board. Member were in agreement with the date and the fact that we would be holding one meeting unless we find that it is necessary to schedule another meeting for December.

### **Adjourn**

Kevin – I make a motion that we adjourn. Zinc – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:45 p.m.