

Lakeville Planning Board Minutes Meeting- November 1, 2010

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

Present: J. Marot, G. Kashgagian and W. Healey

Jim – I was looking to go over this. Nate Kelly – this is Phase One – we are looking at the water. We recommend that you look at the existing code within the local community. Lakeville is one of the two communities that we are dealing with. We are trying to address what seem to be the key issues. We are looking into inspections and peer review along with special permits for seasonal and year round. These present a challenge. Larger storm water standards and site plans are called for to address the Massachusetts standards. This could trigger sub-divisions regulations. We went through storm water and suggested standards with zoning today. Site Plans call for compliance with the Massachusetts Standards. We need to look into ground water overlay. Site Plan review give us the information. Sub-division and zoning need to comply. Jim – As far as Rules and Regulations go they do not need to go to Town Meeting. I don't think we are prepared to go to a Special Town Meeting. I noticed a number of minor changes. I had a number of questions. Nate – I may have to bring it back to our engineer. Bob I. – how does it work when you do not have the information ? Do you want a sign off before we give them the go ahead on the job? Bob Poillucci—does it have to go to a meeting? Bob I – Are you saying that they can not sub-divide their property. Jim – It needs to be presented to the Planning Board if it is not an existing lot. Bob – I need more information from the engineer on the plans so that we can have a better handle on it. Chris – it is required that it be seeded to stabilize the area. It is best if it is done in the early spring or late fall. Bob I – where die the 3,000 figure come from. Jim I don't really remember but we did discuss it. Mike – what are the credits. Nate -- what are credits. Nate – you need to treat x amount of water for the credit system.

Riverside and Commercial Drive.

Ken Motta – we are here to get clarification from the last Town Meeting. At the last meeting the Board voted to recommend acceptance to the Board of Selectmen. There were no issues that I was aware of. I do not understand why the Board took the position that they took at Town Meeting. Jim – we had a meeting before the Town Meeting. Personally I was not satisfied that it was at the best interest of the Town. I was hoping to be able to go to Town Counsel concerning a bond for the entrance way. I was concerned about the liability to keep the road open, not just the roadway. We are going to be held as far as the Town is concerned. I have no objection to it going to Town Meeting. I would like to be able to look at this further. We simply made a recommendation the Town could have gone ahead. Rita – Pauline said that you would look to Town

Counsel about it. If you wanted to we could ask John concerning the bond. We will check with our insurance agent and see what would protect the town. Ken Motta – the Seller can require them to post a bond when the curb cut is requested. In terms of the road falling apart there is the mechanism to require the bond you also have the right to withhold the occupancy permit. As far as the main road goes CanPro has agreed to landscape the island. The signs are privately owned. Jim – we have cars going in there for the town. I have big concerns. Rita – we did not accept the road so we have no liability. We have the right to maintain. Chris – we have 24 hours to maintain the potholes. The snow plowing for 79 is done now. We gave the liability now. Jim – the state shares us. Why would the town want to accept the road. I assume that CanPro would always be there. Jeanne (CanPro) we have maintained it and now the town should be willing to take it over. Jim – If I were to recommend it from the Board I still would have spoken against it. Ken Motta – If CanPro made the commitment and they are willing to maintain the island. As I said before the signage is private. The gates will be removed. Jean (CanPro) Maintenance will be taken care of by our own men. Greg – I make a motion to approve. Walter – 2nd the motion. Jim – any discussion. No discussion – All in favor. Vote was unanimous.

John Oliveri—I am here concerning more Industrial area for the town. Gene Bartlett's property as it abuts the Industrial Park (Route 18) 128 acres. He has a couple of signatures. We need some more Industrial. Nancy – how much. John – about 100. He is pretty sure that he can get some more signatures.

Meeting

Next regular meeting is December 7, 2010.

Walter – I make a motion that we adjourn. Greg – 2nd the motion. All in favor. Meeting adjourned at 10 p.m.