

**Town of Lakeville
Planning Board
Thursday, November 3, 2016
7:30 PM – Town Office Building**

On November 3, 2016, the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Hoeg at 7:30 PM. Members present were: Donald Bissonnette, Peter Conroy, Brian Hoeg, Janice Swanson, and Sylvester Zienkiewicz. LakeCam was recording the meeting.

Continuation of Tree Hearing for Pierce Avenue

The Board received a request for a 30 day continuance. The hearing will be held on December 1, 2016 at 7:30 p.m.

Site Plan Review: 303 Kenneth Welch Drive

Jamie Bissonnette, Zenith Consulting and Mark Knox, owner, were present for the discussion. A copy of the comment letter from Jeremy Peck, Superintendent of Streets, was provided to Mr. Bissonnette. There was a review of the plans. The parcel is currently vacant and Mr. Knox is proposing to construct a building with office space, loading bays and a driving ramp for access. Due to the slope and site elevations, a retaining wall and guardrail will also be constructed. The site will have two entrances with horseshoe flow around the building.

There is a large area of watershed originating from the Talbots' parcel. Site elevations were reviewed. Water will be collected and bypassed to the adjacent wetland through a swale system. There was discussion regarding stormwater treatment. Roof runoff will be directed to underground roof infiltration beds. If the beds become surcharged, the water will flow through the overflow spill apparatus as necessary. Trench grate style catch basins will be used onsite, the water will flow through an oil grit separator to a forebay with an infiltration basin. Stormwater regulations required this design due to the possibility of a high pollutant load. Material removed during construction will be used onsite to provide separation between the bottom of the infiltration basins and seasonal high groundwater.

Mr. Bissonnette discussed the fail-safe measures. In the case of an overflow, there would be minimal ponding or water would be directed to the Kenneth Welch drainage system. The utility plan was reviewed. The septic system design is not finalized as the applicant is looking for feedback from the Planning Board. A manifold system will be used for the roof and the dumpster pad will be located in the rear. The water gates were located to offset the service across the street. The landscape plan shows similar plantings to other sites on Kenneth Welch. The sides of the site will be utilized for snow removal. The applicant will request permitting for a sign when the details are known. All disturbed areas will be grassed and the slopes ripped.

An exterior lighting plan will be submitted for review. Mr. Knox requested building mounted lights. The design will be face-down LED lighting that is night-sky friendly. Mr. Bissonnette will provide a photometric to the Board. The erosion control plan was discussed. The silt sack details, requested by Mr. Peck, will be added to the notes. There was discussion regarding the proposed drainage pipes and it was agreed to utilize HDPE piping throughout the project. Mr. Bissonnette also made changes suggested by Mr. Peck regarding handicapped accessibility. The 1.5" will allow for potential asphalt compaction.

ASAP Engineering provided the structural design for the building and Mr. Knox will request that they also design the wall and guardrail. The proposed maximum height of the wall is 9.5'. Mr. Zienkiewicz noted that the Lakeville Development Corporation (LDC) setbacks expired in July 2016, and were not reinstated which allows for this site to be designed in accordance with the Lakeville industrial regulations. There was discussion regarding the calculations used to determine the impervious area on the site. Mr. Zienkiewicz will verify

whether wetland and drainage areas can be used in these calculations. Currently, including wetlands and drainage the amount of impervious area is approximately 30%.

Sign Plan from Lakeside Avenue – Form C, if covenant has been received and recorded

The Board has not received the covenants, which must be approved prior to recording at the Registry of Deeds. There was a brief review of approvals required for this project. A continuance is not necessary, as the Board will address this matter upon receipt of the covenants.

ZBA Petition for 13 Central Avenue

There was a review of the petition for Julio Johnson at 13 Central Avenue. The applicant wishes to construct a 14 x 16' addition and will be on the agenda for the November 17th ZBA meeting. Upon motion made by Mr. Zienkiewicz and seconded by Ms. Swanson the Board

VOTED To send a letter of no opinion concerning 13 Central Avenue. Unanimous vote.

Notice of Public Hearing from Taunton Planning Board

The notice, concerning a marijuana growing and distribution center on Mozzone Boulevard, was briefly discussed. The Planning Board had no comment on this matter.

Invoices from WB Mason & Southcoast Media

Upon motion made by Mr. Conroy and seconded by Mr. Bissonnette the Board

VOTED: To approve and sign the WB Mason bill. Unanimous vote.

Upon motion made by Mr. Conroy and seconded by Mr. Zienkiewicz the Board

VOTED: To approve and sign the Southcoast Media bill. Unanimous vote.

Schedule Next Meeting

The next meetings of the Planning Board were scheduled for the following dates: November 17, December 1, and December 15, 2016. All meetings will be held at 7:30 p.m. in the Town Office Building.

New Business – Cedar Pond Preserve

Mike Renzi, 2 Ron Circle; Dennis Santos, and Brian Enlow were present for the discussion. Mr. Renzi stated that the top coat was put down in October 2015, although an exact date must be established. There was assumption among the residents of Cedar Pond that Ron Turowitz had official communication with the Planning Board at that point, which would have started the two year waiting period for roadway acceptance. There was discussion regarding whether this roadway acceptance could appear on the warrant for a Special Town Meeting in the fall of 2017.

Mr. Renzi previously spoke with Tracie Craig in the Selectmen's office who noted that there was no record of communication between Mr. Turowitz and the Board. Ms. Swanson provided a letter from Attorney Jacoby, dated December 1, 2015 requesting the two year waiting period begin, which would dictate that the acceptance be proposed at the Annual Town Meeting in 2018. Mr. Santos stated that the letter was written after the work had been completed and suggested the period should begin the day the work was completed. Jeremy Peck was onsite and there was a review of his report, dated November 2, 2015.

It was noted that as there is no as-built plan on file, Mr. Peck cannot perform a final inspection. Chairman Hoeg stated that this inspection can take place during the two year waiting period. The residents have formed a Homeowner's Association and are splitting the cost of the as-built plans and permanent monuments with

Mr. Turowitz. There is a written agreement that Mr. Turowitz will provide plow services. Mr. Hoeg recommended that the Homeowner's Association inspect the condition of the asphalt regularly during the waiting period and make any necessary repairs. The Association plans to meet with Mr. Peck in 2017 for advice on catch basin cleaning. The as-built plans should be submitted as soon as possible.

The By-Laws state that the waiting period begins with the release of the covenant by the Planning Board. There was a review of the November 9, 2015 Planning Board agenda and minutes. The Board voted, at that meeting, to release remaining funds for the completion of the roadwork. Chairman Hoeg suggested that this vote to approve the final payment serve as a release of covenant. Payment was made in December 2015. There was a poll of the Board, with Mr. Bissonnette, Mr. Conroy, Chairman Hoeg, and Ms. Swanson agreeing that the vote to approve the final payment would constitute a release of covenant and serve as the start of the two year waiting period. Mr. Zienkiewicz abstained as there was documentation regarding the release of covenants which he would like to review.

There was a review of the time line leading up to a possible Special Town Meeting. It was suggested that Homeowner's Association contact the Board of Selectmen in June of 2017 to begin preparations. This item will be on the November 17th agenda.

Adjournment

Upon a motion made by Mr. Conroy and seconded by Mr. Zienkiewicz the Board

VOTED: To adjourn the Planning Board meeting at 8:35 p.m. Unanimous vote.