

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**November 12, 2013 – 7:30 PM**  
**Town Office Building**

On November 12, 2013, the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order at 7:30 PM by Chairman Marot. Planning Board members present were: James Marot, Donald Bissonnette, Peter Conroy, Brian Hoeg and Sylvester Zienkiewicz.

There was no one recording the meeting this evening.

Also present: Selectmen Aaron Burke acting as chairman of the Economic Development Committee and various other members.

Jim Marot – at this time I would like to welcome the members of the Economic Development.

**Economic Development Committee**

Aaron Burke – We are a new committee and our goal is to gather information concerning the economic needs of the town. We were in support of the article that did not pass at the annual town meeting. We are hoping that you will look into the bringing forth any change that you think necessary since we feel that this is necessary. Jim – the board voted to it but I spoke up against it because I felt that it was not in the best interest of the town. Did you have any specific questions. We have looked at the Bartlett property in the past concerning the change. The larger parcels are owned by Ocean Spray. There are limitations that would take place if the area was re-zoned. There is a 100 foot buffer zone concerning any parcels that they own. Ocean Spray has a huh swale under it which cannot stop that drain age. We have aspects governing some of these larger parcels. We can get it to Town Meeting floor . There is a big impact with some areas like the Tri-A. The parcels around 79 are not large enough. Plus the drainage in that area is a problem. Another thing is we do not have a split tax rate. What kind of business are we going to get. We looked at some off of Route 140 and it got voted down. We have no objections to looking at parcels for economic development for the community but want to make sure that we put our energy into what would work for us. I have no objection to moving forward. We put all of our energy into the hospital property. Aaron – there is nothing to expend there. We believe there is nothing to go forward with at this point. Our goal is can we get on the same page to credit and develop what the town wants. Jim – our business zone has 7 or 8 uses. We need to look into the future. We need to look at what benefits the community. I think as a committee we need to look and see what will be good in the area. We need to look for something that is attractive to the entrance of the town. We would be looking for some input from your committee to work with. I would not like to see parcels taken knowing that nothing will be done with the zoning change. Aaron – how did they get to Town Meeting. Jim -- We were here when zoning was done in 1979. We need a

planner in this town. The parcel near the high school was zoned industrial because we did not want residential. Aaron – I am talking about the last Town Meeting. The properties were brought to Town Meeting. What exactly is the procedure. Jim – they can be brought by petition. John Olivieri – how did they get to Town Meeting this time. Jim – it was brought to us. They wanted it to come as a single parcel. I didn't feel comfortable saying it was good for the town. I would still want to look into it and see how can we look at the property. ??? Are you going to keep this going? Jim – if there is an ongoing interest. John O – what or which property are we talking? Jim – Bartlett as well as a number of properties that abutt it. Zinc -- -- when you asked how did it come to be – I Believe we had a Master Plan Committee and they developed this area. They worked on this. We were not part of the commission Some were to wet or small but they had the support of the committee I believe that the committee thought it was good. One of the hard things are one business, 1 restaurant and I industrial. It is hard to control. It is no good to work with the lots that are also to large. There are a lot of things that can be done. Aaron – I agree with Jim. A lot of people do not understand what is going on. Nelson Pratt – I recently read a notice in the Middleboro Gazette – it 's scary as heck. We were looking and thinking it was not a good idea. I think Jim Saved the day by swaying the vote. Our planning and economic development committee is very lacking especially in rezoning. Aaron -- things seemed to take a life of it own. Hopefully working with you folks will make a different change. Zinc – I was at the meeting and they were trying to do what was best of the town. Nelson Pratt – the Master Plan does not designate all of the properties in what we turned down at the Town Meeting. ?? What do people want? Linda – the Master Plan is a guide. I think we should think about a new Master Plan. I think the town needs to move forward. Jim – the change in the state has been gaming. The casino in Taunton will have a big affect on our community. I look forward to working with you commission, open space and conservation. and to see the impact on what we are doing. We need someone who understands how this works. We need to look for a planner. We need someone who understands The hospital property is something that we are going to look at for a long, long time. We need help. John Olivieri –You are going to hold up looking at spot zoning. Zinc – the water main was not available for 2 years. It will now be available. Those are by mains that we3 can not get done. Jim – we need look at the properties one at a time. We would like to hold the hearings on an individual bases. The ones on the side of 140 are already zoned business. We have to look at what do the parcels offer. Brian – the parcels on Main Street that are vacant – are being considered – would they be changed. Frank Sterett – whre is the needs assessment. This commission did a survey at the Arts Faair. Rural is a work that is in this. Aaron – the goal of the survey is to get information as to what the people expectations are. Sarah K – I think this one did a great job but also what we did was wrong. Jim – as a Board there are also things that we would rather be doing.

### **Cedar Pond**

Jack Jacobi – We would like to get the sub-di vision paved before the winter weather sets in, This sub-division was approved in October, 2004. About a year ago we

agreed on the sum being held by \$250,000. Ron got 3 estimates SLT, TL Edwards and TK. We are looking at if it is not done at this time we are looking at it not being done until spring. SLT is saying \$190/M, no allowance for the base course. SITEC is showing the as built at \$10,600.and Roadway Monuments -\$16,800.00. You are talking holding an additional \$60,000 for 2 years. Ron simply does not have the additional amount. He would like you to release the funds that are being held so that he would be able to pay for the work done on the road. We should not allow the binder course to go through another winter. There simply will not be \$60,000 left. We would like a waiver. You could hold what is left. Previously, we had agreed that we would get the approval of Chris Peck. Ron T. I previously had SLT do Norton. Jim – we would encourage you to move forward. Ron – I just can not put in any more money. Jim -- \$60,000 up front is need by the town. Is there any possible way you can give us more surety or a written covenant. Atty. Jacobi – will you authorize me to talk to Town Counsel. Jim – at this point is the Board in agreement that we allow him to talk to Town Counsel to see if what he is suggesting is acceptable to Town Counsel. We would be looking for surety to protct the town for 2 years. He agrees that he is willing to pay Town Counsel. Jason Cook – who does the plowing. Jim – at this point it is Ron’s responsibility until the road has been accepted by the town. . Ron – at some point the road will be turned over to the association. Jason – a lot of things still need to be done. Atty. Jacobi – It will be at lease 2 years before the street can be accepted. It is nothing that can be changed. ?? so you are saying that the road will fall on the homeowners as it is turned over to the association. 6 Cedar Pond – it should not fall to the associtioj. Jason – how does he do it. Jacobi – it is not the Planning Board’s jurisdiction. I will talk to Town Counsel and get back to the Board.

### **Meeting**

Jim – our next meeting will be November 21, 2013 at 7:30 p.m.  
December 17, 2013 for our December meeting

### **Adjourn**

Zinc – I make a motion that we adjourn. Brian –2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 9:55 p.m.

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**Meeting cancelled**