

Lakeville Planning Board Minutes
Meeting- October 4, 2010

Meeting called to order at 6:45 p.m.

Present: J. Marot, K. St. George and W. Healey

Note was made that Cindy Dow was recording the meeting.

CVS

Jim – I have a notice from the ZBA concerning signs at CVS. On June 8 – 195 feet was noted. At this time I would note that the figure is down from 332 to 227. We agreed to 195. The letter from ZBA was read by Jim. Walter – I make a motion that we recommend approval according to the minutes of April 28, June 1, and June 8th. Brian – 2nd motion. Jim – all in favor. Vote was unanimous ???- Why would you allow CVS to come in there? Jim -- you can not stop someone from using their property if they can meet all of the requirements. I do not know of any town that has the ability to do that. ??? – I would have issues with that. Jim – would you want the town to have the ability to do that if you owned the land? ??? Obviously you have no control. As far as I am concerned they are way to close. Jim – we don't have the ability to tell them they can't build on something that they own. ??? So, you have no control. Jim – we only have control concerning the impact to the area. At this point all that we are talking about is the overlay district. If it passes at this point we have some control as to what goes in there. I would assume that it is better then a demolition company. It is for an allowed issue. The zone is what it is. Frank Sterrett – when will this be discussed again. Jim – October 12, 2010 at the Senior Center.

Jim – I have a ZBA- Application – Vermette – 43 Shore Avenue. They are requesting permission to tear down the building due to the flood. The letter from Bob lafrate was read by Jim. It is 7100 square feet. It looks like it has the correct setback. Kevin – it is on the same footprint. Jim – that is what I am checking. Kevin – does it have land on both sides of the street? Jim – it does not meet setback requirements. It would need a Special Permit under 20,000. It needs a variance to be allowed and recorded from ZBA. It still needs a variance. They can not meet it. Walter – I make a motion that we send back the application stating that it is not complete and a Special Permit is still needed. Kevin – 2nd the motion. ??? – who owns the street? Jim – we have a motion and a 2nd. All in favor. Vote was unanimous. Jim – as far as ownership of the road is concerned it depends on how the deed is written. ???do they have to build a new elevation. Peck 8 Little Farm Road – It will be a 2 bedroom 24 x 36 cape style home. A letter from the Building Inspector was read by Jim. It is almost the same. This style cannot meet the sideline setbacks. Walter – I would like to make the same motion again. Kevin – 2nd the motion. Joe – 23 Long Point Road

– when they tear it down do they need a new septic. Jim – Septic will fall under the control of the Board of Health. All in favor of Walter's previous motion. All in favor.

New England Sign Service

Jim – this is concerning Conway's relocation of an existing sign. It will be 5 feet back. The Commonwealth has taken an area where the sign is now. Walter – I make a motion to approve the change. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Davis, 113 Nelson Grove Road

Jim -- This is where the Courtyard Garden use to be 24 x 26 detached garage and it lacks the proper setbacks. The garage is on the opposite side of the street. Walter – I make a motion that they redesign the plan to meet the setbacks. Kevin – 2nd the motion Kevin – I don't see a real problem. A lot of places have garages on the other side. Walther – I think Jim said they have the area. Jim – variances should not be granted – zoning by laws require a 2/3 vote. It should be part of the land. We are only recommending the final decision is from the ZBA. Jim – all in favor. Vote was unanimous.

Cedar Pond

Bryan Enloe – it looks like it would be easy to solve. It looks like he does want me to fill in the area. If it was going to be a pond I was concerned about the well. Lou Gullo—the property does not have the proper drainage. Lot 2 was not going to be built on. It should be a drainage area for the lot. Bryan – I am interested in purchasing the property and would like to have some idea concerning the lines of elevation. It appears that they have been removed. Lou – can't we get this into the plan. It should be included in the plan. Jim – It should be the same . You have the document that says you have control. Bryan – SITEC does not have plans for back here. We need to check on this. Jim – Your beef is not with him. I would bring this up to QBI. You need to talk to Ron about your concerns because this is needed to solve the problem. Bob lafrate said each would be responsible for their lots. Bryan Enloe – I have asked for a survey. If this was redesigned it could become a legal easement. Jim – you would all have to agree to the easement as it was drawn up. I think this needs to get readdress by Ron.

Fuller Shores, Nelson Shores (Priscilla Drive)

Pauline – I have an e-mail from Pat Cantor concerning the check that was returned. E-mail was read by Jim.

Bills

Secretarial bill in the amount of \$239.02 Kevin – I make a motion that we approve the same for payment. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meetings

Next regular meeting October 12, 2010 @6:30.

Gateway Commons

Pauline – I have a request to continue the matter to November 30, 2010. Kevin – I make a motion that we continue the same. Water – 2nd the motion. Jim – all in favor. Vote was unanimous.

Adjourn

Kevin – I make a motion that we adjourn. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 8:15 p.m.