

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**September 22, 2014 –7:30 PM**  
**Town Office Building**

On September 22, 2014 the Planning Board held a meeting at the Town Office Building in Lakeville. The meeting was called to order at 7:30 PM by Chairman Brian Hoeg. Planning Board members present were: Brian Hoeg, Sylvester Zienkiewicz and Janice Swanson. and Donald Bissonnette

**SRPEDD**

Janice – I have been in contact with Don Sullivan from SRPEDD and he feels that is something that they will be able to help us with. I spoke with Karen Porter and she feels that it is something that she will be able to assist us. I explained to her that we would be having a Special Town Meeting and that there may be some zoning changes that will change the map further. I have put in my request for the 20 hours. Brian – thanks for the update.

**Cedar Pond.**

Pauline – I have spoken with Jacobi and he said that Ron is trying to find someone to do the work but at this time he does not have anyone lined up.

**Woodland Ridge Bond**

Brian – at this time I feel that we should contact Town Counsel to find out where we stand concerning the fact that it has lapsed. I don't believe that the insurance company can just walk away. What is the status? Pauline – originally I spoke with John Olivierii and told him about the date and he said that he would take care of it.. The bond was for \$56,000. Zinc – the bond was for one year.

**ZBA – Matteson Petition**

Brian – according to this they are going to use the same footprint. They are talking adding a 2<sup>nd</sup> floor. They are looking for a Special Permit. I would entertain a motion at this time. Zinc – I make a motion that we notify the ZBA that we have no issues as long as there is no increase to the size of the footprint. Janice 2<sup>nd</sup> the motion. Brian – all in favor. Vote was unanimous.

**Process for accepting a road**

Zinc – at this time I would like to take a few minutes to talk about the process for accepting a road. We need to change our regulations since the Selectmen (on advice of Town Counsel) have changed the process. Pauline – we will need to change it under the Rules and Regulations. We no longer take a deed, we only take an easement.

### **Master Plan**

Pauline – I spoke with Rita concerning representative from the Planning Board. At the present time our representative is Zinc. Zinc – I am happy to continue and am willing to take any help that we can get but it is ours to do. The Commonwealth of Massachusetts assigned it to us. Would be easier with a planner. It is a redo right now and it just has to be updated. Janice – we have completed some of it. Zinc – a housing authority but they don't want to do it. It is a labor of love and a lot of money is needed. Janice – I nominate Zinc as our representative. Don – 2<sup>nd</sup> the motion. Brian – all in favor. 4 in favor (Zinc abstained)

### **Curb Cut 5 Fairway Drive**

Brian – I am concerned about the garage. Don – I don't have a problem as long as he meets Jeremy's suggestions. Brian – we like to have them sketch out a better. Zinc – I would like to see a better location of the driveway. Peter – I make a motion that we recommend the same provided that he includes Jeremy's suggestion. Don – 2<sup>nd</sup> motion. Brian – all in favor. Vote was unanimous.

### **Bills**

Brian – I have a bill for Secretarial Services in the amount \$443.40. Janice – I make a motion that we approve the same for payment. Don – 2<sup>nd</sup> the motion. Brian – all in favor. Vote was unanimous.

### **Hearing Rezoning of 124, 126, 131, 132, 134 & 149 Bedford Street Residential to Business**

Hearing called to order at 8:30 p.m.

Brian – Notice as it appeared in the Middleboro Gazette was read. Notice appeared on 8/29/2014 and 9/4/2014.

Don Bissonnette – at this time I would like to abstained from voting since I am related to the owners of 124 and 126. Donna Caetano – At this time I would like to inform the Board that I am in favor of changing the zoning to business. This happens to be a very noisy area in which there are a good deal of accidents. M. Bird – 132 Rhode Island Road. – This is a very busy section. I would prefer business. Water and natural gas are in there now. Frank Sterett – my concern is to the Master Plan. It is the worst level that you can get. I am worried if it puts more traffic in the area. Zinc – they are widening 79. Donna – perhaps the lights would be upgraded. M. Bird – 139 is not included. Zinc – I met with them and they are not interested. M. Bird – the property on the corner is horrible. Brian – the town wanted to clean it up but Town Counsel said no to the liability. It is not occupied. Donna – how wide can the road be. – is there any chance it will become a 4 lane highway. Zinc – the state is widening 79. Brian the state is restricted by law. Frank S. Are you concerned by the traffic flow for a left turn close to the intersection? 79 coming from the transfer station is a problem. Zinc – I don't think you could do it. Brian – this is from the Master Plan Study and through the survey suggestion to the Town from the residents. Bedford & 79 more suitable for business than other areas in Town. This will go to Special Town Meeting. Frank – we

do not have neighborhood business. The area between the A Frame and 79 should be neighborhood business Brian – this was addressed in detail but it did not pass. It would be good. We would allow waivers in certain areas. It could be a mixed use. Zinc – I make a motion that we close the hearings. Janice – 2<sup>nd</sup> the motion. Brian – all in favor. Vote -- 3 in favor and 1 abstained. Janice – I make a motion that we recommendation acceptance at the Special Town Meeting. Zinc – 2<sup>nd</sup> the motion. Brian –all in favor. Vote 3 in favor and 1 abstained.

### **Adjourn**

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