

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
December 17, 2013 – 7:30 PM
Town Office Building

On December 17, 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 and Sylvester Zienkiewicz.

Bartlett – Robbins Lane

Atty Ryder – This is the document that we had previously discussed. We are asking that you sign it and it is being used if there is an actual sale. The bank has requested that the release of the lots be signed. Jim – I will need a vote that the amount of \$137,255 be held at the closings. This is only to be released and recorded if there is an actual sale. Ryder – I will be furnishing the Board with an escrow agreement has to where the funds are being held. Jim – It will say where will the funds are being held. and who's name the funds are being held in. Ryder – I am not sure at this time. The bank is looking for 150%. I am not sure how it is going to be held. I need this document before I can get a closing date. Zinc – I understand the idea but I need to see the escrow agreement. Ryder – Does the Town want to hold the funds. Jim – I am not sure how it can be held don't know. Ryder – Hilltop Trust has 9 lots. It is a significant amount in taxes. It is a combination of Folkman and Hill Top Lots. Jim – we can try to find what you are looking for. Ryder – Frankly it is more than you would see on a Form A. I don't think the residents want the improvements to the road. Personally I want it done also. The bank wants protection. Zinc – I need to see that the money is being put aside. Ryder the bank is Rockland Trust. Peter – does the town keep the money. Ryder – what if all the money is put aside does the town want to oversee the private way. Jim – how can you ask me to sign something that I am not holding the security. I cannot sign this. I think we need to go to Town Counsel. Ryder – if I modified .it to say in the opinion of the Planning Board it has been set aside.? Nancy – can Town Counsel look at it and then sign it. Mr. Zola – money will be set aside. Zinc – if there is evidence of the money being put aside. Zola – can the Board sign it and hold the original. Ryder – the town is holding sufficient finds and they are not. Basically sufficient security is being no less than \$122,235.00. An additional amount will then be \$157,500.00 Which would then be sufficient to have completed the improvements. Jim – we would then need a vote to release the lots based on the information that you give us and the funds being held. I cannot have the Board sign this. We would need sufficient funds set aside amounting to no less than \$157,500 so as to be able to complete the improvements. Ryder – if I go back to my office and make the changes in paragraph 4, will the Board then sign it? Jim – I believe that we will be willing to work with you.

Island Terrace

Present were Kevin P. Klein and Katy Konary from Norfolk Ram Group. Kevin – we have been working on this for at least 10 years along with working with the DEP. It is a 77 bed nursing home and has 4 residences on the property. Use is 12540 gallons per day. They have approved 1 system. The new system is for the entire island. It is hoped that it will be operating by 8/21/2014. It will be 3 of the 4 residences and the beds will change from 77 to 79. They are remodeling the home. There will be improvements to the parking. Currently 30 spaces are available and they are now proposed to be 60. They will be building a drainage system. It has been approved by Conservation. It is a residential district. Jim – this would be pre-existing non-conforming. Will they need a special permit. I would suggest that we have Nate look it up.

Meeting

Next regular meeting will be January 14, 2014 and January 28, 2014.

Minutes

Zinc – I make a motion that we approve the September, 2014 and October, 2014 minutes. Peter – 2nd the motion. Jim – all in favor.

Bills

Jim – I have a bill from Nancy Yeatts in the amount of \$40.54. Peter I make a motion that we approve the same for payments. Don – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bartlett – Robbins Lane

Jim – how did you make you. Ryder – I have made the change in paragraph 4. Zinc – I make a motion to sign the same. Peter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Old Business

Jim – I have note from Aaron concerning the meeting we previously had with the Economic Development Committee. Memo was read to the Board by Jim. Peter – when we start this I would like to see pictures of the lots involved.

Adjourn

Zinc – I make a motion that we adjourn. Peter – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:30 p.m.