

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
December 8, 2014 – 7:30 pm
Town Office Building

On December 8, 2014, the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Acting Chairman, Sylvester Zienkiewicz at 7:30 PM. Planning Board Members present were: Sylvester Zienkiewicz, Peter Conroy, Donald Bissonnette, and Nancy Yeatts
Conservation/Planning Board Agent, LakeCAM was recording for local cable broadcast.

Curb Cut.195 Rhode Island Road – Sherry & Miah Nielsen

Acting Chairman Zienkiewicz We have before us a Curb Cut concerning 195 Rhode Island Road. Does the Board have any questions or recommendations?

Upon a motion made by Donald Bissonnette and seconded by Peter Conroy, it was:

VOTED: To recommend to the Highway Superintendent that we recommend acceptance of the curb cut provided that it is in the place suggested and that the comments recommend by the Highway Superintendent are met.

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Vote was unanimous.

Curb Cut - 47 Panettieri Drive – Peter Panettieri

Acting Chairman Zienkiewicz We have before us a Curb Cut concerning 47 Panettieri Drive.. Does the Board have any questions or recommendations?

Upon a motion made by Donald Bissonnette and seconded by Peter Conroy, it was:

VOTED: To recommend to the Highway Superintendent that we recommend acceptance of the curb cut provided that it is in the place suggested and that the comments recommend by the Highway Superintendent are met.

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Vote was unanimous.

Satucket Trail – general discussion

Roan Barber – As the Board is aware, I am sure, Jeremy is not in favor of accepting the road. And I have stated that I would be willing to maintain and keep the road for 4 years instead of 2. Donald Bissonnette – as we can see at this point the Fire Department does not seem to have a problem with the ladder truck being able to make the turn.

Roan Barber – I brought in the weather conditions because Jeremy was concerned as to the weather conditions. The weather should not be a part of it. Acting Chairman Zienkiewicz – at this point 1. Weather is not an issue. 2. Jeremy has concerns with the paving. Donald Bissonnette has any testing been done? Roan Barber – the binder is up to specs. I gave him certification from Pawtucket Hot Mix. Peter Conroy – my thoughts are that 4 years is a substantial difference. What would the Board feel about the additional time. Acting Chairman Zienkiewicz – I believe that one of the problems is that Jeremy does not know about the compaction amount. Roan Barber – the calculations are for an inch. Jeremy – my letter is pretty complete. Roan Barber – the calculations are based on 1" compaction. I am saying if you come out it is based on the compaction figure. Acting Chairman Zienkiewicz – you have the average thickness. It was compacted properly. Jeremy – my biggest concern the Rules and Regulations were not followed. Roan Barber – as I said I would keep the road longer. Peter Conroy – you are talking 4 years. Jeremy – what happens when the next developers comes in and wants to do the same thing? Peter Conroy – we need to see the residents' point of view. The people on the road, I am sure, were not thinking it would stay a private road. If you were to do a core it would have to be random. Jeremy – it could be a problem. Donald Bissonnette – the biggest problem would be if we are setting a precedent. Acting Chairman Zienkiewicz – Roan is willing to hold the road for 4 years instead of 2 years. I think we are going to be more careful in the future. Donald Bissonnette – how would you feel about 4 years instead of 2. Jeremy – it is hard to tell. Donald Bissonnette – I respect what Jeremy has said – in this case it is one thing the problem is stuff happens. He is willing to hold the road for 4 years. At the end of 4 years the road will be in existence for 10 years. I would have to say that I am leaning towards letting Roan hang on to the road for 4 years. Peter Conroy – I would prefer waiting for a full board before we vote on this.

Upon a motion made by Donald Bissonnette and seconded by Peter Conroy, it was:

VOTED: To recommend that we postpone the vote on the matter of holding the road (Satucket Trail) for 4 years instead of the normal 2 years.

Vote was unanimous.

B. I. G. (Al Quagliere)

Nancy Yeatts – this is Al Quagliere – he is interested in working with the Board and has interest in working with the land next to Jack Conway. Peter Conroy – is that across from CVS? Al Quagliere – yes. It is 12 Main Street 39,282 square feet. The lot had 44,000 square feet. I took the regulations and tried to follow guidelines. We are talking 30 parking spots with 2 handicap. It has 50% lot coverage – we are talking 15 gallons a day for the septic. I am talking 24 seats. We are talking a curb cut on 105. We are also talking a drive thru and a right turns only. Peter Conroy – what is the drive thru for? Al Quagliere – a doughnut shop. – have you asked about the building back in here. Have you asked about tying in with the Middleboro sewer system. Nancy Yeatts – it is very expensive and he would need a municipal agreement. Al Quagliere – I based it

upon Conway. Acting Chairman Zienkiewicz – it is hard to drive fire equipment back there. It is a good lot but there is a lot of traffic. You will also need lighting. This need to be an easy place to park. Donald Conroy – I have the concept but I need to see a plan drawn up by an engineer. I think it is a good idea. An engineer's plan would make it more clear but I like it. Al Quagliere – I need to check on parking in the front. This may be 2 tenants. Don – we want it to look nice. Nancy – I believe this would be pre-existing nonconforming. The building came within the 2 year period. Acting Chairman Zienkiewicz – I don't see how it helps – the 50% is to get the water back into the ground. It is a normal thing for the engineer. Donald Bissonnette – when I look at an engineered plan I can see it clearer and a lot of good ideas. Acting Chairman Zienkiewicz – I don't understand the Special Permit. Non-conforming. I would think it would be allowed. Lot is 2 small. You have to go to the ZBA and hopefully it would be accepted. It depends how you scale this. It has to make sense. Peter Conroy – 1 handicap per unit.

Minutes

Upon a motion made by Peter Conroy and seconded by Donald Bissonnette, it was:

VOTED: to accept the minutes for April, May and June as submitted.

. Vote was unanimous.

Meetings

12/22/2014 – attend Selectmen's meeting

1/5/2015 – regular Planning Board Meeting.

SRPEDD

Acting Chairman Zienkiewicz – I have been working with Katie Goodrum concerning Open Space (Cluster Zoning). Hopefully she will be attending our next meeting.

Adjourn

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