

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**October 27, 2014 – 7:30 pm**  
**Town Office Building**

On October 27, 2014, the Board of Selectmen held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Hoeg at 7:30 PM. Planning Board Members present were: Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Peter Conroy, Donald Bissonnette, and Nancy Yeatts, LakeCAM was recording for local cable broadcast.

**Satucket Trail**

Brian – we have been notified that the final coat has been put on. Roan – I was not aware that I had to have the Superintendent of Streets there when the work was being done. Brian – The Superintendent of Streets is normally there so that they can see that the work has been done correctly. Now we have a mystery on how it was done and the condition of the same. Jeremy – I am the reason that the town is involved. I happened to go by and see the work being done. I need to look into how to move forward. I spoke with Chris and he said that he was involved drainage, compacting and the binding was not inspected. None of this was inspected as far as I know. I need to see what paper work that you have. There are some waivers. It is a question concerning what is expected from the town. Roan – I don't remember it being expected. Jeremy – We discussed it. Would you see if you can locate the minutes? Jeremy – a fire truck is a concern. Roan – I thought you would only allow it if a fire truck could fit. I wanted it to look as country as I could. All the houses are set with the trees. Zinc – it has a nice look. Brian – Pauline to check the minutes and make them available for the next meeting. Roan – I have pictures when the pavement was done. I also have pictures of what we have just one. Jeremy – that may be around the catch basins. I have all the we3ight steps. I have the information that you have given me which shows 250 tons for an 1 ½: top coat. Roan – it is a rain garden – what do I need to do. Tell me now. Jeremy – you mention someone else. The estimator for T. L. Edwards was there. There have been many concerns from National Heritage but they are okay with the plan as you see it. Brian – Jeremy will check the layout and Pauline to check the minutes. Brian – the construction is already there – 3 –“– 4” of loam. Zinc – I make a motion that we table this item to our next meeting. Peter – 2<sup>nd</sup> the motion. . Brian – all in favor. Vote was unanimous. Roan – assuming it is accepted – do I need to do the street bounds. Brian – we do not need bounds, no as built or cleaning of the drains at this time. Roan – I probably will have the work done. Janice – to Jeremy can you determine an average? Jeremy – I can't confirm. If it has or has not been packaged properly there is no way to prove it. Zinc – what does it cost to do a core. Roan – I am not sure. Jeremy – it could be tested. Janice – there are things that have to be done to make sure it is right. Brian – we need to have proof it has been done right. Jeremy – I can look into it. Janice == one thing is the fire truck issue and that the road has been

done right to the best of our knowledge. Brian – I am sure that National Heritage was part of the problem.

### **Woodland Ridge and Village Rd.**

Brian – As the Board is aware there has been a problem with Woodland Ridge. Jeremy- -- Outback had no problem. I sent them a letter dated October 20, 2014 and request they send me something. The larger pond holds everything from Village Road. The residents are willing to work with us. I will send another letter dated October 27, 2014. The residents are willing to put up money. They seem over whelmed but they seemed to be willing to work with us. Rita – the next step seems to be to approve the layout by November 3, 2014. The easements will not show. Jeremy – I will send the comments to Outback for an update e.

### **Cedar Pond**

Brian – Jeremy, do you have any update concerning Cedar Pond? Jeremy – I have spoken with T & K and they are not taking on anything further for the asphalt plant and they are actually more per ton than TL Edwards – approximately \$67 more. Peter – where do we stand? Jeremy – T & K cannot do it. Peter – this is where we stand. This took place over a year ago. It won't be done this year. We need to let the residents know that the plowing may be their responsible. The road is going to be worst. Janice – what would be our option? Peter – none. Don – we need to contact the developer. This could be a problem.

### **Frank Sterett – Rethinking Lakeville Zoning Changes**

The 31 lots along 18 were presented before and it did not pass. It is in the Master Plan concerning the neighborhood business. It and upstairs and downstairs thing where it could be business and residential – it would be new zoning. Brian – at this point the Board ends up proactive to where we are going. Why did the Master Plan Committee pursue it? Frank – I would like to see it slow down. I would like to push you into that type of zoning. Brian – as we said at the beginning this was tried before and it was turned down by the residents. I am open to any questions. Zinc – this shows all business use or neighborhood business might make it easier to get. You can only enforce according to the rules. Janice – the Master Plan is only suppose to serve as a guide. The Master Plan Committee go the support of business. Frank – The A Frame (18 & 79) area is mostly business and residential. Janice – business wants to be on a busy road. Brian – Neighborhood Business was voted down at Town Meeting. Janice – when the people come in we ae only doing what the residents. Janice – the Master Plan is outdated. Brian – we need to look into the Rules and Regulations. Nancy – what will make that happen without a plan. Janice – we need a new zoning map. Frank – when this was presented I believe that the quote was that 30% - 40% business empty. Janice – I think it depends on the area. I think we have a great deal of house up for sale. There has been a question concerning spot zoning. I do not believe that this would be spot zoning.

**Meeting.**

Pauline – how is November 3, 2014 at 7:30 p.m. good for the next meeting. Brian – does anyone have a problem with that date? No objections noted. Next meeting will be November 3, 2014 at 7:30 p.m.

**Adjourn**

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