

**TOWN OF LAKEVILLE**  
**Planning Board Meeting Minutes**  
**August 17, 2015**

On August 17, 2015, the Planning Board 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, Peter Conroy, Donald Bissonnette, Janice Swanson, Jeremy Peck and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

**Baldie's**

Brian Hoeg – as we have previously informed Mike Chuppi it is important that we get some drainage information from the engineer. I would like to review the information in Jeremy's letter. We need to know who would be in charge of the site. Mike Chuppi – we have removed the pavement in the parking lot. Sylvester Zienkiewicz this is all dug up. Peter Conroy – what has changed in the back? Mike Chuppi – nothing in the back. Sylvester Zienkiewicz – the storm water is a concern to whom? Jeremy Peck – during construction it would be conservation. Peter Conroy – just during construction? Brian Hoeg – you need to look at the map in the book. Jeremy Peck – I think the Planning Board. Brian Hoeg – what about lighting poles. Does it stand where it was? Mike Chuppi – it needs to be put on the plan. Brian Hoeg – Lighting needs to be put on the plan. You are not doing the chain link fence. Pat Rand (1 Lori Lane)—I would welcome the Board to come to see my yard. I am very concerned about the drainage. Even during the last storm there was an area that pools and is swampy. Secondly I have a problem with the retaining wall and feel that it might be an issue. I was told that the building would be at a right angle to the street at the far side of the property and just parking would be near me. I was also told that a privacy fence would be put up. My fence is 4 feet for the protection of the children. We have gone from a privacy fence to a stripped area with lighting. I would like to know the hours of operation, where the dumpsters will be and if there will be hours of pickup established. Mike Chuppi – we are going to do everything possible to soften the effect on the neighborhood. Pat Rand - I have heard the project is over budget already. Mike Chuppi – we are not over budget. Pat Rand – everyone said he is a great guy but he never approached me. He told me that the property was gang one way and it has gone another way and he has said a fence and now you say no. We are looking at the retaining wall. Brian – have you done anything with the hay bales before you broke ground? Peter Conroy – the existing property was a flood area. Janice Swanson – you mentioned a retaining wall. Have you brought the property up to grade? Mike Chuppi – Yes. We are talking a 4 foot retaining wall. Jeremy Peck – the plan shows it toward the property line. Four feet is still a good amount to grade. Mike Chuppi – it will go to the back. Janice Swanson – to Jeremy you would still have to look at it. Jeremy Peck – yes you can increase the size of the wall. Pat Rand – you does the 4 foot wall hold a 5 ½ foot hill. Mike Chuppi – it will cut it up with a little slope. Jeremy – you are going to have another plan? The engineer needs to provide us with another set of plans. Janice Swanson – the plans need to show landscaping. Sylvester Zienkiewicz – what is the purpose of the patio? You need to put in a fence. Peter Conroy – her issue is basically about the cars and the running of the water from the burm. How many spots are there in the back to where the kids are? Brian Hoeg – you will be doing a drainage check. You need to do something with the hay bales. Janice Swanson -- 40 feet your talking is that the building or the patio. Mike Chuppi – the transformer will be moved.

It will all be underground. The dumpster is in the back corner at least 220 feet away. It will be enclosed. When will the next meetings be? Pauline Ashley – September 14 and September 28.

**Brian Brown – Bedford Street**

Plan removed from Agenda - will be brought back at a later date.

**Cassaboom (Form A) Hemlock Shores**

Plan removed from Agenda - will be brought back at a later date

**7 Main Street – Gas Station**

Jamie Bissonnette as I am sure you are aware the gas station will be sharing a driveway with New England Rental. There will be 4 curb cuts.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED to sign the plan as submitted. Vote was Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson and Peter Conroy in favor and Donald Bissonnette abstained.

**Form A – 7 Main Street**

Jamie Bissonnette – this is a Form A concerning the gas station and New England Rental.

Upon a motion made by Peter Conroy and seconded by Sylvester Zienkiewicz it was:

VOTED to sign the plan as submitted. Vote was Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson and Peter Conroy in favor and Donald Bissonnette abstained. A check in the amount of \$300. was received.

**Cedar Pond**

I am Jack Jacobi and this is Ron Turowitz we are here concerning the road work needed to be done in Cedar Pond. We have been working on this for a couple of years. T L Edwards never released the figures. SLT's quote is \$245,900. Jeremy Peck – SITEC needs to give us the work amount. I would like to suggest that this is available as soon as possible. Attorney Jacobi – it is not to exceed \$251,655.11 There is not enough money. Jeremy Peck – I think we need everything to be complete. Attorney Jacobi – we have \$5,600 to play with. It is \$25,000 short. I urge you to allow this. Ron Turowitz – we are looking at 6 manholes. Jeremy – the work needs to be itemized. Attorney Jacobi – it is private no prevailing wages. We would like the check to SLT to be as the work is done. We will figure it out. Sylvester Zienkiewicz – removes and replace \$28,900 why – crack seal in addition. Will the driveways be tied in. Jeremy Peck – it depends. Ron Turowitz some of them might be different. There is a list. Jeremy Peck – leveling course needs to be done. Janice Swanson – we are talking playing as it is completed. Ron Turowitz – they usually do it with progressive payment. Janice Swanson – I am looking at the exclusions. Don Bissonnette – what about basins. Jeremy Peck – we will need to fix them later. Attorney Jacobi – what do we need for as built. (\$25,000). Jeremy – P. J. Keating will be coming in and maybe that could save some. Brian Hoeg – what is the feeling of the Board? Don Bissonnette – if we start it, we would want some guarantee to finish this year. We would need some assurance. Ron Turowitz – I think that SLT wants to get an assurance from the town and I

am looking for no excuses. Attorney Jacobi -- SLT is ready to go. They have the manpower and equipment. Sylvester Zienkiewicz – SLT did hold up things. Ron Turowitz – SLT needs assurance they are going to get paid. Brian Hoeg – we need to go ahead on this. The road needs to get paved. It needs to be accepted by the town. There are no funds available. The residents need to be advised about plowing for the next 2 years. Mike Renzi – I would be willing to help. Attorney Jacobi – we will need to setup a homeowners association. Bryan Enloe – 3 Cedar Pond – why the difference in price for the as built and bounds. Attorney Jacobi – we will look into it. Mike Renzi – the neighborhood has matured and we want to get this done. We have been moiré than patient.

Upon a motion made by Peter Conroy and seconded by Sylvester Zienkiewicz it was:

VOTED to allow Pauline to contact Town Counsel, Town Treasurer and Attorney Jacobi about the payment agreement of \$251,600. being held by the Town. Vote was unanimously in favor.

### **ZBA – Cody**

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED: that no comment be given concern the plan for lack of sufficient information. Vote was unanimous.

### **ZBA – 40 Water Street – 40B**

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

VOTED: that we recommend that the 40B project be done in a single phase so that the affordable units are done concurrently with the other units of the project. Vote was unanimously in favor.

### **SRPEDD**

Janice Swanson – I am still working on the zoning map but it is very difficult. Linda Grubb—if you want I would be happy to volunteer to help .

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

VOTED to notify SRPEDD that Janice will be using the 20 hours allowed to work further on the Zoning Map with Linda Grubb helping as a volunteer. Vote was unanimously in favor.

### **Meetings**

Pauline Ashley – Our next scheduled meeting are September 14, 2015 and September 28, 2015 at 7:30 p.m.

**Adjournment**

Chairman Brian Hoeg –At this time I would entertain a motion to adjourn

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy it was:

**VOTED:** To adjourn the meeting at 10:45 PM.  
Unanimously in favor.

