

^ TOWN OF LAKEVILLE
Planning Board Meeting Minutes
February 11, 2016

On February 11, 2016 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, Janice Swanson, Peter Conroy, Donald Bissonnette and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Ledgewood Estates (Form C)

Notice as it appeared in the Middleboro Gazette was read by Brian Hoeg. Ad appeared on January 28, 2016 and February 4, 2016. Jason Youngquist (Outback Engineering) on behalf of Paul Turner (Ledgewood Development) We are talking a road that is approximately 654 feet long with 4 houses – 2 on Pierce Avenue that are approximate 12.8 acres and 1 house in the middle of the property. The northeast corner of the property is wetlands in the corner. At this point we are talking an agent walking the property next Wednesday. All the drainage from the road will go to the catch basins and not to the wetlands. I just received a copy of the letter from Jeremy Peck and will need to add some changes that he would like to see. I will be changing the slopes to comply with his request. The back pitch has a 2% pitch. All water is going to the back none on Pierce Avenue. It will match the existing flow. Sylvester Zienkiewicz – basically there are no major plan changes. Nothing remarkable. Peter Conroy – where is the concrete ramp? Jason Youngquist – It where the sidewalk goes around. Janice Swanson – is Jeremy Peck asking for more detail. Jason Youngquist – yes. Jeremy Peck prefers 2". Sylvester Zienkiewicz, -- As far as Form A's are concerned we are talking 2 on Pierce Avenue. Jason Youngquist they will have access on both streets. Sylvester Zienkiewicz -- Where is the tree line proposed. Jason Youngquist – we have marked the proposed tree lines we want to cut as little as possible. There is no good reason to cut more than is necessary. Peter Conroy – where is the proposed culvert. Jason Youngquist - the drainage is along the country line on Pierce Avenue. Peter Conroy – there is no proposed pipe at this time. Brian Hoeg – is there a ditch? Jason Youngquist -- we are looking into in more. Peter Conroy – is this going to be a private way. Jason Youngquist no. Charlene Clymer – when did you flag the property were you just on your property? Can I see it when you walk the property? Jason Youngquist – it would be up to my client. C. Clymer – what type of drainage is it rip rap. I just want to make sure that our lines agree. It is an open basin with the rip rap. I plan on building my retirement home back there and I don't want any water coming on to my property. I am not thrilled with the plan. All of that will end up on my property. Jason Youngquist -- it will not impact your property at all no more water should end of then is there now. We have to check the impact. That is where we are going to match the existing conditions. It is the same all of the way. We will try to get it away from property. Charlene Clymer – this 114 can you raise it to 118 and you could get it to go this way. Jason Youngquist – it is the same all the way across. We will try to get it away from you property. Charlene Clymer – How can I get some assurance the water will not run onto my property. I feel that this needs to be higher. Brian Hoeg – this is 1 foot from the free board. What did it perk like? Jason Youngquist – Everything goes that way now. Charlene Clymer – I know what you are saying but I don't agree. I know what it does now. Would you walk over and explain it to me. Jason Youngquist – it is going to your property now. Charlene Clymer I am concerned with how it is going now. I need more clarification. How wide is the road. Is this a 50 foot layout

with 24 feet of pavement? David – 48 Pierce Avenue – I am right next to Charlene’s property. My concern is that it is all wet back there. If you go down 8 feet it is water and clay. I am downhill and I am concerned also. Brian Hoeg – do you know where the stream goes now. Jason Youngquist – this flows down to the pond. Charlene Clymer – if it is rocky it will not go down. Donald Bissonnette – you cannot allow any more water then goes there now. Jason Youngquist – You cannot allow any more than what is pre-existing. Charlene Clymer if it is there now you are saying it will be there as it is now. Jason Youngquist – if it is going there now that is the way that it will go. Shawn Banks 50 Pierce Avenue – It is wet there now. We get water now until June or July. The back corner is wet now. It is wet year round. Charlene Clymer my main concern is that I get more wetland there then is there now. Brian Hoeg there should be no more water then what is there now. Charlene Clymer the water will go to the road and end up here. Mike Ellis, 70 County Road. The rear abuts Charlene Clymer and runs from County Road to Lot 8. Where is the basin? When were the calcs done.? Jason - based on the condition and type of soil we did a 2 year, 10 year and 100 year. Sylvester Zienkiewicz – are the wetland shown on the plan? GIS says now wetland. Brad Kenny – Pierce – I believe the information that I have is based on a 69 soil survey from the county. What is the condition of the aqua fur – what is the impact. . Sylvester Zienkiewicz - have you checked the information available through the Board of Health ? There is a great deal of information available. Brad Kenny – I am concerned when it is dry (Sept /October) . Sylvester Zienkiewicz—in August and September it means that it is very dry – 5 feet or less. Brian Hoeg – you are looking at a dry time. ?? If this becomes a town road who will take care of the drainage? Jason Youngquist – it has fairly low maintenance. This plan has been reviewed by Jeremy Peck. He is well aware of what he needs. Charlene Clymer – we are looking at 2 drainage ditches. The town does not take care of them. The Town does not do regular maintenance. One of the concerns is sand coming into the drainage. That type of basin has things in place that are required. Barbara Sherman 3 School Street. What is the rate. Jason Youngquist – I believe 5 gallons per minute down to 1. It does not get better. Brian Hoeg – I don’t think it is the aqua fur The water does seem to be the problem. I don’t think the water as being the problem. Sylvester Zienkiewicz -- We take it out and then it goes back into the ground. It does have the impact on the water table. Sharon Banks – the water will be different in different places. You are saying no problem but experience says different. Jason Youngquist – that is not a problem You are putting it back down into the land. Charlene Clymer – what is the process at this point. Brian Hoeg – it appears that minor concerns take care of the issues. At this point I will continue this hearing to the 25th. Talk to the Board of Health if you’re well is not recharging. I would be interest to hear what they say. Sylvester Zienkiewicz – they have all of the information available to you. Ben 57 Pierce Avenue Sharon is on a tough corner. Scott Richmond about 7 or 8 surrounding the lots. I am concerned about visibility and privacy. Jason Youngquist – nothing is being done back there. It is wooded. Barbara Sherman – will there be any restrictions on the property? Jason Youngquist – we are not restricting the property. Donald Bissonnette – how many. (57 Pierce Ave.) -- How about Lot 7 on the northern edge and the surrounding lots – I am concerned about visibility and privacy. Jason Youngquist – there is nothing back there. It is wooded. Barbara Sherman – are there going to be any restrictions on the property? Jason Youngquist – regulations are in place by the Town We try to minimize the cutting. Brian Hoeg – this hearing will be continued to February 25, 2016 @ 7:30 p.m.

Baldie's Restaurant

Jason Youngquist I enclosed it in my last e-mail. If you do not have it I will bring it down to you. As far as the driveway I have spoken to them and it is being taken care of. I will have them do it daily. I will have them put the stone back. Brian Hoeg – that I believe takes care of it. Pauline – If I don't have the calls I will let you know. Brian – Wasn't there an abutter that had a problem. Pauline – it was the Day Care but she was happy with the changes that she requested had been taken care of. Pauline – at this time I am returning your check which you have given if we were going to bring in another engineer to look at the plans. The Board is not going to hire another engineer so I am returning your check.

Julia's Way

Jamie Bissonnette – Prime Engineering – I am here on behalf of Foresight Engineering This is a follow up meeting because as you are aware I need approval from the Planning Board before I can request a curb cut from the state. Pauline there is a letter from Jeremy Peck concerning his review. Jamie Bissonnette – I have noted on the plan the construction of the road. The plan shows red as the stone shoulders, green as the pavement and blue as the wheel path. Peter Conroy – I believe that we requested some information concerning the ability of a turn around for a fire truck. Jamie – I have shown a 3 foot shoulder of crushed stone. This is the property line. Sylvester Zienkiewicz – as far as the road is concerned how is ownership shown? Does it default ownership to the middle of the road? Jamie Bissonnette – as this is a private way normally to the middle of the road. It basically comes down to how the attorney writes the language. In this case (the three lots) it will be to the center of the road. Sylvester Zienkiewicz – can I see the language again? Peter Conroy – are you keeping the parking space because of Mass Audubon? Jamie Bissonnette – they want a deed to it. They are looking for \$20,000 - \$30,000 up front along with access to the land as well as a parking space. They are also looking for #% of the total sale to them every time the 3 lots are sold to another owner. This seems to be the deal breaker. Sylvester Zienkiewicz—it is noted on the plan that this is a proposed 40 foot way to lots 3A, 3B & 3C and that they will share the cost of the maintenance and upkeep of the 14" wide driveway and the associated drainage easement.

Upon a motion made by Peter Conroy, and seconded by Janice Swanson, it was:

VOTED: That we approve the plan provided that there are no major changes requested by the DOT curb cut and that the plan be sent to the Town Clerks office for the required 21 day appeal period. Vote was Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Peter Conroy voting in favor and Donald Bissonnette abstained.

Jamie Bissonnette – Howland Road & Sherwood Lane

Jamie Bissonnette – I am working with a client concerning an old right of way and a frontage question. Since I am not fully prepared I would like to be put on the next agenda. Pauline – our next meeting is scheduled for February 25, 2016.

Board of Appeals – Lions Club

Brian Hoeg – this is concerning the Lions Club. Does anyone have a comment or an issue with this? Janice Swanson – the Zoning Board would like some input from the Board.

Upon a motion made by Sylvester Zienkiewicz, and seconded by Janice Swanson, it was:

VOTED: That we send a letter of no opinion as concerns the Lions Club Vote was unanimous.

Board of Appeals – Cody

Upon a motion made by Peter Conroy, and seconded by Janice Swanson, it was:

VOTED: That we send a letter of no opinion as concerns Cody. Vote was unanimous.

Fee Schedule

Pauline – I just would like the Board to review what you have in the packet as concerns the minor changes.

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

VOTED: That we send proceed with the fee changes. Vote was unanimous.

Bills

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

VOTED: That we process the bill from Middleboro Gazette in the amount of \$212.91
Vote was unanimous.

Meeting

Pauline – next meeting is scheduled for February 25, 2016

Adjournment

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

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

VOTED: To adjourn the meeting at 10:45 PM.
Vote was unanimous.

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
February 25, 2016

On February 25, 2016 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, Janice Swanson, Peter Conroy, Donald Bissonnette and Pauline Ashley, Recording Secretary.

Ledgewood Estates – Hearing continued from February 11, 2016 hearing. Brian Hoeg – at this point I will turn the hearing over to the engineer. Jason Youngquist – there are 2 Form A lots in front of the 4 lots in the back. I just receive the comments from Jeremy Peck. He has comments concerning the front County drainage on the side of the swale that is on the side of the road. Jeremy Peck requested a pipe under the road. In addition we met with Charlene Clymer and we did walk the property out back. We feel that there is no affect to her property out back. We move the swale away from her property line. We also made a couple of changes as requested in Jeremy Peck letter. The pipe will make sure the swale is working. We did 12”. Jason Youngquist – we are slowing down the water. John Banks – 50 Pierce Avenue – we are down from there. Will the telephone pole stay there. Jason Youngquist – that water will come down but we are adding another drain. John Banks It would be appreciated if you could control the lighting. Jason Youngquist – The Form A’s will come out on Ledgewood Dr. . Mike Ellis yiou met with Charlene Clymer – will it affect my land. Jason—we moved it up 40 feet but it will discharge to the wetlands. It goes straight down. Mike Ellis is there any maintenance. Jason Youngquist there is a lot during construction. Once it is accepted by the town it will be yearly maintenance. Brian Hoeg – At this time if there is no further discussion I would entertain a motion to send the plan upstairs for the 21 day appeal period.

Upon a motion made by Peter Conroy, and seconded by Janice Swanson, it was:

VOTED: That we send the plan upstairs to the Town Clerk’s office for the 21 day appeal period.. Vote was unanimous.

William Bachant – I am interested in having my property changed from residential to business. Years ago it was a trucking company. We are thinking a real estate office. Brian Hoeg – we are pretty much in favor of the change. Peter Conroy – The RV place abuts it. Janice Swanson – that is an area that we would be in favor of the change from residential to business. Sylvester Zienkiewicz – across 18 is residential. Brian Hoeg – You will need to get us the boundaries Peter Conroy – I am in favor but is there a problem with spot zoning. Janice Swanson – the Attorney General would have to agree. I am also in favor. . Sylvester Zienkiewicz – We need to hold a hearing. Pauline – We could advertize on March 24 and March 31 and hold the hearing on April 7, 2016.

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

VOTED: To set a hearing date of April 7, 2016. Vote was unanimous.

Form A Pond Lane

Azor – Jon Pink – This is a Form A for Pond Lane.

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

VOTED: That we sign the Form A as submitted. Vote was unanimous.

Zoning Board Advisory Committee

Peter Conroy – As the Board is aware the ZBAC has been going through the Zoning By-Laws and are doing some general housekeeping items. Sylvester Zienkiewicz I believe the changes are in red.

Section 1.1 the word may changed to shall and/or

Section 5.2.2 remove Perpendicular to any property line to from any point on a property side line to any other point on an opposite sideline

Section 6.1.1 abandoned was very restrictive. Add building or structure, other than single
Section 6.1.2 add unintentionally omit by fire or other act of God omit to the street and add any property line omit or the

Section 6.1.3 add changed and structures or uses

Section 7.4.1 add buildings and structures

Peter Conroy – now that we have had a chance to review the same I would like to get them up to the Town Clerks Office so that the advertising could be done as concerns holding the hearings that we need to do.

Upon a motion made by, Peter Conroy and seconded by Sylvester Zienkiewicz, it was:
suggested that we set a hearing date as soon as possible.

Pauline – We could advertise on March 24 and March 31 and hold the hearing on April 7, 2016.

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

VOTED: To set a hearing date of April 7, 2016. Vote was unanimous.

Adjournment

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

Upon a motion made by Janice Swanson and seconded by Peter Conroy , it was:

VOTED: To adjourn the meeting at 10:45 PM.
Vote was unanimous.