

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
February 23, 2015

On February 23, 2015, the Planning Board met with the Board of Selectmen 7:30 PM at the Town Office Building in Lakeville for a general discussion concerning changes to Rules & Regulations.

The regular meeting was called to order by Chairman Hoeg at 8:15 PM. Planning Board Members present were: Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Peter Conroy, Donald Bissonnette and Nancy Yeatts, Part-time Planner, Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Canine Country Club Site Plan Review

Jon Pink (Azor) I have here the Receipt of Site Plans which has been signed by the different departments. Brian – in your agenda you will find letters from Jeremy Peck and Nat Darling with comments. This will require a Special Permit. This is not an expansion of the kennel itself. It is for inclement weather not an expansion. It adds a roof to the shed in the rear. Nothing else will change. Nancy Yeatts– where is the roof going. Brian Hoeg it will be placed in this area. Jon Pink -- the 40 foot right of way is the same. Sylvester Zienkiewicz- are there any parking places. Jon Pink – no. – Sylvester Zienkiewicz any lights? Jon Pink -- they are talking pretty standard lights, if any. It is basically for day care and does not require lighting. Nancy Yeatts—do you planning on making a recommendation to the ZBA recommending that they adhere to the Lighting By-Law? Brian Hoeg – this is a site plan review and it will say what we are requesting as far as the lighting is concerned. I think we need a full cut off. Jon Pink – I cannot say for sure whether or not she is going to have any lighting. Sylvester Zienkiewicz – according to the fee schedule we are looking at \$1,000. For site review. I can understand the fee when we are looking at something like CVS and Walgreens. Would the Board consider waiving the fee or charging 90% or 80% or approximately \$100. Brian Hoeg – I don't believe that you will get a second on that. Sylvester Zienkiewicz – I believe that you are right. I will withdraw the motion. Janice – what are the rules concerning the buffer. Sylvester Zienkiewicz 40 feet and it has it.

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

VOTED: To approve the site plan as submitted. Vote in favor was unanimous.

Leonard Atwood (Form A)

Maddigan Land Surveying, LLC presented a Form A on behalf of Atwood Family Trust. All that the plan is doing is to straighten out the lot lines. A check in the amount of \$100.00 was received.

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

VOTED: To sign the plan as submitted. Vote in favor was unanimous.

Lakeville Golf Course

Derek Maksy – After speaking with Nate he suggested that consider the size of the proposed pavilion that I should come before the Board. We are looking to have this done so that we do not have to have a tent. We believe that this will make it better and it will strictly be used for the golf business. It would be used Friday and Saturday during the day. There are no houses around it. There are not many places that we could put it. There will be no lights. If anything ceiling fans only. If lighting is used it would be Christmas type lights. It will be used in conjunction with golf tournaments. Brian – are we talking concrete. Derek Maksy – no, because of the cleats. It will be grass. We are trying to keep the country look. Peter Conroy – How about the pitch. Derek Maksy – a little more. Brian Hoeg – at this point I do not think that we have a problem. You will now need to follow the procedure for submitting a plan for Site Plan Review.

Justine's Way

Jamie Bissonnette from Prime Engineering. At this time Justine's Way, LLC. This is just a preliminary plan for a 4 lot sub-division off of Fuller Shores Road in Lakeville. Previously, the owners were looking at a 40B but are now considering a sub-division with 3 buildable lots and 1 lot that will never be built on. This plan shows a 50 foot right of way ending with a cul-da-sac at the top. I have shown the drainage and swales. Each house will have its own drainage system, well and septic. The road will be paved 14 feet wide. It will have stone burms on the side. The road profile is about the same as it is now. I am presenting the preliminary so that the Board can review it and let me know if there are any issues that you have at this time. Once I have received your comments I will then submit a Definitive plan probably at your next meeting. I am asking for 9 waivers, concerning the following:

1. Minimum width of any street right of way.
2. Dead end streets.
3. Road construction.
4. Curbs and berms
5. Sidewalks
6. Water Facilities, water supply & Gas main.
7. Drainage & run-off control.
8. Street lights.
9. Trees
10. Length of road approx. 1000

Sylvester Zienkiewicz – will the road be pitching toward Fuller Shore? Jamie Bissonnette – it is pretty consistent. Sylvester Zienkiewicz – the water will go toward the swale. Jamie Bissonnette – we are trying to mitigate as much as possible to keep it at what it is now. Nancy Yeatts – how big is the cul-da-sac? Regulations say 40. Jamie – radius is 50. Brian Hoeg – I

believe it is 54. Sylvester Zienkiewicz - I think the Fire Department can be waived. Peter Conroy – As far as the first lot on the left, what is the story on water. Brian Hoeg – does Fuller go up past this. I think the guy on that side of the road would have an issue. Nancy Yeatts – the last time it was a problem with the road use. Jamie Bissonnette – Bob Poillucci bought the rights to use the road. I believe that 5.6 acres is going to stay with the house that is there. Peter Conroy – looks good to me. Jamie – we are looking at going thru their yards. There is a large water shed in the area. We will be picking it up and it will go towards the road at a much slower rate. Nancy Yeatts. When do we get a letter from Jeremy. Sylvester Zienkiewicz – we can get an engineer we have 45 days to act. Brian Hoeg – it is better than a 40B. That is my personal opinion

Upon a motion made by Peter Conway, and seconded by Zinc Zienkiewicz, it was

VOTED: To give Prime Engineering to go ahead and work on the Definitive Plan for Justin's Way. The vote in favor was Brian Hoeg, Sylvester Zienkiewicz, Peter Conway and Janice Swanson. Donald Bissonnette abstained.

Budget

Pauline – this is a request from Rita. Brian Hoeg – we have been using \$150.00 for some time. Sylvester Zienkiewicz – I personally feel that we are not getting enough in our budget to do anything. Brian Hoeg – I do not see us getting anymore.

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

VOTED: To request the amount as previously done in the amount of \$150.00 The vote in favor was Brian Hoeg, Peter Conway, Janice Swanson and Donald Bissonnette. Sylvester Zienkiewicz abstained.

SRPEDD Hours

Pauline – this is a request from SRPEDD concerning available hours. I believe that this is for technical assistance. Janice – I am in the process of using the 20 hours for help with the Zoning Maps. Rita Garbitt --This is something different. If you do not feel that the Board needs we can decline.

Bills

Brian Hoeg – I have a bill here from W. B. Mason in the amount of \$43.98.

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

VOTED: To approve the same for payment. . Vote in favor was unanimous.

Summary of Flood Map Action

Sylvester Zienkiewicz -- if we don't adopt this we are not covered by insurance. Nathan Darling and I have looked at it and we are sure that all of the numbers are correct. We need to set a hearing so that this can appear on the Annual Town Meeting Warrant. Pauline – We will need to set a hearing date at our next meeting of March 23, 2015.

Performance Agreement re Joshua Estates

Pauline – I have given each of you a copy of the agreement sent to the office by Attorney Mather along with the suggestions made by Town Counsel to allow you time to review the same and make any suggestions or corrections before it is put into final form.

Meeting

Pauline – I would suggest March 9, 2015 and March 23, 2015 for our next meetings. I will not be able to attend the meeting on March 9, 2015 but can make arrangements to have a secretary at that meeting. Brian Hoeg – how does the Board feel about having only one meeting and making that March 23, 2015?

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

VOTED: To set the date for the next meeting to March 23, 2015 at 7:30 p.m.
Vote in favor was unanimous.

Adjournment

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

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

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