

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
January 14, 2016

On January 14, 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, and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Horton Property – 18 Lakeside Avenue, Lakeville

Tom Hardman – at the last meeting we discussed the alternative to the circle. We understand that the road would have to stay private. Jeremy Peck – the alternative would be 2C. Tom Hardman – If we go with the private road, would it be noted on the plan. Would the Board grant anything different if it is only 3 lots? Sylvester Zienkiewicz – Are we talking 40 feet instead of 50? Tom Hardman – Can it be less than 24 feet. Brian Hoeg – Waivers have been granted for less. We normally like 2 acres per lot. Donald Bissonnette – I think we should address the cul-de-sac. Tom Hardman – We are also talking about a retaining 3 – 4 feet. Donald Bissonnette – if Mr. Peck says that it will work for him and the Fire Chief can get the fire truck can get around I personally do not have a problem. Peter Conroy – I am with Don Bissonnette but I feel that the waivers should be noted on the plan and then we can vote on it. Tom Hartman – I will get confirmation that it works. Donald Bissonnette – - I would want a letter from both before I would sign the plan. Peter Conroy -- I agree with Don and if there are any kind of exceptions they should be listed. Tom Hardman – if we go this route it will always be a private road. I do not want to go through all of the engineering and the cost to my client if the board has a problem and I am aware of it at this time. I will confirm the figures with the Fire Chief. Mrs. Horton – If the Highway Supt and the Fire Chief are okay with it why is the Board against it? Sylvester Zienkiewicz – we are restricted by our regulations. If it can't fit for some reason common sense has to come into it. Tom Hardman – with the 4 lots all of them avoid the wetlands. Sylvester Zienkiewicz – We have to give everyone an opportunity but we have to follow the rules. Tom Hardman – thank you all for your help and opportunity to present the plan. Pauline Ashley – our next meeting is January 28, 2016. I will have to ask you to call me for the February meetings since we have not set them at this time.

Paul Turner – Form A

Brian Hoeg – does the Board have any comments or questions. Don Bissonnette – I do not have a problem with it. Janice – It seems to be okay.

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

VOTED: to sign the Form A as submitted. Vote was unanimous. Check in the amount of \$100.00 was received as the fee for a change in the plan.

Malloch – Julia's Way

Brian Hoeg – I believe that the Board had questions concerning the road way. Sylvester Zienkiewicz—I believe that if it is going to be a private way, you have to be able to turn a fire truck around. Brian Hoeg – we need to be aware of this before the meeting. The water goes from this area into the pond. Sylvester Zienkiewicz – I believe this is a grass swale. Brian

Hoeg – this lot is a Form A. That they cannot use. If he has 175 feet of frontage he can use this. Don Bissonnette – he only shows a house in this area and didn't he say no houses in here. Peter Conroy – these I believe were done as a Form A. Since the retention pond is here he can't use it. Sylvester Zienkiewicz – this would have to be an easement. Brian Hoeg – part of your frontage can not be part of the easement. They are doing work on a lot that is not part of the subdivision. I think that we should mention to Jamie Bissonnette that we have some concerns that were not picked up at the preliminary plan, the concerns of the fire chief and the hammerhead turn around and the drainage on Form A lot.

Board of Appeals – Panettieri

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

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

Board of Appeals – Dunn

Brian Hoeg – As a Form A it was created as a buildable lot under zoning. I think that we should send a letter to the ZBA suggesting that at the time the plan was signed it was under 5.2.2 was not in affect and that he should not have to go for a variance.

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

VOTED: That as the Form A was signed under 5.2.2. was not in affect and that he should not have to go for a variance. Vote was unanimous.

Board of Appeals – Confrey

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

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

Board of Appeals – Bachant

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

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

Board of Appeals – John Lens

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

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

Minutes

Brian Hoeg – has the Board looked at the minutes for August, September and November 2015.

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

VOTED: That the minutes be accepted as presented. Vote was unanimous.

Bills

Brian Hoeg - I have a bill for Secretarial Services in the amount of \$658.24

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

VOTED: That the same be approved for payment. Vote was unanimous.

Brian Hoeg - At this time I would like the Board to review our fees so that we may discuss them more at our next meeting

Adjournment

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

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

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