

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
July 20, 2015

On July 20, 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, Jeremy Peck and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Site Plan Baldie's

Brian Hoeg – this is a site plan concerning Baldie's Restaurant. At this time I will allow the members to ask questions from Mike Cuppi. Jeremy Peck – I have not seen the new plans. Mike Cuppi – I have made these plans with the necessary changes. Jeremy Peck – the drainage report is basically what I was looking for. Mike Cuppi – Check on Page 6. Jeremy Peck – yes it is noted. Mike Cuppi – I believe that we have noted everything at this point. Outback says that there is not enough room to add in the retention basin. Jeremy Peck – last time the pavers and why. I am look at your note which says approximately 3 feet. You could put in a 3" pipe. Mike Cuppi – I have it here and then here if necessary. The engineer said that he could not meet the criteria for lot coverage. Brian Hoeg – have you considered a long term operation and maintenance plan? Mike Cuppi – yes. Brian Hoeg – It does not say long term. He needs to clarify. The pavement needs to be vacuumed monthly 12 times a year. Jeremy Peck – there is a lot of maintenance to this. Brian Hoeg – winter sanding is prohibited. This Board has an idea as to what you are talking about. We need to bring this to the owner. Mike Cuppi – I have spoken to the engineer but he does think that he can come up with a better situation. Sylvester Zienkiewicz – you said you don't like it and needed the engineer. It won't take much to get us to agree. Peter Conroy – how do you keep this from freezing. Mike Cuppi – I don't know. Brian Hoeg – the only thing would e a heated parking lot. Jeremy Peck – I understand what he is saying but he could enlarge the filtration area. Brian Hoeg – my concern is this doesn't work it would go to the streets. Jeremy Peck – Has anyone checked with Harbor One. Pter Conroy – even if it is done right it still will freeze. Sylvester Zienkiewicz – have you checked the area? It seems like a lot of sand. Brian Hoeg – we are concerned with the operation and maintenance. Peter Conroy – they have a lot of overflow (Sheet 6). The overflow trench is no enough. Jeremy Peck – Silt will gather. That is to prevent stuff from going on to 105. Brian Hoeg – what does the drain manhole go to. Jeremy Peck – this is all flowing toward this way. Mike Cuppi – Everyone is worrying about the winter. Brian Hoeg – we need to have an operation and maintenance plan. We need to know the drainage design. Peter Conroy – I don't have a problem with letting them go and if it does work it will be the owners problem. Sylvester Zienkiewicz – I am thinking that we need the engineer, Outback Engineering to be here to answer any questions that we might have. Mike Cuppi – I would like to move forward. Sylvester Zienkiewicz – I think we need to talk to either the owner or the engineer. Mike Cuppi – I want it to come out right and the work to be right. We are talking closed basement storage on the back side of the building. Brian Hoeg – you will need to return to our next meeting August 10, 2015.

Joshua Estates

Pauline Ashley – We have received a request for a release of some of the funds being held concerning the completion of Joshua Estates. Jeremy Peck – there has been an issue with the sidewalks. I spoke with Derek Maxim and he is waiting for Aggrate.

2100 – \$15. Per food - \$38,050

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

VOTED: to return the sum of \$38,050.

Jeremy – it would be holding back the sum of \$43,950. The top coat was done by June 21, 2014. If it is not in condition in two years it would be their responsibility

Brian Hoeg – all in favor.

Vote was Brian Hoeg in favor
Peter Conroy in favor
Sylvester Zienkiewicz in favor
Donald Bissonnette – abstained

Justine ‘s Way

Abraham Brody - I am here concerning some of the work being done on Justine’s Way. Why do they have the catch basins in this area? Brian Hoeg – that is a bound, not a catch basin. The only drainage in that area is rip rap. The drainage is on Justine’s Way. It will seep into the soil. It will finally get into the ground water. Abraham Brody – this is a big concern to us. We had no idea. Brian Hoeg – I appreciate your concerns. You can not deny someone from using their property. We have rules and regulations. We can not prevent people from using their property. I understand your concerns. The soil is a natural filter. The plants take care of the things that get into the grounds. In the final stages will the plants be there. Brian – Vegetation comes naturally. There are certain protections. We do not all the property to drain off water to some other persons property. Sylvester Zienkiewicz - New Bedford does not take water from Long Pond. There are only 3 houses. Abraham Brody – I appreciate your helkd and candor.

Form A - Malloch Construction

Brian Hoeg – This is a resign (modification) of a Form A signed on July 6, 2015 2 lots (Markson’s Old House) concerning a correction in the square footage.

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

VOTED: to approve the resigning the same as submitted.

Vote was Brian Hoeg in favor
Peter Conroy in favor
Sylvester Zienkiewicz in favor
Donald Bissonnette – abstained

Form A Water Tower and Pump Station Plan

Brian Hoeg – These are Form A's for the sale of the Water Tower and the Pump Station.

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

VOTED: that the plans did not need to be signed but that the Board would sign the same as submitted. .

Vote was unanimous

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.