

**Town of Lakeville**  
**PLANNING BOARD**  
*Meeting Minutes*  
**November 16, 2017**

On November 16, 2017, the Planning Board held a meeting at 7:30 PM at the Town Office Building. The meeting was called to order by Chairman Brian Hoeg at 7:30 PM. Members Present: Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson and Barbara Mancovsky. Member Absent: Peter Conroy. Also present: Lorraine Carboni, Town Coordinator. LakeCAM was recording the meeting.

**Meet with Derek Maksy, Lakeville Mixed Use Development, LLC to review the Form A submitted for the South Side of Route 79 (Rhode Island Road) at the Lakeville Hospital Site.**

Mr. Hoeg explained a Form A (Application for Endorsement of Plan Believed not to Require Approval) was submitted by Derek Maksy. Mr. Hoeg asked Mr. Maksy why he did not include a grand scheme plan for the property. Mr. Maksy said he does not have that plan put together yet. He is interested in setting up a time to meet with the Board of Selectmen and the Planning Board to discuss what is in the best interest for Lakeville regarding the property. Mr. Zienkiewicz explained the Board is discussing the plans for this project that is in front of them and not the plans for the rest of the property. There was further discussion regarding the plans. Audience member, Robert Cavicchi, asked about an exit road onto Rhode Island Road for the property behind the proposed house lots. Mr. Hoeg explained the property is owned by Mr. Maksy, and he could do what he wants with the property and does not need to plan for a road. Ms. Mancovsky stated Mr. Maksy is within his rights. Mr. Hoeg went on to explain the Town does not own the property and cannot decide what is built on the property. He explained the Board follows Mass General Laws. He directed Mr. Cavicchi to the Board of Selectmen for further discussion regarding the Hospital Property.

Upon a motion made by Mr. Zienkiewicz and seconded by Ms. Swanson, the Board

VOTED:           To endorse the ANR Plans (Approval Not Required) submitted by Lakeville Mixed Use Development.  
Unanimous in favor.

The Planning Board signed the ANR Plans for Lakeville Mixed Use Development, LLC..

Ms. Swanson wants to be clear that just because the Board endorsed the ANR Plan, it does not mean the lots are buildable.

**Discuss information submitted by Planning Board Member Barbara Mancovsky**

Ms. Mancovsky referred to the Boston Foundation 2016 Housing Report she collected information from. She explained Subsidized and Affordable Housing are two (2) different things and how important it is to educate the residents on the difference. Mr. Zienkiewicz explained the Master Plan Implementation Committee (MPIC) will have Lakeville's Housing Production Plan completed by the end of December, and the Plan will be presented to the Planning Board. Ms. Garbitt handed out the School enrollment numbers that were discussed at the last MPIC meeting, so the Board

## **Old Business**

The Board received the memo from Jeremy Peck, Superintendent of Streets, recommending acceptance of the three (3) streets part of the Cedar Pond Preserve as Town Ways.

Thomas Hardman from Site Design Engineering was present at the meeting. Mr. Zienkiewicz asked Mr. Hardman if he had the Covenant. Mr. Hardman said he would have it completed and drop it off. The Planning Board signed the Subdivision Plan for Red's Road that they approved at a previous meeting.

The Board received newly printed Mylar Plans for Paska Estates to sign as the previous plans received were not accepted at the Registry of Deeds due to a smudged seal.

The Planning Board signed the Holly Hill Lane Subdivision Plan they approved at a previous meeting.

## **Approve Meeting Minutes for November 2, 2017**

Upon a motion made by Ms. Swanson and seconded by Mr. Zienkiewicz, the Board

VOTED: To approve the Meeting Minutes for November 2, 2017.  
Unanimous in favor.

## **New Business**

Ms. Garbitt updated the Board on the status of the 40R Application and let them know the Board of Selectmen would be discussing it further at their next scheduled meeting for November 30, 2017 should anyone on the Planning Board be interested in attending.

Ms. Swanson presented the idea of having an Associate Planning Board Member on the Board. She explained how complex their jobs were and the level of commitment required needed for the Board to be successful. Having an Associate Board Member would be a great way for someone to learn more about the Board and what the job entails. The Board discussed the concept further. Mr. Hoeg felt Members who are interested in learning more about the Planning Board should attend the meetings. He did not entertain the idea of having an Associate Member appointed by the Board of Selectmen.

## **Schedule Next Meeting**

The next Planning Board meeting will be held on Thursday, December 7, 2017 at 7:30 PM at the Town Office Building

## **Adjournment**

Upon a motion made by Mr. Zienkiewicz and seconded by Ms. Swanson, the Board

VOTED: To adjourn the meeting at 9:00 PM.  
Unanimous in favor.