

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
July 6, 2015

On July 6, 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, Janice Swanson, Jeremy Peck and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Baldie's

Mike Chuppi – this is the information that I promised you concerning the pavers information that you wanted for the file. Brian Hoeg – these are copies of Jeremy's report. Mike Chuppi – we are using 3/8" stones. Brian Hoeg – are you talking additional sand being added to it? Jeremy Peck – the sand will need to be vacuumed and that will just add to the maintenance problem. Mike Chuppi – I am not familiar with this new system. Jeremy Peck – needs to have a good deal of maintenance. Brian Hoeg—is there an O & M with this? Jeremy Peck – it is standard. It needs to include a maintenance plan. It says 4 times a year. Mike Chuppi – I believe that it depends on the conditions and weather. Brian Hoeg – do you know what kind? Jeremy Peck – it is pavers (sheet 3) Mike Chuppi – check the bottom left. Brian Hoeg – this need and O & M plan. Jeremy Peck – it needs to be specified on the plan. We need to know who the manufacturer is. Peter Conroy – if the system does not work, what do you do then? Jeremy Peck – they are providing a drainage alternate. They are showing a trench in detail. You will need two details. You need to talk to Outback and I am sure they can call me. Peter Conroy – Outback is swearing to it. Jeremy Peck – it can be a maintenance problem. Brian Hoeg – do we have a cross section of the pavers. Jeremy Peck – it will run thru the stone and gravel area. Brian Hoeg – if that is ¾ stone it will be good for support. Once it is packed nothing will go thru it. Jeremy – it will have to be built correctly. Brian Hoeg – the owner will be responsible. Jeremy peck – I am sure Outback has it all figures. Brian Hoeg – He will need and O & M on file. Next regular meeting is July 20, 2015 at 7:30 p.m. Mike Chuppi – I would like to work at taking the building down. Peter Conroy – I do not have a problem with it. Brian Hoeg – I would say that you need to get your go ahead from the Building Commissioner.

7 Main Street – Gas Station

Attorney Mather, Bob Rego and Marcus Baptiste (present on behalf of the petitioners)
Attorney Mather – at this time we do not have the landscaping and lighting plans. The lighting plan will show the placement of the lights. They will be approximately 16 feet. Sylvester Zienkiewicz – you do realize that all lights need to be the down Shoebox style. Peter Conroy – the landscaping it going to the left. Jeremy – this shows the trees with the trees going around the corner of the property. Bob Rego – I will be presenting the landscape plan. This is the Erosion Control plan. There will be a border around the vernal pool. We made all of the plans that were suggested in Jeremy Peck's letter. As far as the fire truck access and ladder truck I got together with Deputy Chief David Goodfellow and he was unable to provide or find the turning specs. I have not received any issues from the Chief or Deputy Chief but I will check further. Jeremy Peck – I wanted something on paper. Janice Swanson -- I spoke with Dan and he said that he had no problem with it. Bob Rego – the changes have been made. Jeremy Peck – there ar

tapping details – 2” service in and where on old Rhode Island Road. I wanted a note. Bob Rego – I did not show it. Sylvester Zienkiewicz – where is the hydrant? Bob Rego – Middleboro and Taunton water. We are going off the road. Jeremy Peck – all I had were comments. Attorney Mather – We have been to the ZBA two times and are going back on Thursday but we are hoping for a vote from your board tonight and from zoning vote next week. We are hoping to run with it and that it will be a good addition. We will take care of the fire truck issue.

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

VOTED: to sign the site plan once it has been voted by the Zoning Board of Appeals.
Vote was Brian Hoeg,

Linda Grubb – was a right and left entrance and exit off 79 considered? Attorney Mather – there are several issues that need to be considered and that is one of them. Brian Hoeg – have you considered signage for a left turn. Attorney Mather – we will address it. Brian Hoeg I have a motion and a second on the floor.

Brian Hoeg – all in favor. Vote was three in favor and one abstained. (Brian Hoeg, Sylvester Zienkiewicz and Peter Conroy in favor and Donald Bissonnette abstained.

B I G – Linda Grubb – I believe that the coverage is 69% -- why? Sylvester Zienkiewicz – I believe that we gave them approval. They had an engineer and we got the figures of recharge. The other half was following the guide lines of the other buildings and they had to look New England. I believe that Nancy was in favor of the look. Brian Hog – personally I am in favor. I believe that the plan was signed on March 25, 2015. The Planning Board was in favor of the development of this property. I believe that the vote was three in favor and 2 abstained.

ZBA – Huerth

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

VOTED: that no comment be given concern the plan for lack of sufficient information.
Vote was unanimous.

Justine Way

Pauline – I have attached to your packets an e-mailed received concerning a complaint filed by Abraham Brody and Stephanie Simpson concerning the work being done concerning Justine’s Way. Stephanie Simpson -- I did not get any notification and if I did I would have thrown it away since it did not mention Fuller Shores Rd. I would have tossed it. I need to know what they are doing. Why are they removing the top soil? How is the road being constructed. What are they doing concerning the replacement of the top soil. I understand that it slows down the water but it does not take out the impurities.

Form A - Malloch Construction

Brian Hoeg – This is a Form A concerning 2 lots (Markson's Old House) on County Street. This is zoned business.

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

VOTED: to approve the same as submitted. Vote was 4 in favor and 1 abstained.

Meetings

Pauline Ashley – Our next scheduled meeting is July 20, 2015 at 7:30 p.m.

Adjournment

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

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

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

