

**TOWN OF LAKEVILLE  
Planning Board Meeting Minutes  
June 8, 2015**

On June 8, 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.

**Atwood Property – 54 Pierce Avenue – Outback Engineering**

Jeff Youngquist (Outback Engineering) – You previously signed a Form A for 17 acres. A Form B will be presented for the back for 9 lots. It is my understanding that you will need a check in the amount of \$600. There will be a form B for the remainder.

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

VOTED: to sign the Form A as submitted. Vote was unanimous.

**Orrall Property - 150 Rhode Island Road**

Jeff Youngquist (Outback Engineering) This is a Form A for 2 lots. One buildable and one unbuildable. I have a check in the amount of \$200.00.

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

VOTED: to sign the Form A as submitted. Vote was unanimous.

**Curb Cut – Lot 1 Pierce Avenue**

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

VOTED: That we send a letter to the Highway Superintendent informing him that we had no comment concerning the same. Vote was unanimous.

**Curb Cut – Lot 2 Pierce Avenue**

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

VOTED: That we send a letter to the Highway Superintendent informing him that we had no comment concerning the same. Vote was unanimous.

Linda Grub – I believe that you are voting on something that is already there.

**Baldie's Property**

Pauline –since he was unable to pass out the plans to the different boards at least 10 days before our meeting tonight I have put him on the agenda for an informal Site Plan Review. Pauline He did hand delivered all of the copies on June 2, 2015. Mike Chuppi QP Construction – there will be a walk in cooler out in the back. There will be at least 3 25 x 40 retail spots and the restaurant

will be 56 x 80. Take out will have a separate entrance. Peter Conroy – what is the circle. Mike Chuppi QP Construction -- an oven. Water has been approved by Middleboro. Sylvester Zienkiewicz – As far as the water is concerned a 6 inch supply an 8 and a 2. Yes – yes. He will have a sprinkler system. We need to have as much information as possible before we act on the site plan. We need to know what the sign will look like. Brian Hoeg – Do you work with Outback.? Do you have a drainage plan? Mike Chuppi – We have the proposed reservoir areas shown on the blacktop. Peter Conroy – you are talking 60 spaces 3 handicap with 120 seats. Are we talking the house to the left. Mike Chuppi – that is Quelle. Peter Conroy – what hours are we looking at. Mike Chuppi – I would say one on weekends. He plans on landscaping and fences. Brian Hoeg – what if anything experience with porous pavement? Mike Chuppi – I have not had any experience with it. Brian – Hoeg – it is a special pavement that allows water to go thru. It has to be plowed very carefully. We need more information on the porous pavement. It needs to be on the plan. Note was read by Brian. It does not mention sand. Mike Chuppi – Upstairs is for heating and air conditioning. He does not want a rubber roof. Brian Hoeg – units in the roof would also make it necessary for sprinklers up there. At this point I would say that you need to get us more information and that you should plan to return on June 22, 2015 at 7:30 p.m. Personally I like the project but you need to get us some answers concerning the lighting and drainage. As far as the layout is concerned and it being on Main Street it will be a good addition and a great appearance. Peter Conroy – has he mentioned a street sign. Sylvester Zienkiewicz – the right side better be prepared to address concerns about the water into the basements on Lori Lane.

**Form A - Joseph Bessette – Bedford Street – 2 lots.**

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

VOTED: to sign the Form A as submitted. Vote was unanimous.

A check in the amount of \$200.00 was received.

**Joshua Estates**

Pauline – I have put in each of the agenda packets copies of the inspection reports that Jeremy sent to me. Brian Hoeg – I believe that the best thing would be for each member to review it individually and if you have any questions we can discuss it further at our next meeting.

**Curb cut Bob Ferreira (98 Highland Road)**

Pauline – Jeremy wanted me to let you know that he has approved a curb cut for Bob Ferreira 98 Highland Road for a new driveway to be located off Joshua Lane.

**Cedar Pond Residents**

Mike Renzi – we are here to check on what exactly is going on with the progress on our roads. As I am sure you are aware with each passing month the road condition get worst. When last we were here and when we last spoke with Ron Turowitz he said that he hoped to have the road done in the spring. Well spring is gone and nothing has been done. Have you heard anything from T L Edwards. The last that we were told was that it could not be done until August. Basically we are here to ask for help. We would ask that you contact the attorney. The road is falling apart. A few weeks ago we were told that Jeremy Peck would be marking the road. Is it

time for us to see an attorney. What do we do we need to do to get the work done. We feel it is a case of the Planning Board working with the developer. Brian Hoeg – at this point I would ask that Pauline contact Attorney Jacobi and ask him to be present for our next meeting on June 22, 2015.

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

**VOTED:** to have a letter or phone call made to Attorney Jacobi requesting the presence of his client and/or him at our next meeting on June 22, 2015. Vote was unanimous.

### **Meetings**

Pauline – the Town Meeting is scheduled for June 15, 2015. Regular meeting is scheduled for June 22, 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 11:45 PM.  
Unanimously in favor.

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