

**TOWN OF LAKEVILLE**  
**Planning Board Meeting Minutes**  
**June 22, 2015**

On June 25, 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, Janice Swanson, Jeremy Peck and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

**Baldie's**

Mike Chuppi QP Construction – I have tried to get all the information that I was able from the Engineer. Brian Hoeg – I have a list of the comments from Outback. Jeremy would you like to take the comments one at a time? Jeremy Peck – 1. I have reviewed the drainage report and I believe that you have my comments. 2. As far as Filtermit is concerned I believe that is just a brand name. 3. Auto turn software was used. It gives you direction as far as anticipated truck deliveries are concerned. 4. Construction details are in compliance with MassDOT standards. 5. They have added to the Landscape Plan for the area according to my suggestion in my letter to the Board of June 8, 2015. 6. They have noted that they will be in compliance with ADA standards. 7. They have added additional spot grades along the building as recommended in my letter. 8. Outback Engineering has agreed to apply for a NPDES permit and to prepare Storm water Pollution Prevention Plan on behalf of the applicant. In looking over their letter they have agreed to most of what we requested in my letter of June 8, 2015. Sylvester Zienkiewicz – what kind of building are we talking? Mike Chuppi QP Construction – Wood frame. Sylvester Zienkiewicz – are you talking a sprinkler system? Mike Chuppi QP Construction – yes. It is my understanding that it is available and that we are talking a 6 or 8 inch pipe. I was told that 7500 or under we would not need a sprinkler system. Brian Hoeg – in the letter from Jeremy he has stated that he would be reviewing the drainage and getting back to us. Nate Darling seems to be in favor of it according to his memo of June 5, 2015. Conservation does not appear to have a problem with it. The Board of Selectmen also had no comment. Board of Health did not see a problem at this time and that the plans for the septic and water would be reviewed once they have been submitted to the Board. The petitioner will need to supply Jeremy with an updated plan. Sylvester Zienkiewicz – How are you going to light the building and the parking lot? Brian Hoeg – where do you plan to have snow storage. Mike Chuppi QP Construction – up front in the left hand corner. As far as lighting is concerned nothing higher than 20 feet. As far as the sign is concerned I do not have an answer for you at this time. Brian Hoeg—as far as the Board is concerned you will need to get the information that we have discussed and come back to our next meeting. Our July meeting will be July 6 and July 20.

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

VOTED: to continue the discussion concerning 40 Main Street to our next meeting on July 6, 2015 at 7:30 p.m.

## **7 Main Street – Gas Station**

Attorney Robert Mather – as I am sure the Board is aware we have been making the rounds of the different Boards to cover the concerns of the different Boards before we go to the ZBA. I have brought with me a number of the individuals involved so that we can give you as much information as possible. At this time I would like to turn the meeting over to Jamie Bissonnette from Prime Engineering. Jamie Bissonnette – as most of you are aware we are speaking of the area on 1045 and 79. In the area of CVS and New England Rental. At this time we are hoping to use a shared entrance and exit with New England Rental. The pumps will be in front. The electric stations have been moved. The drive thru has a bypass lane. Sylvester Zienkiewicz – take me to the station. Jamie Bissonnette – we are talking 105 with a left turn at 79 or a shared entrance. The railroad station has a right turn or go around the building. We are designated as a loading zone. Sylvester Zienkiewicz – coming from Middleboro to the railroad station. Jamie Bissonnette – that would be a right turn. Attorney Mather – we don't know that the drive thru would be Dunkin Donuts – we are thinking a donut shop. Peter Conroy – is this a sewer manhole. Jamie Bissonnette – it has an inlet and outlet. Jeremy Peck – why that. Jamie Bissonnette – we are using 4 or 5 to make it much easier to clean. Jeremy Peck Catch Basin? Jamie Bissonnette CDS allows multiple ones. The septic is in the area in the back. (3) We will tie into water on the old 790. Jeremy Peck – Where are the Taunton Water Hydrants. Jamie Bissonnette – I don't believe there are any. Jeremy Peck – where is the hydrant on the site. Jamie Bissonnette – we will look into that. Jeremy Peck – what about landscaping. What about the line of site? Sylvester Zienkiewicz – I personally think that the shared entrance is a good idea. Attorney Mather – there will be a perpetual easement. Jeremy Peck – what about the vernal pool protection. Jamie Bissonnette -- LEC is putting a plan together for vegetation. If the Board has no further questions at this time I would like to have the traffic study report explained by Jeff Dirk from Vanasse & Associates take over at this point. Jeff Dirk -- as I am sure everyone is aware 105 is a state road and 79 a town. According to DOT Standards we are talking 3 signals and intersections. The site is walk able area – no bike lanes and vehicle access. We are looking at 14,300 vehicles weekdays and 11,000 Saturdays. 79 weekdays 4,300 and it is down to 3,000 weekends. The speed is 45 north and 40 south. Jeremy Peck -- have you given any thought to Riverside and the potential growth? Jeff -- site is very efficient. As far as the Donut drive thru the busy time is 7 – 11. There is a very good size drive thru with room to bypass the window. As far as mitigation we have committed to make design plans. It will be designed by the company. Jeremy Peck -- have you met with DOT? Jeff Dirk – we have met but it is not final. Jeremy – who is respected to initiate changes. Jeff Dirk – us. We will have a monitoring plan in place. We have to go back and document our traffic study. If it is over 10% we have to make good our quotes. We will have to look at driveways and crash history. We have to make improvements. Jeremy Peck – have you taken in vegetation and line of site? Jeff Dirk – we can add it to our plans. Sylvester Zienkiewicz -- Are you showing the cars to the shared entrance and when did it happen? Jeff Dirk – it means 5 minutes you may have a que. It clears out quickly. Brian Hoeg – we have had many comments about back up with the left turn. Jeff Dirk – there have been no significant crashes as it concerns Lakeville. Frank Sterrett – The old 79 layout was not good. How many cars for gas? Jeff Dirk 200/300 cars. Frank Sterrett – at the ZBA meeting the talk was people making a left turn to 79. Jeff Dirk -- we balanced the que. Frank Sterrett -- You don't feel it will make more traffic. Jeff Dirk – the traffic is

already there. We have walk traffic and we need to worry about their safety. Jeff Dirk – we have crosswalks and push buttons. Ryan (Designer) -- we will go with the peak roof and the smaller size signs. Attorney Mather – we will have to go with a special permit on the signs since they will exceed what is going to be there. Sylvester Zienkiewicz -- How tall will the signs be. Ryan (Designer – 20 plus 6. We are looking at what usually draws more people. Attorney Mather – we need to make more changes before we come back. Electric is not the major part but it is the first in Massachusetts. Peter Conroy – what kind of electric? Attorney Mather 2 and 2. 1 – overnight 4.5, 1 fast charge and 2 1 hour.

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

VOTED: to vote to inform the ZBA that we will be signing the plan once they have given ZBA approval. Vote was unanimous.

### **Joshua Lane**

Jeremy Peck – we are talking a paved binder and top coat. It is asphalt – not smooth. I have met with Derek Maxim. There is a low spot on Race Course Road. Janice Swanson – didn't they have a problem on Race Course. Jeremy Peck – I don't think it is a problem that has anything to do with Joshua.

### **Justine Way**

Jamie Bissonnette -- Now that the Land Court has given its approval the Board is able to sign the plan. Brian Hoeg – A vote was previously taken and the plan has been sitting up in the Town Clerk's Office for the 21 day appeal period.

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

VOTED: to vote to sign the plan as presented. Vote was unanimous.

### **Hill Street – Form A**

Jamie Bissonnette – does the Board have any questions? Peter Conroy – was there a question about the radius. Jamie Bissonnette – I don't believe so.

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

VOTED: to vote to sign the Form A as submitted. Vote was unanimous. Check in the amount of \$100. was received.

### **Water Tower and Pump Station**

Brian Hoeg – these are Form A that concern the Water Tower and Pump Station.

### **Bills**

Brian – I have a bill for secretarial services in the amount of \$351.03.

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

VOTED: to vote to approve the bill in the amount of \$351.03 Vote was unanimous. C

**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 10:30 PM.  
Unanimously in favor.