

**TOWN OF LAKEVILLE**  
**Planning Board Meeting Minutes**  
**November 9, 2015**

On November 9, 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 and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

**Form A – Lion’s Club**

Leo Bisio – we are just talking the one lot at this time. Brian Hoeg – this is a Form A concerning the land owned by the Lion’s Club. Does anyone have any questions at this time? Leo Bisio – We are keeping the back for a later date.

Upon a motion made by Sylvester Zienkiewicz and seconded by Donald Bissonnette it was:

VOTED to sign the plan as submitted. Vote was unanimous. Check in the amount of \$100.00 was received.

**Preliminary Plan – Horton – 18 Lakeside Avenue – Horton**

Tom Hardman – I am here on behalf of the Horton Family and the property located at 18 Lakeside Avenue and the proposed 3 lot subdivision. I was informed by the Building Inspector that the location of the upland circle is not valid, so I have modified the original plan. There are 3 lots. One is near the house and we would like to avoid anymore wetland. Sylvester Zienkiewicz – what are you suggesting? Tom Hardman – A hammer head turnaround—fully paved. Brian Hoeg – you would like to avoid filling in. You would like to avoid filling in as much as possible. Tom Hartman -- I would come in straight and then go out. Brian Hoeg – it is a preliminary. As long as it touches the 40 foot setback. I have a letter here from Conservation. Letter was read by members. Tom Hartman – this has been done. Deb. Smith 16 Lakeside Avenue – you are talking a new road? Tom Hartman it is approximately 40 feet from Deb. Smith’s property. Jan Cossobom – where will, the houses go? Deb Smith – what does it mean by single family? Linda Grubb – our rule says building should be seen. Jeremy Peck – would it be possible for you to consider shifting the cul-da-sac? Tom Hardman – it is tight. It is a 50 foot layout with 24 feet of pavement. Brian Hoeg – it would not be accepted by the own. Jeremy Peck. Are you talking a sidewalk as to the wrap around? Deb Smith – what are the sizes of the lots? Brian Hoeg – Lot 1 - 74,000, Lot 2 - 74,194 and Lot 3- 70,399. Sylvester Zienkiewicz is there one lot that you are questioning? Tom Hardman – I have had a discussion with the Fire Chief but do not have anything in writing. Would that be okay with the Board? Peter Conroy – are you thinking a Town Road? Jeremy Peck – I would like to see more information on the plan. Don Bissonnette – you need 52,500 feet of upland on each lot. Peter Conroy – I would like to call the Board’s attention to Larry’s letter from Board of Health. Tom Hardman – Would it be

possible to come back to your next meeting? Pauline Ashley – next meeting is November 23, 2015.

### **260 Kenneth Welch Drive**

Jamie Bissonnette – I am here on behalf of Foresight. They are talking reducing the asphalt. We have made changes to the existing Waste Management. We are considering putting on an addition along the present building. We are at 70% and hope to keep it at that. The Building Inspector feels it can be done. I am not sure as to the occupants. Possibly 3. All parking and all ADA regulations are being met. We are looking for feedback before we go to conservation so that we can proceed with one set of plans. We have designed it for a 100 year storm. As you can see the drainage is in front. We are trying to use what is present. Jeremy Peck – I am questioning whether or not the pipes are actually connected. Brian Hoeg – are you sure we are looking at 8 foot. Jamie Bissonnette – yes. Jeremy Peck – I would like to see you check on the pipes are they actually connected. Jamie Bissonnette – there are catch basins in this area and double grated inlets. Sylvester Zienkiewicz – old rules do not apply anymore. We are using the present rules. Jamie Bissonnette – if you have a site that meets the standards when it was built and as long as it does not make it more non-conforming it is okay. All lights are LED and are building mounts. I would hope to have all of this information for your next meeting. I just want to be sure that the Board is happy with the road that we are taking. Larry Whittan – I am planning on keeping the signage the way that it is.

### **Meetings**

Pauline – next regular meeting will be December 7 and December 21, 2015.

### **Julia's Way – Preliminary Plan – Malloch Construction**

Jamie Bissonnette – the front 2 lots were previously brought in under a Form A. The 3 remaining lots are part of the preliminary. We are showing a reduced road and asking for a waiver of the road construction. At the present time we are working with the Audubon Society. There is the issue of money for the stewardship. If Audubon does not take it we will be looking at keeping the land as part of Lot 4 with the restriction of not a buildable lot. Brian Hoeg – are you looking at this as a private road. Jamie Bissonnette – yes. The owner will maintain it and they are talking a hammerhead ending. We would also be talking about parking spaces for Audubon. We are also talking simple drainage. Peter Conroy – There is a building on Lot 2. Are they talking that the building will be razed. Jamie – probably. We have gone before Zoning. Peter Conroy – how did you come up with the Audubon figure. Jamie Bissonnette – we walked it.

### **Meleedy – 263 Bedford Street**

Jon Pink – I have looked them over with Stuart Clark and Jeremy. Pauline – according to the vote previously taken at our meeting on September 28, 2015 when the plan was given tentative approval based upon receiving a letter of approval of the lighting plan and drainage plan from Jeremy. Jeremy Peck – I would suggest that you have them contact me and then I can give the Board my recommendations at the next meeting.

**Bills – Cedar Pond – Total \$255,980.00**

Jeremy Peck – the invoice includes leveling and cracked sealing. Sylvester Zienkiewicz—who is responsible for the balance shown of \$7,300. Pauline – We are holding \$251,869.46 and the check needs to be made out to Cedar Pond Realty and SLT and sent to Attorney Jacobi.

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

**VOTED:** To process the same for payment with the funds being held. Vote was unanimously in favor.

**Bills W. B. Mason - \$25.83**

Upon a motion made by Peter Conroy and seconded by Janice Swanson it was:

**VOTED:** To process the same for payment. Vote was unanimously in favor.

**ZBA Petition – Betts** Brian Hoeg – You have in your packet a petition in the name of Betts concerning land at 10 Village Road. Does the Board have any comments or suggestions.

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

**VOTED:** that after close inspection of the material presented that we felt we would not be making a recommendation at this time. Vote was unanimously in favor.

Pauline - next regular schedule meeting is on for November 23, 2015.

**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 9:55 PM.  
Unanimously in favor.

