

**TOWN OF LAKEVILLE**  
**Planning Board Meeting Minutes**  
**September 28, 2015**

On September 28, 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.

**John Meleedy – Site Plan – 263 Bedford Street**

John Meleedy – this is a 1500 square feet building, zoning is okay and there is no problem with the drainage that we are aware of. Peter Conroy – will this be subdivided. John Meleedy – we are looking at 3 units. Peter Conroy – the building appears to be close to the line. Have you taken care of that? John Meleedy – we have a variance concerning the side lines. Janice Swanson – what is the lot coverage on this. Donald Bissonnette – 80% maximum. Sylvester Zienkiewicz – it says 48%. Janice what density are we talking? Sylvester Zienkiewicz -- -- we are looking at 4100 square feet. Janice Swanson – it appears to be more than 48%. I am for this but I just do not understand. Peter Conroy – 16,000 square feet coverage out of 40,590 (43% lot coverage). Brian Hoeg – what about lighting. John Meleedy – What I have known is LED. Peter Conroy – what about the height of the lights. John Meleedy – not much. Janice Swanson – you actually improved the setback. Peter Conroy – anything with food is out unless we get town water. Donald Bissonnette – what are we concerned with. Brian Hoeg – Jeremy does not have any drainage calculations. How does the water get to the pond. John Meleedy – I believe it dumps into the leeching field. Brian Hoeg – the water comes to the catch basin -- it all runs inside the burm area. The catch basins go to the little lagoon and then down to the pond. Donald Bissonnette – it is taken away from Bedford Street. Peter Conroy – I would like Jeremy to see it and we need something about the lighting. John Meleedy – The building will be wood construction with granite columns.

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

VOTED: to give tentative approval based upon receiving a letter of approval of the lighting plan and drainage plan from Jeremy. Vote was unanimous. Brian Hoeg -- I believe based on the motion that he can start the construction. Check in the amount of \$1,000.

Brian Hoeg – at this time I would like to suggest that we review the fees and discuss it more at our meeting on November 23, 2015.

**ZBA Petition – Peter S. Rockwood** Brian Hoeg – You have in your packet a petition in the name of Peter S. Rockwood. Does the Board have any comments or suggestions?

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

VOTED: that after close inspection of the material presented the Board would not be making a recommendation . Vote was unanimously in favor

**Adjournment**

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

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

**VOTED:** To adjourn the meeting at 9:45 PM.  
Unanimously in favor.