

Town of Lakeville
PLANNING BOARD
Meeting Minutes
December 7, 2017

On December 7, 2017, the Planning Board held a meeting at 7:30 PM at the Town Office Building. The meeting was called to order by Chairman Hoeg at 7:30 PM. Members Present: Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Barbara Mancovsky and Peter Conroy. Also present: Lorraine Carboni, Town Coordinator. LakeCAM was recording the meeting.

Meet with Derek Maksy, Lakeville Mixed Use Development, LLC to review revised Form A submitted for the South Side of Route 79 (Rhode Island Road) at the Lakeville Hospital Site.

Mr. Maksy explained the setbacks were missed by the Engineer and himself. He apologized and took full responsibility. Mr. Maksy thanked the Board and everyone who attended the Board of Selectmen meeting on November 30, 2017 to discuss options for the property. The Board reviewed the revised plans.

Upon a motion made by Ms. Swanson and seconded by Ms. Mancovsky, the Board

VOTED: To endorse the revised ANR Plans (Approval Not Required) submitted by Lakeville Mixed Use Development, LLC.
Unanimous in favor.

Upon a motion made by Mr. Zienkiewicz and seconded by Mr. Conroy, the Board

VOTED: To waive the fees for the revised ANR Plans (Approval Not Required) submitted by Lakeville Mixed Use Development, LLC.
Unanimous in favor.

Meet with Jamie Bissonnette from Zenith Consulting Engineers to discuss the Surety for Paska Estates

Mr. Bissonnette informed the Board the Paska Estates construction is moving fast. The pavement is down, and the catch basins are under construction and should be in place by next week. Mr. Bissonnette wanted to speak to the Board about a bond for the subdivision. He explained this is a unique situation, because subdivisions don't typically move along this quickly. They usually take months and months. His client is interested in building all of the houses. Mr. Bissonnette would like to ask the Board if they would be amendable to write a letter to the Building Commissioner asking if they could pull Building Permits for all the lots, but not release Occupancy Permits until the road was finished to satisfactory conditions and post a bond. Or, they could complete more work and post a bond. Mr. Bissonnette met with Bill Logan to review the cost estimates and determined the total cost for the road was approximately \$243,000. There is about \$75,000 left of work to be done, and Mr. Logan figures if he sticks to his schedule after two (2) more weeks of continued work, it could drop to around \$35,000 / \$40,000. Mr. Bissonnette explained it didn't make sense to put that amount in a cash bond and get that going, if the owner just wants to pull Building Permits at this time. Mr. Bissonnette would like to know how to proceed for surety and what method would work for the Board. They could get a letter of credit from the bank, or if they

have to post a cash bond. The owners plan to build houses on the lots and maintain ownership and rent the properties out.

Ms. Swanson doesn't think the Building Commissioner could hold back the Occupancy Permits or that the Planning Board could ask him to do so. Mr. Zienkiewicz said he would need advice from Counsel before agreeing to this approach. Mr. Bissonnette said they could have the developer send in a notarized letter waiving the right to the Occupancy Permits, until the Planning Board gives approval. Mr. Conroy said they could not physically stop someone from moving in, and it just doesn't have the bite it would need as folks find ways around Occupancy Permits all the time. Mr. Bissonnette asked the Board how he should proceed. Chairman Hoeg said he is not comfortable with the letter of credit, but said to bring in for the next Board meeting the completion plan, passbook savings and have Roger Hamilton, the interim Superintendent of Streets, certify the amounts and verify the breakdown of everything that is left to be completed.

Schedule Next Meeting (s)

After general discussion, the Board decided to hold future meetings on the 2nd and 4th Thursday of the month. The next Planning Board Meetings will be Thursday, January 4th and Thursday, January 25th, 2018 at 7:30 PM location to be determined.

The Board scheduled Thursday, April 12, 2018 as the tentative Public Hearing date for proposed Zoning By Law Amendments that will be brought before the Board at a future date.

Approve Meeting Minutes for November 16, 2017

Upon a motion made by Ms. Mancovsky and seconded by Ms. Swanson, the Board

VOTED: To approve the Meeting Minutes for November 16, 2017 with a minor correction on page 2.
Mr. Conroy Abstained. Mr. Hoeg, Mr. Zienkiewicz, Ms. Swanson and Ms. Mancovsky voted in favor.

Discuss updates to the Town Zoning Map

Mr. Zienkiewicz explained the last time the Town Zoning Map was updated was 2009, and Town Meeting is the only place to make changes to the Zoning Map. The Board has hours available with SRPEDD to be used to update the map. Ms. Swanson suggested others, i.e. Nate Darling the Building Commissioner, could review the map before the Board signs off on the updates to identify any issues they might not have caught. The Board agreed to have Mr. Darling review the Zoning Map. Ms. Swanson also complimented Mr. Zienkiewicz on all the work and time he has put in on the Zoning Map to date. She also suggested the Zoning Map be posted on the Town's website, when it's completed. She explained to the Board the Town would be introducing a new website next year, and the Zoning Map should be accessible to the residents. Chairman Hoeg asked the Board to take a look at the current website and see what they would like to include going forward.

Receive and Review Petition from the Board of Appeals for property owner Lois Vermette

The Board reviewed and discussed the Appeal.

Upon a motion made by Mr. Zienkiewicz and seconded by Mr. Conroy, the Board

VOTED: To send a letter to the Board of Appeals indicating the Board has “No Comment” on the Appeal.
Unanimous in favor.

New Business

Ms. Swanson would like to step down as the Planning Board’s Delegate to the SRPEDD Commission and recommended Ms. Mancovsky take her place.

Upon a motion made by Ms. Swanson and seconded by Mr. Conroy, the Board

VOTED: To appoint Barbara Mancovsky as the Planning Board’s Delegate to the SRPEDD Commission effective immediately.
Unanimous in favor.

Adjournment

Upon a motion made by Ms. Mancovsky and seconded by Mr. Conroy, the Board

VOTED: To adjourn the meeting at 8:45 PM.
Unanimous in favor.