

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
April 13, 2015

On April 13, 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 Nancy Yeatts, Part-time Planner, and Pauline Ashley, Recording Secretary. LakeCAM was recording for local cable broadcast.

Organization of the Board

Sylvester Zienkiewicz – at this time I believe that we need to vote to reorganize the Board.

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

VOTED: To continue to have Brian Hoeg continue to serve as Chairman. Vote was unanimously in favor.

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

VOTED: To continue to have Sylvester Zienkiewicz continue to serve as Vice – Chairman. Vote was unanimously in favor.

44 Clear Pond Road

Derek Maksy – as the Board may remember I was in on this before and a few changes were suggested, which I have made. As far as the utilities are concerned they are private underground. As far as the floor is concerned it will be the same as it is now because of the cleats. Since this is more for golfers and there will be no parties involved. It is safe to assume that it will be only cleats. Since this is later than what I had planned I will try to get in the footings by mid June and then hold off. There is no drainage for this project. The shed roof that was of to the side has been taken away. Brian Hoeg – does the Board have any questions?

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

VOTED: to approve the site plan as submitted. Vote was unanimously in favor.

Lakeside Avenue

Brian Hoeg -- I have a Form A concerning property on Lakeside Avenue. Jon Pink – This is just for transfer process. They are concerned since this is in a trust and want to be sure that it is correct. Peter Conroy – does breaking it up change the way it is taxed. Jon Pink – they want them to be separate. A check in the amount of \$200 was received.

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

VOTED: to sign the plan as submitted. Vote was unanimously in favor.

Justine's Way

Jamie Bissonnette – I believe that there were 2 things that the Board had made note of and I believe that I have taken both into consideration. I have also made copies of what Attorney Mather's Declaration of Covenants and Restrictions and it will give the Board a chance to review the same for the next meeting. Peter Conroy – is the association mandatory? Jamie Bissonnette – it is covered under the number 7. As the Board is aware this property is under Land Court and we have the okay as far as the preliminary filing is concerned. Sylvester Zienkiewicz – if we vote to approve what do you want from us? Jamie Bissonnette – I just want the Board to realize that things take longer when Land Court is involved. ?? I am still concerned with the water problem. Brian Hoeg – they have designed a drainage system now to help keep the water on site. They have designed it and it should help you. You should not have any more water then you do now. Jamie Bissonnette it should improve what you are getting now.

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

VOTED: to approve the plan and send it to the Town Clerk's Office for the 21 day appeal period. Vote was unanimously in favor.

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

VOTED: to close the hearing. Vote was unanimously in favor.

ZBA Petition

Brian Hoeg – You have in your packet a petition in the name of DeMoraville at 332 Bedford Street. Does the Board have any comments or suggestions. Nancy Yeatts – Conservation asked for a 25 foot buffer. It is a pre-existing lot.

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 make no comment at this time. Vote was unanimously in favor.

Joshua Estates

Elliott Schneider – I am since Bob Mather has recently had heart surgery and is unable to appear here tonight. This is a project that has been around sometime because of the fact that it is a land court matter. The project was redesigned by Azor and at that time we put up a cash bond as requested by the Board. Sylvester Zienkiewicz – I am concerned about the amount of the bond which I feel has to also cover the drainage as well as the road. I am not sure that \$98,000 will cover it. When you started working we were not even aware that the work was being started. Elliott – under 40A there is no money until you start the work. There is no covenant on this subdivision. We said we would put up the proper money. Under 40A you're entitled to get a release of lots or road. As far as the road is concerned we asked for an amount and we gave you what you asked for. We have given you what you asked for tell me what it is that you are looking for. Jeremy Peck -- the road has been done and all of the inspections are in my possession. I have been working with Jon Pink and Redlon. They have done all that has been asked of them. Brian Hoeg – I am sure right now there is less to construct. The 30% is for costs

that may come up and inflation. Elliott Schneider – what I am asking is what am I getting for the \$98,000. Brian – how many lots? 10 lots – 2 lots were already there. 2 lots remain to be built upon and 2 are under construction. The remaining lots would be released under the Tri-Party Agreement. You are telling him that you do not agree with the figure. The Tri-Party Agreement is between Elliott Schneider, the Bank and the Town. Elliott once I have completed the work the money would come back and you would still be holding approximately \$21,000. for the 2 year period. Brian Hoeg – after the 2 years it would go to Town Meeting for acceptance of the road by the town. Peter Conroy – you will have 4 lots. All the drainage and electrical will have been done. What is the story on the sidewalks. Elliott Schneider – no sidewalks as of yet. I would ask Mr. Mather and the Town Counsel to review the same and make the necessary changes and be ready for the next meeting. Jeremy Peck – the inspection reports have been done. Peter Conroy – I see what Zinc is saying. Elliott Schneider – I will have the as built done when the road is completed. I will speak with Attorney Mather and I am sure that he will speak with Town Counsel so that they can make the necessary changes and be ready for the next meeting. I believe that we have been working on this for at least 4 years now.

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

VOTED: That we have Town Counsel confer with Bob Mather and get the Tri-Party Agreement finalized. Brian Hoeg – any further discussion. Voting in favor: Brian Hoeg , Peter Conroy, and Donald Bissonnette . Sylvester Zienkiewicz – abstained.

Curb Cuts

Lot 3 – 18 Highland Road

Donald Bissonnette – is Jeremy Peck happy with what they want. Brian Hoeg – there is nothing attached from him.

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

Lot 2 - 20 Highland Road

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

Howland Road Form A

Sylvester Zienkiewicz – I have a problem with signing this Form A as it is being presented. This is a Form A and as I understand it, when we sign a Form A it should consist of lots that have frontage on an accepted way. Lot 1 is fine. Lot 2 does not have frontage. I feel that we need something from Town Counsel telling us that it is okay to sign the Form A as it does not meet the rules.

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

VOTED: That we request a recommendation from Town Counsel concerning Sylvester Zienkiewicz's concerns. Vote was unanimous

Bills

Brian Hoeg – I have bills from both Kopelman & Page concerning the Tri-Party Agreement in the amount of \$452.00 and one from the Middleboro Gazette in the amount of \$308.31 concerning ads which were in the paper concerning the hearings that were held as pertained to Flood Plain changes.

Upon a motion made by Peter Conroy and seconded by Donald Bissonnette, it was VOTED: That we approve both bills for payment. Vote was unanimous.

Meetings

Pauline – How about April 13 and April 27, 2015. Brian Hoeg– does anyone have a problem with those dates. No objections were made. Meetings for April will be April 13, 2015 and April 27, 2015.

Meeting

Pauline – Next regular meeting is scheduled for April 27, 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 10:45 PM.
Unanimously in favor.

