

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
May 18, 2015

On May 18, 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, and Pauline Ashley, Recording Secretary. LakeCAM was not recording for local cable broadcast.

Form A

Brian Hoeg – I have a Form A concerning property owned by Walter Healy. It involves a swap of land.

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

VOTED: to sign the plan as submitted. Vote was unanimous

Tri-Party Agreement.

Mr. Schneider – I have the updated Tri-Party Agreement that has been signed by everyone involved. All that is necessary at this point is for the Board to sign.

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

VOTED: to sign the Tri-Party Agreement. Vote was unanimous.

Howland Road

Brian Hoeg - we have a Form A concerning Howland Road. Zinc – I am not comfortable with this unless we have an opportunity to discuss it further with Town Counsel. I believe that this would be considered two lots and that one of them does not have frontage.

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

VOTED: to send the plan back to Rita with no comment. Vote was unanimous.

Minutes

Brian Hoeg – has the Board been able to review the minutes for December, 2014, January 2015, February 2015 and March 2015.

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

VOTED: to approve the minutes December, 2014, January 2015, February 2015 and March 2015. Vote was unanimous.

Curb Cut – 71 Highland Road

Brian Hoeg – What is the feeling on the curb cut for 71 Highland Road.

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

VOTED to decline making a recommendation concerning a curb cut at 71 Highland Road at this time due to a lack of sufficient information. Vote was unanimous.

Woodland Ridge and Village Road

Brian Hoeg – Why is this back? I thought we had voted on this prior to our last special town meeting held on November 17, 2014. Janice – I believe that there was a problem with it not being recorded. Pauline – John Ryder was suppose to record the same within 120 days and it was not done so it is necessary to go through the motions again. Brian Hoeg – so what you are saying is that we have to do it again and this time check on if it has been done.

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

VOTED to recommend approval of the acceptance of Woodland Ridge and Village Road at the Special Town Meeting to be held on June 15, 2015. Vote was unanimous.

Form Schedule K-1

Pauline – Zinc had a question concerning the K-1 and whether or not it had been filed concerning the subdivision on Spring Brook Lane and Woodland Ridge. To the best of my knowledge it has not been done. Janice Swanson – when does it get filed. Sylvester (Zinc) Zienkiewicz – I believe at the completion of the project. Pauline – I will try to get more information.

ZBA Petitions

Domato – Peter Conroy – he is talking putting the carport into a garage. Janice Swanson – I believe that it is already nonconforming. You can't make something more nonconforming. If they own both lots may be it could be put together. Brian Hoeg – it is not more nonconforming. See the note from the Zoning Officer.

Upon a motion made by Janice Swanson and seconded by Sylvester Zienkiewicz, it was

VOTED: to send a letter to the Zoning Board of Appeals stating that the Board had no comment. Vote was unanimous.

Lions Club

Janice Swanson – I believe what they are planning is meetings and outdoor functions. I believe that they are looking at both options. We will see how they make out with the ZBA. If they have a building it sometimes works and it establishes a set back. A variance is more difficult to get. There are 3 things that you must follow. The location is 263 Bedford Street. They are

looking for a variance of 40' to 29'. Sylvester Zienkiewiz – this will have to come back for a site plan review.

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

VOTED: to send a letter to the Zoning Board of Appeals stating that the Board had no comment at this time but would expect t see it back for site plan review. Vote was unanimous.

Cedar Pond

Janice Swanson – Jeremy Peck noticed that there was quite a bit of more damage. He said there are trees between the street and the sidewalk(grass) He said that the streets are ruined. Peter Conroy – I went there 2 weeks ago. I will go back again. One road was the worst.

June Meetings

Pauline – How would June 8, 2015 and June 22, 2015 be okay with the Board. Brian Hoeg – - does anyone have a problem with those dates? Since no one has a problem with the dates we will tentatively post our meetings for June 8, 2015 and June 22, 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.