

Lakeville Planning Board Minutes Meeting- September 7, 2010

Meeting called to order at 7:30 p.m.

Present: J. Marot, K. St. George, B. Hoeg, G. Kashgagian and W. Healey

Priscilla Drive

Clay Marston – as I am sure the Board is aware we have had little success in getting the money that was paid in the Striar settlement. At this time we have been working with them and the enclosed is what has been agreed upon. We are trying to keep you informed as to what is going on.

Vital Med

George Koury – as you are aware I appeared before the Board some time ago and informed you that I would try to keep you informed as to where the plan stood. At the present time we have downsized the building and we are presently out to bid. Hopefully we will have some concrete figures by September 18, 2010 and hopefully will begin construction by October 1, 2010. We have reduced the building to 32,000 square feet. We have passed Title 5, gone through Conservation and Board of Health. Of the 32,000, 7,000 will be office space. The remainder of the building will be used in the manufacturing of light medical supplies. The building will have 3 overhead loading doors. Should business be good we may expand at a later date. There is the potential for 80 employees. All utilities are under ground. This in here is a retention basin. It is designed to take all of the water on the site. We will be using decorative block for the retaining wall. This in here is the handicap area. Walter – will all of the employees be there at the same time or in shifts. G. Koury – it will be in shifts. We have included 30 spaces for employees at one time. Jim – there are actually 44. Would you have to have the additional spaces? If there are more spaces than you need you could eliminate these two. G. Koury – we are using the shoe box kind of light. The building lights have a slope face and the light goes strictly to the ground. I will check on the trailer that shows on the site. Greg – will this be a single level? G. Koury – there is 7,000 square feet of office space which is more than we have now. I am considering putting the dumpster enclosure in a different area. Walter – what about snow? G. Koury – we would be putting it to the back or off to the side. If there is too much snow we could truck it to the detention basin if it becomes a problem. Brian – what about the height? G. Koury – the existing approval holds because it was a reduction. Brian – what about the poles. Kevin – I believe poles are 25 feet. Greg – I make a motion that we sign the plan. Walter – 2nd the motion. Jim – all in favor. Jim – We will keep the original plan here. George will bring you in a copy.

Roan Barber

Roan – originally when I came you released Lot C – I have sold Lot B and would be willing to return the other release for a release of Lot B. Walter – I make a motion that we rescind our vote of Lot C and release Lot B. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Leo Bisio

Jon Pink – I have here a Form A on behalf of Leo Bisio. Brian – I make a motion that we sign the plan as submitted. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$100.00 was received.

Cedar Pond

Dan Aguiar – we were in previously and discussed the changes that we were suggesting. You sent the plans to Nick Lanney and he came back with certain suggestions and we have tried to meet them all. We have revised the plan for the rear of the project. Ron wants to get going so that we can get ahead. Mr. Carroll's Attorney – He has Lot 2 and is looking for an occupancy permit. L. Guillo 1 Cedar Pond – there is some new construction going on near my house. The water is getting very close to my house. I am worried as to how this is going to affect my house. John Quinlan 13 Cedar Pond – This is a retention pond. We are looking at this retention pond it sets right here. It is approximately 70-80 feet long and it is filled with water. Jim -- a lot was done previously. It was done by a previous project director. He did it without anyone's knowledge. We have asked them to try to correct this as it occurred here – our engineer has agreed. Dan – we have met the requirements. Nick is asking for an as built. They are looking for a new system to take this into. Ron is trying to resolve the problem. John Quinlan – I have lived next to this for 5 years. Jim – we have not released any lots in some time. We need to begin to move ahead. John Quinlan – Who is going to maintain these? Is it going to be the association? Jim – the purpose of the association was to maintain common areas. We would like them to be able to move forward. Dan – there is no spill way. This would only have water 2 or 3 times a year. ???—what about the storm drains? Dan – 80% of the time it works, the storm that we had this year was not our normal everyday storm. John Quinlan – I would like to see them clean out the drains. Walter – I make a motion that we approve the modification to the original drainage plan. Brian – 2nd the motion. Jim – All in favor. Vote was unanimous. Dan – Item 2 -- I will send to Nick the new package. Janet Renzi – 2 Ron's Circle – what is going to happen with the road. Jim – it is just a base coat.

Gateway Commons

Dan Aguiar – I don't know whether or not Pauline has mentioned to you that she received an estimate from David Varga for \$12,000. That seems a bit high as we have already paid him a substantial amount to him as far as conservation. I would like to request that the Board get another estimate. I would suggest that may be you get an estimate of Nick Lanney. Jim – Pauline will request a quote from him.

Commercial Drive & Riverside Drive Acceptance

Kenny Motta – As the Board is aware I am here on behalf of CanPro. I have met with Chris and we have agreed as to what he wanted to see done. I believe that you have a copy of his letter in your file. As far as the gates were concerned we wanted to protect the area in the back. That was the whole idea of the gates. Letters from the Selectmen and Chris Peck were read by Jim. Greg – is the road in condition. Kenny Motta – we have an overlay of the area requested by Chris. Walter – I make a motion that we send a recommendation of approval to the Selectmen. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – I have reviewed the Certificate of Completion but I think that we should hold off signing it until the vote of Town Meeting has been taken. Kenny – I don't have a problem as long as it does not hold up the process.

Sysco

Jim – I went on a 2nd visit to Sysco. They gave us a tour and presentation. They took us to the loading dock and the area in which the trucks would be so that we would be able to hear the noise from the trucks. It was back about 400 feet and the comments were that it was very quiet.

Green Community

Walter – this is the information that I have been able to gather concerning the town becoming a green community. I think that it would be better to hold off on this at this time and get a date from Rita when this should be put on for a hearing.

Bills

Jim – I have a bill from W. B. Mason in the amount of 62.19. Walter – I make a motion that we approve the same for payment. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jim – I have a bill for secretarial services for July and August in the amount of \$217.93. Kevin – I make a motion that we approve the same for payment. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

ZBA Petitions

CVS – Jim -this is a request concerning the signage for CVS. I believe at the time that it was present we advised them that they were asking for more than our by-law allows. Walter – I make a motion that we admitting deny the request. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Veloza – Ram Island – Jim – they are requesting that they receive approval for an accessory structure. It is my feeling that state regulations require that you have an existing principle structure before you can apply for an accessory structure. He is also lacks the required frontage. Walter I make a motion that we forward a letter to the ZBA recommending disapproval. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meeting

Jim – Our next meeting is the hearing schedule for September 14, 2010 concerning the overlay district for Sysco.

Adjourn

Walter I make a motion that we adjourn. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned 10:30 p.m.