

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
July 28, 2016

On July 28, 2016 the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Acting Chairman Sylvester Zienkiewicz at 7:30 PM. Planning Board Members present were Sylvester Zienkiewicz, Janice Swanson, Peter Conroy, Donald Bissonnette and Pauline Ashley, Recording Secretary. LakeCam was recording.

Hearing – Lakeside Avenue – Tammett Brook

Pauline Ashley – Mr. Hardman is representing the Horton's for a subdivision hearing that is scheduled for August 25, 2016 at 7:30 p.m. At the last meeting the Board requested that I ask Mr. Hardman come to our meeting since the Board had some questions that required an explanation that the Board would like prior to the hearing. Mr. Hardman – as you are aware I represent the Horton's There is an existing house on the land out front and they are looking to get 3 more lots on the property. We are looking at the original design. The drainage is from the cul-de-sac and catch basins. Pauline Ashley – have you seen a copy of the letter from the Board of Health. Mr. Hardman – no, I would like a copy of possible. A copy was given to Mr. Hardman. We are presently in the process of talking to the Board of Health. We are also scheduled to meet with Board of Health on August 8, 2016. A replicating plan has been looked at. Peter Conroy – what is the size of the culvert. Mr. Hardman – 215 feet. Janice Swanson – have you read Board of Health's letter. Mr. Hardman – not yet. Janice Swanson --- he seems to think you will have a problem with the wetland. They appear to be big lots. Mr. Hardman – there is a discussion DEP and what we feel is actually there. The DEP mapping shows this being connected but we do not agree and we will take it up with the DEP. No percs have been done. Janice Swanson – I would like to see the information from Jeremy Peck before the hearing. Peter Conroy – the culvert is parallel with the road. Mr. Hardman – it is already there.. Sylvester Zienkiewicz – Board of Health has to send us a letter for the hearing. Donald Bissonnette -- don't we have to know where his houses are going to be? Janice Swanson – does everyone have a copy of this plan? I believe that the hearing is scheduled for August 25, 2016. Peter Conroy – is it true that guard rails are subject to certain areas? Mr. Hartman – I will try to have all of the information that you are requesting in time for the hearing.

ZBA Petitions
Lawrence Healy

Janice Swanson – I would like to make known that I have been told by the ethics board that I can vote on the ZBA petitions but I will not be voting.

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

VOTED: To send a letter stating that the Board had no comment as concerns the Healy petition. Vote was Sylvester Zienkiewicz, Peter Conroy, and Donald Bissonnette in favor. Janice Swanson abstained.

Michael Redlon

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

VOTED: To send a letter stating that the Board had no comment as concerns the Redlon petition. Vote was Sylvester Zienkiewicz, Peter Conroy, and Donald Bissonnette in favor. Janice Swanson abstained.

Old Stone Lookout, LLC (Back Nine)

Janice Swanson – this is a large area. Don't you feel that the Planning Board would want to review it. Peter Conroy – don't you feel that we should notify the ZBA that we would like a site plan review (Pg. 47 Zoning By-Laws.)

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

VOTED to send a letter to the ZBA suggesting that the Board would like a Site Plan. Vote was Sylvester Zienkiewicz, Peter Conroy, and Donald Bissonnette in favor. Janice Swanson abstained.

Honey Bee Farms Gillian Drive

Donald Bissonnette – at the time that we did Honey Bee Farms – Lot 1 was held by the town as security until the way was completed to the satisfaction of the Highway Superintendent and the Planning Board. At this time I am looking to have the Lot release and would like to know what type of Bond you will need and for how much as I will have the lot under a purchase and sales agreement very shortly. Sylvester Zienkiewicz—How long is the roadway? Donald Bissonnette – approximately 750 feet. Sylvester Zienkiewicz you will need to put up an insurance bond, cash or Tri-Parte Agreement. Based on the information we have from Jeremy L. Peck and T. L. Edwards you will need to have one of the three types of accounts in the amount of \$69,000.00

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

VOTED: That upon receipt of funds in the amount of \$69,000. 00 made payable to the Town of Lakeville the Planning Board will sign a release concerning Lot 1 in Honey Bee Farms. Vote was Sylvester Zienkiewicz, Peter Conroy, and Janice Swanson in favor. Donald Bissonnette abstained.

Adjournment

Acting Chairman Sylvester Zienkiewicz –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.
Vote was unanimous.