

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
August 25, 2016

On August 25, 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 Chairman Brian Hoeg at 7:30 PM. Planning Board Members present were Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Peter Conroy, Donald Bissonnette and Pauline Ashley, Recording Secretary. LakeCam was recording.

Horton Hearing – Lakeside Avenue – Form C

Notice as it appears in the Middleboro Gazette on July 28, 2016 and August 11, 2016 was read by Chairman Brian Hoeg. Please try to remember to give your name and address when addressing the chair. Mr. Hartman – I am here representing the Horton's. This is a subdivision which will have 1 existing house and 3 new houses. Drainage will be handled through the catch basins and a retention area. All drainage meets DEP standards. The property will be serviced by wells and septic systems. James Williams – 10 Hemlocks—where do you plan on placing the septic as there is a large amount of wetlands in that area? Anna Dias – Old Meadow Lane – if the tanks are full what do they do. Is there a time when they have to empty them? Does it go into the water on my property? Where will it go? The drainage is at the top of the hill, it will go downhill. Mr. Hartman – the drainage goes in this direction. It will go away from the property. None of the drainage goes to Lakeside Avenue. Jim McNamara – 25 Lakeside Avenue. – I am concerned with how this will affect my property. Mr. Hartman – it is figured on a 100 year storm. It will go to an open swale. Bob Cossaboom – 8 Hemlocks this has been a dry year. Once the ponds are full where will the water go? Mr. Hartman – ponds are self contained – all lots meet upland zoning. ??? – will it change the direction. Mr. Hartman – no. They are dry now. Pond is completely contained. Brian Hoeg – vernal pond is a different story. Sylvester Zienkiewicz – it depends on certain criteria. Brian Hoeg – it depends on when the ground water reaches it. ?? -- What is classified as a pond? Mr. Hartman – these are wetlands—1/4 acres is a foot deep ½ acres is 6 feet deep. Renee Horton – all we are trying to do is to protect my father-in-law. ?? - They were great people and they always tried to help the town. Bonnie Lippincott – 29 Lakeside Avenue -- are you talking a special kind of septic tanks? Mr. Hartman – the septic system would be the same as is currently being used now. Bonnie Lippincott – as far as a well is concerned will there be one on each lot? Mr. Hartman – I would think deep wells would be what would be considered. ?? What about the wild life. Have you given any thought to them? Mr. Hartman – we have no control over wild life. Anna Dias – you are destroying the wetlands and the home of the wild life. Mr. Hartman – the only area that will be filled is in this area, nothing else. This will not have any effect on anyone. Wallace DeMoranville – 3 Old Meadow Lane they have dug 2 ditches to drain the wetlands off. It will go to my pond. Mr. Hartman --- we did not dig any ditches. Anna Dias – we raise animals. How come I can't do it but someone else can. Judy Williams – 10 Hemlock – do you have any idea where the houses will go? Or if they might even be turned down. Martin Rezendes- 15 Lakeside Avenue – I am concerned about the water coming into my cellar. Mr. Hartman –The water will be going away from Lakeside Avenue. Martin Rezendes – the pipe under the road is in bad shape. Mr. Hartman – the water goes the other way. ?? Who will be responsible for the repairs and upkeep of the road. Mr. Hartman – if it is a public road the town would be. It is our hope that the town will accept the

road. ?? Sandy had talked about a trench to 18 which the state created. It ended up that the state did not take care of it and it became the responsibility of the residents. Mr. Hartman – it is our intention to have the construction of the road be up to town standards so that it will be accepted by the town. Judy Cossaboom - 8 Hemlocks – is it a town road automatically? Sylvester Zienkiewicz – the road needs to be built to Town standards but there is no guarantee that the road will be accepted at town meeting. Hopefully it is being done correctly and that it will be accepted at town meeting. Brian Hoeg – it will be check by your Superintendent of Streets to be sure that it is being done to Town standards. Judy Cossaboom – is it level or is it higher? What will be the requirements as far as a builder is concerned. Mr. Hartman – I have drawn the plans but I am not a builder. Bob Cossaboom – Where will the water go. Mr. Hartman – there is an emergency outlet. ?? Why don't we have to show where the houses are going. Brian Hoeg – Wellesley is different than Lakeville. ?? We are not happy with people looking at me. Sylvester Zienkiewicz – Lakeville has set back rules. Wallace DeMoranville – I don't care what you say people have been on my property. Lot 3 is towards us. The pond fells up. You are telling me no water will be there. ?? What is the buffer zone. Brian Hoeg – 25 feet away. Bob Cossaboom -- what are the other concerns and who has any. When will you be meeting again. Brian – we will be continuing the hearing until September 15, 2016. You can call our secretary if you have any questions about the hearing date.

Form A – Ocean Spray

Phil Cordeiro – Allan & Majors I am here on behalf of Ocean Spray. One lot is for sale and one lot will have a change to correct the lot line. Your secretary was not sure what the charge would be. Brian Hoeg – since this is just a change in the lot line the charge will be \$100.00

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

VOTED: To sign the Form A as presented. Vote was unanimous.

Ledgewood Estates

Brian Hoeg – it is my understanding that you are here in connection with some changes to the proposed plan. Jason Youngquist – We have run into a problem with ledge which has made it necessary to make the changes 1 – structure of catch basins and man holes and increase the pitch of the road, 2 – entrance - change flow in gutter line to existing swale. 3 – sidewalk to Pierce Avenue -- 4 – basin fore bay needs to be moved of to the side. 5. TMLP pole to be moved behind the sidewalk. Jeremy Peck – seems to be an improvement. Peter Conroy – all work seem to be on the property side not in roadway.

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

VOTED: To accept the changes suggested by Jason Youngquist and agreed to by Jeremy Peck. Vote was unanimous.

Honey Bee Farms

Pauline Ashley – At the July 25, 2016 meeting the Board voted (Vote was Sylvester Zienkiewicz, Peter Conroy, and Janice Swanson in favor. Donald Bissonnette abstained).

that upon receipt of funds in the amount of \$69,000. 00 a Release of Covenant pertaining to Lot 1 in Honey Bee Farms would be signed. At this time I am informing the Board that said funds have been received by the Town Treasurer .

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

VOTED: To sign the Release of Covenant as presented. (Vote was Brian Hoeg, Sylvester Zienkiewicz, Peter Conroy, and Janice Swanson in favor. Donald Bissonnette abstained).

ZBA

4 Freetown Street

Sylvester Zienkiewicz – at this time I would like to say that I am very upset about the fact that we were not able to comment on the petition to the ZBA for 4 Freetown Street.

Paul McGillis

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

VOTED: That we send a letter of no opinion as concerns the petition dated August 15, 2016 Vote was Brian Hoeg, Sylvester Zienkiewicz, Peter Conroy, and Donald Bissonnette in favor and Janice Swanson abstained).

Adjournment

Chairman Brian Hoeg –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 10:55 PM.
Vote was unanimous.