

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**October 4, 2011 – 7:30 PM**  
**Town Office Building**

On October 4, 2011, the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order at 7:45 PM by Chairman Marot. Planning Board members present were: James Marot, Sylvester Zienkiewicz, and Gregory Kashgagian. Members absent: Kevin St. George and Brian Hoeg. There was no one recording the meeting.

Also present: Linda Grubb, John Pink of Azor Land Sciences, and other interested citizens.

7:30 PM Form A – Prime Engineering – Nancy Adams

Chairman Marot asked if anyone was present regarding the Form A. No one was present to discuss this matter.

Tony Chaves – Quail Hollow/Heather Hills Lane – 21 day appeal period (plan can be signed if no objections have been filed)

Upon a motion made by Mr. Kashgagian; seconded by Mr. Zienkiewicz it was:

VOTED: To sign the plan for Quail Hollow/Heather Hills Lane.  
Unanimous in favor

The plan was then presented by John Pink and signed by the Planning Board members.

Amended letter from Chris Peck – Superintendent of Streets – regarding 6 Reed Farm Road

Chairman Marot stated that he had received a letter (dated September 14, 2011) from Mr. Peck, Superintendent of Streets regarding comment #3 that had been discussed about the grading for the road cut at 6 Reed Farm Road. The applicant had brought in a revised plan for both Mr. Peck and the Planning Board to review. Mr. Pink also discussed the septic plan with the Planning Board. Mr. Pink suggested that a berm (small rise) be placed along the top of the driveway in order to prevent any drainage heading down the property and causing water problems. Mr. Pink will add that footnote to the plans. (plan #6)

Upon a motion made by Mr. Kashgagian; seconded by Mr. Zienkiewicz it was:

VOTED: To approve the request for a road cut at 6 Reed Farm Road, under the condition that the drive entrance is bermed against the run off from Reed Farm Road.  
Unanimous in favor

Chairman Marot then read a letter dated September 12, 2011 about Phase 2. He suggested that the Board defer from making any recommendations about Phase 2 until they receive comments from Mr. Peck and the engineer. The letter was from SITEC Civil & Environmental Engineering Land Use Planning. The drainage improvements proposed to the rear of Cedar Pond Development, Phase I, drainage improvement have been completed in accordance with the approved plan. The firm is also working with the Board's consultant with regards to completing the design for Phase II and it should be completed at the end of the month.

Upon a motion made by Mr. Kashgagian; seconded by Mr. Zienkiewicz it was:

VOTED: To defer from making any recommendations on Phase 2 of the Cedar Pond Development until comments have been received from the Superintendent of Streets and the engineer.  
Unanimous in favor

Chairman Marot then brought forward the matter regarding payment expected by a Mr. Dave Varga. Chairman Marot explained that the Board had never approved him to do any review, he was just asked for an estimate, thus the Board should not approve payment. Also, his comments were not reviewed by the Board.

Upon a motion made by Mr. Kashgagian; seconded by Mr. Zienkiewicz it was:

VOTED: To adjourn the Planning Board meeting at 8:01 PM.  
Unanimous in favor

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