Lakeville Planning Board Minutes Meeting- April 10, 2012

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

Present: Full Board Present – New member Donald Bissonnette present

Jim – at this time I would like to know if there is anyone here recording the meeting. – No one present.

Jim – as the members are aware we recently had an election and our new member is here with us tonight. I would like to take this time to suggest that we re-organized. Zinc – I would like to nominate you for chairman and Brian for vice-chairman. Donald – 2^{nd} the motion. Jim – any discussion? Jim – I have worked with Brian for many years and highly recommend him. Jim – all in favor. Vote 4 in favor. Brian abstained. Jim – I would accept and thank the Board.

Jim – it is that time of year where we need to nominate a representative to SRPEDD. Normally we recommend the new member so that he can become familiar with the role that they play. Brian – I would recommend Donald Bissonnette. Zinc – 2nd the motion. Jim – all in favor? Vote 4 in favor. Donald – abstained.

Pauline – Jan has asked that the members sign the list of members that needs to be filed with the Registry of Deeds. Brian – I make a motion that we sign the same. Zinc – 2^{nd} the motion. Jim – all in favor. Vote was unanimous.

Curb Cut

Radke – new 79 curb cut. Jamie – this is the majority of the lot. The Dot is starting the construction prior to the final coat. Chris – this is the CVS driveway. This is a curb cut before the new route. It is just shown as dash lines. We need to meet with DOT to find out what they need. Jamie – the Selectmen would like your blessing. I will not be connected at this point. It is 24 feet wide. Jim – what is this. Chris – drainage access. Jim – we are just giving our blessing. Brian – I make a motion that we recommend approval as it stands now. Zinc – 2nd the motion. Jim – all in favor. Vote was unanimous.

8 p.m. Zoning Article

Notice as it appeared in the Middleboro Gazette on March 22, 2012 and March 29, 2012 was read by Jim.

Jim – this is a list of the things which would give the Building Commissioner more control. Bob lafrate – There is a number of ways that it could be better understood. I would like to limit the language because a good number of lots are non-conforming. Clark Shore there are a number of lots that are under 20,000

square feet. Board of Health is dealing with 15,000. With this hopefully we would be working on the same page when it comes to non-conforming less than 70,000 square feet. They would have to get a special permit. It would lighten the load to the ZBA. Jim – this is something brought forward. Bob lafrate – the language will take less interruption. Zinc – I would like to speak against it. The part 6.1.8 replacing the tear down. The section #1 you are suppose to take the lake side communities as an overlay district. I agree on these three as long as it does not go with the lake side community. Bob lafrate Is your concern only with the extra bedrooms. It allows you to alter and extend. You need to work with the Board of Health. This makes the permitting process easier. 6.1.8 is a word replacement. You would fail the 105 law. This will not change the bedroom numbers. Mr. Scott – why is Board of Health going from 20,000 to 15,000. They should be considering water and the problems with nitrates. Jim – I think we understand what you are saying. I don't think it is our board lowering the rate. The one thing I like about it is that by making the restrictions less strick. I think there is a step that people need to take. Dick Scott – what approach is acceptable to some people is not always acceptable to another. As long as it is not sold the existing condition will exist right? Bob lafrate – if you are going to go for expansion you will unless your septic is either approved or not. This town is very concerned with seasonal homes in order to become year round. You need to have a septic system which has been approved by Board of Health. We are trying to relax the rules. Derek – If that happened would you still send them to Board of Health. Bob lafrate - yes. You have several hundred cottages and have people living in them year round. The more restricted they are. Jim – you have no less restricted with a 15,000 square foot lot. Bob lafrate – no one gets it from seasonal to year round. There is no negative impact. Derek – a good number are non-conforming. Jim – do you want to discuss it further? Brian – I make a motion that we recommend the same for acceptance. Don - 2nd the motion. Vote – 3 in favor. Zinc opposed. Motion passed.

8:25 p.m. Zoning Article

Notice as it appeared in the Middleboro Gazette on March 22, 2012 and March 29, 2012 was read by Jim.

Jim – we have not created a district. I will create it from the discussion. It will created some discussion to allow a commercial district. It is a more restrictive zone. It creates the the need for a public hearing. It expands from 3 to 25. People will be notified. We are not overlaying a particular area. I think it would be helpful. Derek – It would be just like any overlay and then we can get it approved at a town meeting. Scott – it makes sense to have it available. There may be some areas it would make a lot of sense. Nelson Pratt – how flexible. Jim – very flexible and there is area for negotiations. I can see what you are saying but we can modify. It would go to a public hearing and then a town meeting. Frank Sterett – how would if affect the present owners. Jim – it would depend on which properties. It would still have to go before us and then town meeting. Scott – it gives the Board more control and that is good. If it has to go

before the town it would also be good. Zinc – under the old industrial once it was industry and it would stay industrial. A different use would still be under control. Derek – this is by Special Permit. We had a commitment from Linda Grubb. The e-mail was read by Jim. Jim – I do not have a problem with what Linda is asking. There are some uses and some are allowed by state law for Industrial. Derek – anything not listed is prohibited. Is there something that we could do that is not listed. Jim – I am not sure. Derek – do you want it. Nelson P – Section C – first 25 acres or more – does it included streets. Jim – it does not include a private way. It would be two separate properties. Scott – all the by-law language is okayed by the state. It is pretty good language Note that Linda Grubb is here. There are a lot of places that would not be included. If it gives you more control I am in favor. Zinc – I make a motion that we move forward. Brian – 2nd the motion. Jim – any further discussion. All in favor. Vote was unanimous.

8:45 p.m. – Flood Articles

Notice as it appeared in the Middleboro Gazette on March 22, 2012 and March 29, 2012 was read by Jim. Jim – the purpose is for the town to adopt the new zoning maps. If we do not approve the adoption of the new maps and bring the articles up to date we will not be in compliance. Derek – There is too much change from the old to the new. Jim – the new maps overlay the districts of a satellite map. There is not a lot of change for the most party. The property owners can check if they are in it or not. Derek – I can see why it is not for all people. Brian – some people need to worry about the elevation of the property. Zinc – I make a motion that we recommend acceptance of the same. Brian – 2^{nd} the motion . Jim – all in favor. Vote was unanimous.

<u>Adjourn</u>

 $\overline{\text{Zinc} - \text{I}}$ make a motion that we adjourn. Brian -2^{nd} the motion. Jim - all in favor. Meeting adjourned at 10:20 p.m.