

**Lakeville Planning Board Minutes
Meeting- April 5, 2011**

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

Present: J. Marot, G. Kashgagian, K. St. George and Sylvester Zienkiewicz (new member)

Jim – At this time I would like to welcome our new member Sylvester Zienkiewicz.

SRPEDD

Jim – we have received a letter from SRPEDD requesting that we appoint a member to represent the Planning Board. In the past we have appointed the new member of the Board. Zinc would you be interested. Zinc – what day do they meet? Pauline – I checked with Rita and she said that it is normally the 4th Wednesday. Zinc – I don't have a conflict that I am aware of at this time. Greg – I make a motion that we appoint Sylvester Zienkiewicz to be our representative to SRPEDD. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Rules & Regulations

Jim – I have here a copy of a Form K-1 (Declaration of Reserved Easement) which Bob Mather has forwarded to us. It appears to be a good form which should be added to our forms under our Rules and Regulations. Greg – I make a motion that we consider having a hearing on this form and add this to our Rules and Regulations. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Hearing should be scheduled after town meeting.

ZBA

Lion's Club

Jim -- Lion's Club – this is business zoned. A Special Permit is required. From what I can see one of the problems is that they cannot fit the upland circle. Brian – wasn't that lot there before the upland circle by-law came into affect? I make a motion that we suggest approval of the same as the lot was there prior to the upland circle by-law. Zinc – 2nd the motion. Jim – all in favor. 3 votes in favor and 2 abstained. Greg and Kevin abstained as they are presently members of the Lion's Club.

DeGrazia

Jim – I don't how they can meet the regulations. Brian – it appears to be over 8,000 square feet. Greg – is there an approved access from Pickens Street. Jim – I would think not. Brian – they are saying it was created. Jim – I don't see how it was created. Brian – it also says it is a financial hardship and I don't think that

is something that we are concerned with. Didn't we recently deny this? I make a motion that we recommend disapproval. Greg – 2nd the motion. Kevin – at this time I would like to abstain. Jim – is there access from the front. Jim – any further discussion. No discussion. Vote was 4 in favor and 1 abstained.

Deerfield

Chris – it was paved about the 14th or 15th of April, 2007.

1. There are 2 lots left that have not been sold – there are piles of gravel and everything is grown over.
2. Has been taken care of. The basin's have been cleaned concerning the silt. Drainage is okay and Tara has signed off on the order of conditions.
3. The wall has been moved. The tree may be a problem.
4. The bounds are under the mulch. I will have to check on this.
5. As far as #5 goes I would like to wait concerning the Homeowners Association since they will be responsible for the landscaping.
6. Silt fence has been removed.
7. – Homeowners Association
8. The sign meets new regulations.

Jim – We would like to have a copy of the Homeowners Association. Does it give the town resource Derek Maxim – I don't believe so. Jim – have they actually formed? Derek Maxim – yes, I will bring you in a copy. Chris – the grass strips are the only thing outstanding. Derek – 18" – 4 foot. Greg – I make a motion that we recommend approval of the same. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Woodland Ridge

Pauline – this is an e-mail from Larry concerning Woodland Ridge. Jim – I believe that this will fall under the storm water management. Where are the houses be constructed? Kevin – I believe everything there is an issue. Chris – the lady at the corner is also having a problem. Jim – I think that you should have Bob monitor it from the approved plan. If there is a problem he can then come to the Planning Board. Chris – it can be with a foundation it should go to the man hole not a basin.

Earth Removal

New England Rental – Jim – I don't know how the Board Members feel but I do not feel that there is enough information here to make a decision. The Board of Selectmen need to require the petitioner to look at the by-laws and give us more information that what is available here. Brian – I make a motion that we notify the Selectmen that we need more information before we can make a recommendation and suggest that it might be a good idea to have some representing the petitioner at our meeting. The petition needs to comply with the standard earth removal permit regulations and provide all information request in the general by-law. Kevin – 2nd the motion. Jim – all in favor. Jim – there also needs to be a re-vegetation plan. Vote was unanimous.

Aquifer

Linda – I feel that we need to do something concerning an aquifer by-law.
Jim – I have had Linda working on this and I like what she has done. I believe that we need to look into protection for our resources. One area is Section 4.
Brian – what are we trying to limit. Jim – I think Linda has been doing a good job and would like her to continue to work on this for us.

Cedar Pond

Pauline – I have contacted Mr. Jacobi and requested that we get some information concerning the Third Party Agreement. Jim – I would suggest that we get in contact with him and tell him we need information for our meeting on May 5, 2011. Brian – I make a motion that we have Pauline send him a letter informing him of this information. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Adjourn

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