

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
April 23, 2013, – 7:30 PM
Town Office Building

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

Present: James Marot, Chairman, Jim Marot, Sylvester Zienkiewicz,
Donald Bissonnette, New member Peter Conroy.

Marijuana By-law Hearings

Hearing called to order at 7:30 p.m. by Chairman Marot. Notice as it appeared in the Middleboro Gazette was read. Jim – please note that we are being televised. Ad appeared on March 21, 2013 and March 28, 2013. Pauline – originally this hearing was advised and scheduled for April 18, 2013. I did not have a quorum present and at that time it was continued to April 23, 2013. At 7:30 p.m. Zinc – Kay Doyle is the person who wrote it for most of the Commonwealth and I feel that we should accept it as it is. Don – 2nd the motion. Jim – all in favor. Vote was unanimous..

Registry Notice

This is a form which has to be filed with the Registry in Plymouth when there is a change in the membership of the Board. It needs to be signed by each of you.

Bills

Jim – I have a bill in the amount of \$40.54 for services by Nancy Yeatts. Zinc – I make a motion that we approve the same for payment of the same. Peter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jim – I have another bill from Nancy Yeatts in the amount \$101.35. Zinc – I make a motion that we approve the same for payment of the same. Don – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jim – I also have a bill from the Middleboro Gazette in the amount of \$374.00. Zinc – I make a motion that we approve the same for payment of the same. Peter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jim – I have a bill for secretarial services in the amount of \$293.97. Zinc I make a motion that we approve the same for payment.. Jim – all in favor. Vote was unanimous.

Cedar Pond

Pauline – I recently contacted Attorney Jacobi concerning the questions that the owner of Lot 18. This letter is in response. Jim – The owner of Lot 18 is Jason Cook. We should give him a copy of Jacobi's letter.

Huckleberry Shores

Jim – we need to get the information from Deb so that we are aware of what is being held.

ZBA – Hearings

Pauline – There is a petition concerning the **Lion's Club** but the response date has gone by since we were to response prior to 4/16/2013.

Donnelly - Jim – how does the board feel as concerns this petition. Zinc – where is the storage garage located? Jim – 32 feet to the corner and 25 feet to the other corner. It is 71 feet from the street. Zinc – the property next to him is going to be business zoned. The one already is. Jim – what is the feeling of the Board. Zinc – I make a motion that we recommend approval of the same. Peter 2nd the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the ZBA.

Couture - Jim – he is not making anything worse then what is already there. Zinc – he is adding another floor and a bath. Zinc – I make a motion that we not make a recommendation as there is insufficient information. Don – 2nd the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the ZBA

Hearing 8 P.M. Water Extraction

Notice as it appeared in the Middleboro Gazette on March 21, 2013 and March 28, 2013 was read by Jim. This hearing was originally scheduled for April 16, 2013 at 8 p.m. but due to a lack of quorum on April 16, 2013 this hearing was continued to April 23, 2013 at 8 p.m. The purpose of this by-law is to protect the water that we have in town. Nancy – I do not have any comment from Conservation. I believe that what was changed was the Boston of Selectmen of their designee. Jim – I believe that this applies to commercial users. Zinc – this is the Lancaster version and I approve. I recommend that we recommend approval of the article. Peter – 2nd the motion. Jim – all in favor. Vote was unanimous. Hearing closed at 8:11 p.m.

Cedar Pond

Nancy Yeatts – this is Jason Cook the land owner of Lot 18. Jason Cook -- I am concerned with the safety issue. Jim – you own it. Jason – I want to enclose the land with a fence. We have people going to fish in this pond. I want to stop people from going across my land. It's about safety. Jim – the pipe could collapse. Have you approached long Built. Jim – the best we can do it to try to get them to work with us. We have no problem with your taking it out. Don – I doesn't look like it will be a problem. Jim – Originally that was going to be a boat house. Jason – the cost was more than they thought. This is the easement. Jim

– how big. Jason – I am letting them go through my property. Jim – this is the roadway at the high side of the berm. We could ask what is going to happen with the open space parcels and the pump house. As far as I can see I would say go ahead and fill it in to protect your property. The Boathouse was supposed to be used. What is going to happen to the structure? Jason Cook – no damage has been done to my property. They have to take care of it if they do. Nancy – who is going to bring it you. Jim – we will send a letter to Jacobi. Nancy – Every house comes before Conservation. The demolition of the Boat House has to come to the Conservation. Jim – Send a letter to the developer concerning the intentions concerning the Boat House, the open space lot and the common areas. Question how they will access. Chris – Jacobi plans to go ahead and they need to know what they want.

Cold Storage

Jon Pink – This is the way it is right now. We are looking at a 100,000 square feet of ware house and office. The existing parking lot will be removed (10,000 square feet) These are the lighting fixtures for the new building. We will try to leave a tree buffer. We are looking at 56% impervious. We are now at 50%. Jim – if you can give us something to make it look more attractive it would be a great step. We would be looking to have any plantings replaced if you damage what is there. Tom (owner)– we are willing to work with you on the plantings. Zinc -- how tall is the building. Tom (owner) – 28 feet. Nancy – On the little plan this is there but it is not on the big plan. Jon – we are trying to improve the situation. Nancy – is this drainage from the parking lot. Jon – these are from roof water. They will be moved and maintained. Don – as far as trees go maybe we should consider more than one kind. Perhaps Nancy could help with the trees. Jim – we need the developer to give us a plan and also an operation and maintenance plan. It would be good to talk to Martha Schroder about the plantings. Tom (owner) We would be planning on lighting for the loading docks and doors. We are talking 2 tall light poles , Jim – the bulb needs to be inside of the casing – 20 foot pole plus the base. Parking as you can see is way down. Pauline – next meeting 5/21/2013. Jon – there are presently 2 other buildings from Cold Storage. We are looking at combining the 2 but it would require taking out a lot line between them. Jim – make sure that the Fire Department can get behind it.

Kennel By-law

Mrs. Poulis – I would like to see it say that the 200 feet would be from the property line. 100 feet is not enough. We need to make sure that it includes open areas. My major concern is that commercial should not be allowed in a residential area. Zinc – I can't find anyone that has a commercial kennel in a residential table of use. Jim – I believe that a Special Permit is given with the land not the owner. Zinc – Commercial and Hobby should be no under residential.. Zinc – I make a motion that we consider the following:

Residential – Commercial No. Hobby – no Household Special Permit, Private – Special Permit. Peter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Zinc—I also think Hobby should be 10 or less.

Don – we are not ready to make a recommendation. I make a motion that we advise the Board of Selectmen that we do not feel that it is appropriate to move forward with the current wording . Zinc – 2nd the motion Jim – all in favor. Vote was unanimous. Zinc – I make a motion that we nominate Jim to service as chairman for another year. Don – 2nd the motion. All in favor.

Zinc – I make a motion that we nominate Brian as Vice Chairman. Don – 2nd the motion. Jim – all in favor. Vote was unanimous.

Nancy – I just want to inform the Board that I will be using the same map.

Peter – I nominate Zinc to be our SRPEDD representative . Don – 2nd the motion. Jim – all in favor. Vote was unanimous.

Pauline – next meeting May 21, 2013.

Zinc – I make a motion that we adjourn. Don – 2nd the motion. Jim --- all in favor. Vote was unanimous. Meeting adjourned at 10:25 p.m.