

**Lakeville Planning Board Minutes  
Meeting- August 16, 2011**

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

Present: J. Marot, B. Hoeg, G. Kashgagian, Kevin St. George and Sylvester Zienkiewicz

**15 Staples Shore Road**

Jamie Bissonnette – I am here concerning 15 Staples Shore Road. I have gone over and have the signature of Conservation, National Heritage and the Building Inspector. This is the final step. This is Page 7 of 13 where the signature is needed. Greg – what about the wall. Jamie – top is 55.5 – it is figured on a 100 year flood elevation. It is actually just a bit higher. Tara – we are looking at perks from June through September. Jim – do you have the certified plans. Greg – I make a motion that we sign the same. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**8 Anderson Way** – Curb Cut -- Comments from Chris was read by Jim. Jim – how deep is this area. Chris – about 5 feet. Jim -- I believe that is good. Kevin – I make a motion that we sign the same and note the 5" suggestion concerning crushed stone. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**9 Staple Shore Road** – Curb Cut—we would like to note at this time that two of our members are members of the Lions Club. We will need to have them sign the No Conflict statement. Comments from Chris were read by Jim. We need to add the 5" crushed stone suggestion. Zinc – I make a motion that we recommend approval of the same provided that Chris Peck's suggestions have been addressed and that a comment concerning 5" of crushed stone be added. Kevin – 2<sup>nd</sup> the motion Jim – all in favor. Vote was unanimous

**Roan Barber Release**

Pauline – as the Board is aware a motion was made and 2<sup>nd</sup> concerning the signing of a release concerning Lot C at our July meeting. By error the release was not signed. Greg – I make a motion that we sign the Release at this time. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Quail Hollow – Form C – Hearing 8 p.m.**

Notice as it appeared in the Middleboro Gazette was read by Jim. The ad appeared in the Middleboro Gazette on July 21, 2011 and July 28, 2011. Jon Pink – I am here on behalf of Tony and Jay. We previously appeared before you with the plan for a 2 lot sub-division on County Street (formerly the Doherty property). We have shown that we can put in what is required concerning the

road. As we previously informed the Board we are looking for a waiver of the road layout. We are requesting that it be 18 feet of pavement with no drainage. We are looking to have just two driveways. As far as the third lot is concerned it stands alone as a Form A. We are going to follow the contours of the road. It will have at least a 20 foot buffer. Tony – the trees will stay. Jim -- The road layout is 50 feet to the west side. Mr. Staple – what is going to prevent the water from running? How are you going to take care of the drainage. Chris - I have asked for grass swales. Letter from Chris was read and made a part of the file. Jim – I think that we would be inclined to agree to some of the waivers. I would like to see Page 2 – what vegetation are we talking and how are we going to maintain it. Jon – we are talking fairly mature hardwood. Jim --We need to have a note stating what they will be and how they will be replaced. I like to see where the burms will be located and what will be transferred to the back of the property. I would like to see all of the details noted on the property. There should be a street sign that states private way. The name of the development should be checked out with the fire and the police departments. Are you speaking a gravel turn around? The details should also be noted. Tara – conservation needs to verify the wetland line on the property. Jim – list where the development would be. Tony – could the Board take a look at what is going on. Jim – that would be good. You will need to stake the road. You will need to continue the hearing so that we can go out and take a look. Mr. Staples – where would the septic be. Hearing continued to September 16, at 8 p.m.

### **September meetings**

Pauline – September meetings 9/13/2011 and 9/27/2011.

### **Roberts Road**

Jon Pink – this is a 2 lot sub-division. We had an issue concerning the drainage. The experiment has not worked out. Bob would like to put the Cape Cod burms – to regenerate this area. Jim – you will need rip raps so that it will slow down the water. We are talking 2 on either side. Chris I would think you would have to look at a 6 – 8 foot structure. Jim – any improvement would be good. I would like to see a profile. Bob Poillucci—we have made changes a few times and it does not seem to work. Jim – we had some immediate problems. How deep? Jon – 2 ½ feet. Chris – burms will make the water shooting down the road. You might be able to use a cascade swale. Jim – anything to improve it would be a good idea. We need to take a look. I will defer to Chris.

### **Cedar Pond**

Chris – as far as Cedar Pond is concerned they have been doing some construction. The swale is in. I checked on it tonight. The road has been cut up. It has not been paved. The head wall is in and the piping. I have been in contact with the foreman. Jim Contact Nick concerning the changes. The Planning Board has not approved of the changes. We have some drainage calculations. Chris -- Nick said okay – why the change. Jim – as far as we are concerned they are going forward at their own peril.

### **Fuller Shores (Bob Poillucci)**

Kevin Walker – this is concerning the development off of Fuller Shore Road. To begin with there was some concern as to whether or not he had access. At this point he does have the access. It is one full roadway. This is for 2 lots. He will be retaining what is on the back lot. We are here to request that we be allowed to have a 2 lot sub-division. We are requesting the waiver concerning the pavement width. We are looking at a 12 foot wide driveway. As far as Parcel A is concerned the open space will go to Bob. Jim – we would like it to be noted with other land to go to Bob Poillucci and it is not to be considered a buildable lot. Kevin – I was hoping for some guidance from the Board with the understanding drainage would be full width with the understanding that it was okayed years ago. Kevin – it is just a big driveway. What is the width. Jim – this plan needs an overlay so that we can see what is going on. You will need to submit a profile roadway and the requested waivers need to be on the plan. 12 feet may be too little 16 feet would be the minimum. Originally we did not approve the plan and we were latter taken to court. We will need something from Fuller Shore Road on this. We need to get the issue resolved. Kevin -- as far as the utilities go we would be looking at underground. I personally will not vote for this as overhead. I would like underground.

### **ZBA Melanson**

Jim – this is for a special permit – the address is 4 Violet Street. 6.1.3. I would suggest that we notify the Board of Appeals that the Board unanimously voted to recommend disapproval of the above captioned petition dated June 20, 2011 as the Board feels that they would need further clarification concerning the size of the lot, further information concerning the structures presently on the lot, square footage of the existing building as well as square footage for the new addition.

### **Adams – 225 Bedford Street.**

Special Permit – 6.1.8 and 4.1.1

Variance – Sec. 5

Jim – please note Bob's letter is correct. It was unanimously voted to recommend disapproval of the petition dated April 25, 2011. As noted in the letter from Robert lafrate in comment 4 a variance is need. As the same was not requested the request for a Special Permit is moot.

### **Mike Renzi**

As you are aware I have been working with the Lighting By-law. I have checked with two organizations that have been working together and have gotten some ideas concerning different lighting ordinances for cities and towns. Jim – what we would like to see you do is to work with what we have in places. Our next meeting are September 13, 2011 and September 27, 2011. We are tentative scheduling the Declaration of Easement for hearing on September 27, 2011 at 8 p.m.

**D O District**

Jim – I would like the board to review the D O District information which I have just passed out and see if you have any suggestions.

**Adjourn**

Greg – I make a motion to adjourn. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:45 p.m.