

Lakeville Planning Board Minutes Meeting- August 3, 2010

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

Present: J. Marot, K. St. George, B. Hoeg and G. Kashgagian

SYSCO

Jim – we are ready to have our discussion concerning the overlay district.
Thomas A. Bond – As you are aware I am the Project Manager, with me I have Chuck Fraser and Bob Michaud of MDM. Bob Michaud – this is 105. This is here where the office layout will be, the freezer and cooler. We are basically a distribution center for frozen products and paper products. This center area will be employee parking. We have developed a plan with DOT where in the area will be widened in three areas. This area will be for trucks access and egress only to 105. The central area will be across from Bridge Street which will basically service mainly employees. The 3rd area driveway will allow visitors and employees to access a right turn on to 105. Hopefully the signal would be the main entrance and egress. DOT may at some date have another signal. Jim – Hopefully the signals will be coordinated to accomplish the progressive flow of traffic. SYSCO generates close to what would have been there for traffic if it had been National Development. The light blue is what the figures were for National Development. We looked at mornings around 5 p.m. – 1,275. On Saturday approximately 1500. SYSCO would generate about 200 per hour in the morning. Under 200 for evening taking into consideration the employers. Most would be coming out the signal and going to 495. Most trucks would be leaving from SYSCO. There would be trucks coming inbound between 6 – 11 a.m. outbound trucks would be leaving in the AM and returning between 3 – 4 in the afternoon. It would be approximately 20 trucks per hour for a total of 40 in and out. They would more than likely be going north on 495. They have a schedule for inbound arrivals. It is well below the impact level. Jim – when it comes to 495 are they basically right turns. Bob M – it will still be the same. Jim – could we have a copy in a smaller version.

High Rock Development Hearing

Jim at this time I am going to open our hearing that was scheduled for 8 p.m. and request that the petitioner allow us to continue the same to 8:30. Said hearing is concerning site plan review and special permit for High Rock Development for property located at 5 Harding St. Ed Brennan – Attorney for petitioners – we do not have a problem with the hearing being continued to 8:30 p.m.

SYSCO- continued

Jim – 7.91 – Instead of Industrial –C I think it could be covered by just saying Industrial Use. I also feel that it should be referring to useable upland. I also feel that the word will should be changed to shall. At the end of the 2nd page I believe this should be a Side Bar and not to be part of this By-law. 7.94 – 2) I would take this to be that this would allow parking else where. I also have some concerns with 7.9.2 If the rezoning does not take place it would still be as it is. Nancy – we would want to keep the use in case we wanted. Jim – 7.9.4 – I believe we would want to keep this to allow parking elsewhere. Repair is not mentioned, should it be? Also would this be the same lot as the principal use. Is it a separate lot it could be used as an accessory? 7.9.5.2 Lot Coverage -- If you are looking at the site with an allowance of 60% of the land area you would be looking for a density bonus. The lot as a whole would be allowed to cover a certain percentage. I believe that a list of uses should also be added. As a Board we are also concerned with the treatment of the neighbors. Thomas Bond – we are always willing to work with the neighbors. We want to be good neighbors. Jim – the map shows the site. From my point of view I am concerned with the grades from one side to the other. The distances are important. The site is larger then most people think. Are you using the same cut to the property line. It is a big site. We took a good tour of the same in operation. I came away with a better feeling for the impact to the neighbors and town. This building will not have a negative impact depending on how it is situated. The elevation is my big concern. Most of the noise would appear to be toward 79. Crest Drive would be more of an impact than Rush Pond. John Jenkins – 82 Pickens Street. One of my concerns is with the general traffic and control of the same. I do not feel that it will be controlled. Jim – SYSCO tells the route. Vehicles are sent to the Industrial Park. I went to Norton. I sat at the intersections and it does not match what we are being told. I think it is too big for our town. How do you control the vendors. It does not match. These pictures are at 6:30. I believe it will happen. As we go thru we need to look at this more closely. Your own drivers are not following what is said. Bob Mather – I believe Chuck will answer that. Chuck – the main flow is thru the Industrial Park. You will see trucks. It is part of our route. J. Jenkins – you did not debate the route until I said something. Frank Sterett – In the overlay is there protection for the water. This will nullify the zoning. Jim – no – this is in addition to only on this one piece of property. You can challenge anything. Bob Mather – a site plan can be appealed. The by-laws have to go to the attorney general. Jim – At this time I am going to have to close the meeting at this time. We will be having additional meeting and hopefully it will give us more time for discussion. Bob Mather – We are more than willing to meet at a later time.

GATEWAY COMMONS

Hearing called to order at 8:40 p.m. Notice as it appeared in the Middleboro Gazette was read by J. Marot. Ad appeared on July 15, 2010 and July 22, 2010.

Jim – are you prepared to give your presentation? I am Ed Brennan of 1 Church Green in Taunton. This is Mike Cahill, Kevin and Dean from PDA Traffic. The site plan is 35,000 or larger. The special of the property is a total of 22.8 acres. Upland 14.8, 8 wetland, 1.4 acres. 60,000 square foot building. Impervious area 3.8 open 17.6 acres 77% disturbed 7.7 acres 33% of the site. There is a proposed sign at the entrance and exist with 2 turning lanes. We are looking at major road improvements. This other plan shows where the building is with parking to the left. We meet all zoning requirements. We are planning onsite sewer. We are working with conservation and a notice of intent. We are also working with National Heritage. Our engineer is Dan Aguiar but he is unable to be here due to the death of his mother. He will be with us at the next meeting. I think we would like to defer this until Dan can come. Jim – we are concerned with the building design and the traffic. Kevin – We are looking for local approval. We have had 2 meeting with them. As you are aware 44 has a high volume. We need to improve the access. We are looking at widening 44 with a left turn and right turn lane and by adding a traffic signal. After the signal is in there will be plenty of room for future growth. We will be working with Mass DOT to control the traffic and the distribution. The speed I believe is 55 towards 495 and 45 towards Taunton. Jim – are you looking for a drive thru? What direction did you have in mind? Kevin – we are looking for the local information and a site plan approval before going to the state. Jim DOT does take it in to the progress. Derek – Middleboro has had concerns with the big box for sometime. Kevin – it has expired at the state level. Tony – 20 Harding Street – looking at the driveway there is a gas station in that area. How far is it? Kevin about 150 to 200 feet. Tony – you are talking 3 or 4 lanes down to 2. Kevin – there is sufficient right of way. Donald Shaw. Comcast is there and you can not get there now. Kevin – that is why we need the signal. This will create a gap in traffic. Peter – Cross Street – Comcast and Pierce Refrigeration take the short cut. It will be used as a short cut. Peter – have you checked on the accident rate in that area in front of the Mobil station. There are accidents there all the time. Kevin – we used Mass DOT as a base. Mr. Shaw – will that be the only entrance. Kevin – yes. Dennis McCarthy (Arch) the building is set back from 44 to blend in with our architecture. The height is 26 feet – it slopes to the center – 34. Jim – do you have anything? Dennis – the highest point 34-10. Masonry around the corner. Jim – the tar is at the back. Dennis – yes. Jim – what is on the top of the building – is that refrigeration – where exactly will it go? Dennis – Center portion is 80 feet from the eve. You will be hard pressed to see anything. Brian – will the drainage go toward the back. Wayne Cardoza – I have concerns with the back yard. What about the lighting. Kevin – lighting will go toward the back. All the lighting will be in the parking lot. Wayne Cardoza – Is the access road going to be paved. Mike Cahill – it will be a gravel road. We intend to create a deed restriction with conservation going around the property. Lakeville will have control. Tony – the building will be considered a big box – is that what it is going to look like? Dennis – that is the maximum of what we would have. Tony -- How is it going to affect the brook? Dennis - they have to conform to Mass DEP. The culvert will be widened. It will be an appropriate design. Mr.

Shaw – Which way will the storm water go. Callahan – Dan was not able to be here and it would be best if it is left to him to explain what would be going on. Mike Cahill – we will be having another meeting with conservation. Derek – what happens if there is a change. Mr. Rubin – what will it look like from 44? ??? -- what will the signs look like? Jim – part of the site plan includes signs and the control of the same. Kevin – you are looking at the standard rate of data. This is considered retail. We looked at it considering a super market We rounded off the same to 5%. Dennis – you can see we have done landscaping in this area – Ed Brennan – at the present Conservation is using Dave Vargas BSC to review the plans. Would it be possible to have him review our plans for the Planning Board. Jim – at this point I will continue the hearing until September 7, 2010 at 7:30 p.m. We would also need a maintenance agreement.

Katie's Way – Jamie Bissonnette

Jamie – this is a preliminary plan. It would be 5 lots – 1 is existing and 4 would be new. Chris – you would need to check with me for the trees that are not allowed. This is just informal and I will return with more information.

Form A – Anderson Way

Jon Pink – at this point I think that we will have to change a few of the lines to accommodate the upland circle. No action was taken on Form A .

ZBA PETITION – 28 Central Avenue

Bob Whalen – I am here on behalf of Sharon Gonsalves. Back in December your board recommended that the ZBA disapprove of the same as the Board felt that the plan showed excessive coverage of the lot and that a variance would be necessary under 5.12 for the side yard setback and that the percentage of the lot coverage exceeds 20%. We are talking an addition of 480 square feet, 24.7 impervious cover – 2 bedroom house with a 20 x 24 garage with a family room. Jim – thanks for coming in and explaining it in more detail. At this time would the Board feel any different concerning approval or disapproval to the ZBA. Brian – I make a motion that we recommend approval of the same to the ZBA. Kevin – 2nd the motion. Jim. – all in favor. Vote was unanimous. Letter to be sent to ZBA.

ZBA PETITION – 211 Old Main Street

Jim – I have a petition from Scot Servis – it looks as though they are adding on an apartment. Brian – I make a motion that we recommend disapproval of the same as it appears they are adding on an apartment. It would appear that a variance as well as a special permit would be needed. Greg – 2nd the motion. Jim. All in favor. Vote was unanimous.

ZBA PETITION – Baptiste

Rita – this is to allow the town an easement to the town drainage on the property to allow it to count toward the minimum lot requirements. I believe that the ZBA has allowed the same but it would not hurt to have your approval at this time.

Brian – I make a motion that we recommend approval of the same. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

BILLS

Jim – I have a bill from the Middleboro Gazette in the amount of \$169.06 for the advertising done for High Rock Development . Greg – I make a motion that we approve the same for payment. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jim – I have a bill from Nick Lanney – HML – in the amount of \$450.00 reflecting the charge for review of Cedar Pond Preserve. Greg – I make a motion that we approve the same for payment. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

MEETING

Next regular meeting will be August 17, 2010 at the Lakeville Public Library.

ADVERTISING – SYSCO

Advertising dates August 26, 2010 and September 2, 2010. Hearing September 14, 2010 at 8.01 p.m.

ADJOURN

Greg – I make a motion that we adjourn. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 11:30 p.m.