

**Lakeville Planning Board Minutes
Meeting- December 7, 2010**

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

Present: B. Hoeg (Acting Chair), G. Kashgagian, K. St. George and W. Healey

Open Space

Linda Grubb – Open Space has not met.

Jamie Bissonnette – Honey Bee

Brian – this is just a preliminary plan. Jamie – yes. Pauline – you will be coming back with a definite when the abutters would be notified. Jamie – frontage is less than 750. I have added area for the fire truck turn around. There are 4 new lots and one existing. Conservation has walked the property and approved of it. The drainage is figured for 1 100 year storm. We will be adding drainage to minimize. Road grads are a minimum of 1 – 2%. We have noted the entrance as a standard. We are requesting a waiver of street lighting. Lights will be at the end of each driveway. Brian – any further discussion? Greg – I make a motion that we allow him to go forward. Walter – 2nd the motion. Brian – Any further discussion. No discussion. All in favor. Vote was unanimous.

Howard Lane

Jamie Bissonnette – I have been contacted by Paul and Lou Ann Overstreet concerning Howard Lane and what would need to be done to get it approved as a town accepted road. Howard Lane is off of Moulton (1994). It is a 50 foot wide roadway. They are the homeowners of Lot 2. Brian – I believe that we will have to have Chris look at it and see what improvements, if any, that would need to be done.

Rousseau RV

Mr. Rousseau – I have recently purchased a 2nd parcel. The property is between the package store and the towing company. We are not planning on any building. It will be used to park excess units. I need a place since I can not store any more on my present property. All I need is land space. The septic has been okayed. Brian – we are waiting for a report from the Building Inspector. Mr. Rousseau – For safety reasons I have installed a fence and a lamp to light up the area. I have purchased 200 years of fill for the banking. Brian – normally on a site plan we like to determine the type of lighting. Greg – how high is the fence. Mr. Rousseau – I believe 6 feet high. Greg – how many units. Mr. Rousseau – 70 – 75 units. Brian – we will have to speak with Town Counsel and the Building Inspector.

Gateway Commons

Dan Aguiar – as I am sure the Board is aware we originally were here in August with a Site Plan. At this point we are looking at a 61,000 square foot building with an unknown tenant at this time. We have been working with Mike Cahill concerning Conservation. I have received a list of concerns from HML and will try to address them at this time.

1. No response necessary
2. As noted the 290 parking spaces exceed the 200 needed.
3. Are drainage issues. We have been working with Conservation's Consultant. The revised plans that have been submitted incorporate Revisions.
4. Soil conditions indicated are consistent with actual field observations.
5. Inspection and maintenance of erosion control practices is detailed and are being reviewed by the Conservation Commission's consultant.
6. An overflow mechanism and is being reviewed by the Conservation Commission's consultant.
7. Trash Compactor area is shown on Site Plan and is located to the rear of the building near the loading docks. Area is to be screened in.
8. The sign location has been added to the site plan.
9. Two cross walks are shown on the site plan.
10. Sidewalk is note on plan.
11. Will contact client concerning traffic study.

Dan – we are talking approximately 82 trees. We are planning on using dogwoods, crabapples and azaleas – approximately 280 shrubs. I am sure it meets the requirements. We are looking for shading. We have no problem with Tara's letter. Brian – we have concerns with across the street and the driveway. Dan – there is no one across the street. We will have a signal light. Greg – they are going to need water. Dan – we have a verbal okay from the City of Taunton. We need to make the final connection from Ocean Spray. We will get looped tied in. Greg – what about septic. Dan – it has been approved by Nick for Board of Health. They have okay retail. There are 2 low points on the site. Greg – its all way from the brook (Washburn) The closest if 150 feet retention pond. Very intense for conservation. Brian – are we using a 100 year storm? Dan – there are 2 or 3 designs using 10% from the existing. Greg – Have you figures in roof drains. Dan – I have created series of roof drains – 1 overflow crates. As far as we are BSC says that neither brook is cold water. Accordingly they are not technically consider cold water. Linda – we have a letter from Steve Hurley that says just the opposite. Dan – my understanding is that it has been resolved. Greg – how high is the building? Dan – 26 at the highest. Brian – what is the story on snow storage? Dan – we will come up with a plan and let you know what it will be. We are 90 parking spaces over. Brian—do you have a lighting plan? Kevin – what are the height of the poles? Dan – 25 feet candle or the prop line for the building at 15. We will get more information for lighting. Walter – I make a motion that we continue the hearing to allow them time to get back to us with

the requested information. Greg – 2nd the motion. Brian all in favor. Vote was unanimous.

Vital Med – Curb Cut

Brian – this is a curb cut for Vital Med. Walter – I make a motion that we approve the same. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous.

Meetings

January meetings – 1/4/2011 and 1/18/2011

Cedar Pond

Walter – I make a motion that we send a letter to Ron (or Jacobi) concerning another meeting with the Cedar Pond residents to attend our next meeting.

Kevin – 2nd the motion. Brian – all in favor. Vote was unanimous. Kevin – I make a motion that we advise him that no further permits will be issued.

Walter – 2nd the motion. Brian – all in favor. Vote was unanimous.

Green Committee

Pauline – Rita and Bob would like to meet with the Board concerning the Green Committee by laws.

Walter – I make a motion that we adjourn. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous.

Meeting adjourned at 10:35 p.m.