

Lakeville Planning Board Minutes Meeting- December 13, 2011

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

Present: J. Marot, Brian Hoeg, Kevin St. George, Greg Kashgagian and
Sylvester Zienkiewicz

Form A

Jeremy Lambalot – County Street - Jon Pink – basically this is just a land swap. It is a one for one. Kevin – I make a motion that we sign the same as submitted. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$200.00 was received.

Ronald Mello – Jon Pink – Keene Shore Road – Nelson's Grove – we are taking land to make it conform. Kevin – I make a motion that we sign the plan as submitted. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$200.00 was received.

New England Rental

General discussion was had with Rita concerning the buffer zone and plantings. Greg – I am concerned about the clearing. Rita – they went back to National Heritage and received the approval. The material will be taken out gradually. I will get the minutes from our meeting and the conditions. The abutters were present and did not seem to have a problem except the hours of operation and the work schedule. The hours of operation are 7 a.m. to 5 p.m. Monday through Friday. No Saturday work. Jim – I have questions concerning whether or not the Selectmen should have given the permit. I am questioning more than the property line. Why did they approve it. It needs to be amended. We need to know what plantings are in the buffer. The buffer is only 12 feet when it should have been 40 – 50 feet according to our by-laws. Rita – the hours of operation and the dust were the main concerns of the abutters. Zinc – there was suppose to be 2 rows of plantings. Jim – we were expecting a 40 foot buffer. Brian – I think that there would be a good deal of dust. Jim – replanting needed to be done. Greg – they are coming into their parking lot. I will drive in to look at it. Rita – the manager from the state as far as 79 is concerned wanted to see the plan. Jim – the buffer should be no less than 40 feet wide or 20 feet has earth & burm. They need to go to the ZBA. I don't know how they could approve it. The Board needs to take the necessary steps to revoke the permit. Jim - Bob needs to do a cease and desist concerning the earth removal. This does not meet our general by-law. This also does not meeting our zoning by-law. Greg – we were looking for the 40 feet. Rita – I believe that I have the two notices from the

Planning Board to the Board of Selectmen and I believe that they did take your concerns into consideration. Jim – I do not feel that they have met the buffer requirement and I need to see a plan concerning the plantings.

Gateway Commons

Dan Aguiar – We have been before Conservation and they signed off on the final plan. The agent has given me a verbal okay. The site plan was been signed off. I am here to see if there is anything further that the Planning Board is looking for before they give their approval. Greg – what about the cold water issue, has it been taken care of. Dan – the orders of condition have been done except for conservation restrictions. It will be a no salt area as a condition. Jim – Pauline called me concerning the possibility of have our engineer review it. I believe that since Conservation has had a review that it is not necessary for us to have another review. They have an increase number of parking spaces. The numbers could be reduced for a different area. The profile of the roof structure is a concerning would it be possible to make it a white roof. Greg – I don't think it will affect it that much. White is the most common. Dan – if you would like you could make it part of the conditions. We would ask that you close the hearing with conditions. We are talking site plan review and a special permit for the big box. Also we would like to know if the other boards in town have given their okay. This part would be Commonwealth of Massachusetts Highway Department. Jim – I would like the plan to be resubmitted to the Police and Highway requesting that they send us a letter. Brian – I make a motion that we give them tentative approval based conservation, police and fire approval. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meetings

Next regular meeting January 17, 2011.

ZBA

Jim – I have an application from the ZBA concerning a Special Permit. It is a single family with an accessory apartment. It is Industrial B – the lot is large enough and it is basically residential. Jim – I personally do not have a problem with it. Brian neither do I. Brian – I recommend approval of the same. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Budget

Jim – I have received the Budget request from Rita. I assume that everyone will be in agreement with \$150. Brian – I don't see us getting anymore than that. Jim – if everyone is in agreement I will note the \$150. Everyone was in agreement.

Adjourn

Brian – I make a motion that we adjourn. Zinc – 2nd the motion. Meeting adjourned at 10:45 p.m.