

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**February 19, 2013, 2013 – 7:30 PM**  
**Town Office Building**

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

Present: Greg Kashgarian (Acting Chairman, Sylvester Zienkiewicz,  
Donald Bissonnette , Brian Hoeg (arrived late)

**Sandy Conaty – SRPEDD**

We are presently in the position of going back to the cities and towns that we meet with 5 years ago. SRPEDD worked to identify for the division and the ones preserved in the towns. This is the map from 5 years ago. There has also been a 525 Executive order from the Government.

These areas need to be taken into affect for funding. We are back to make decisions based on 5 years ago. Nancy Yeatts --- are we looking at the 6<sup>th</sup> and 13<sup>th</sup> . Zinc – we need to look into because of 5.25. It carries the weight. Later we will probably should be voted on. I would think we should vote on it. Sandy – we would work with the municipal offices and then public meeting to see the changes. The change would need to go to a public meeting and then to the Board of Selectmen. Linda Grubb – this was discussed with the Board of Selectmen it will be a public process. There will be a meeting with SRPEDD and one here in town. Sandy – once we have gone to the towns we will be going on the regional level while you are duding the local level and it will go to the state before Jun 30, 2013. If you don't approve the final document it will not go.

Sandy – I am also here at this time we can discuss Inclusionary Zoning. This comes from the Housing Production plan. The Town of Lakeville requested help with the inclusionary zoning . One is a mandatory by right. You can request 1 for every 10. This would be a sub-division of multifamily or an incentive zoning. It is a division using the voluntary division with incentives. Rita – Jim was interested and SRPEDD was willing to work with the by-laws before Town Meeting. Sandy – here are 2 samples. – one is Mandatory by –right. Greg – if we have already met our requirements where do we stand. Sandy – this would be a mandatory thing because it is required. Don – what if they want it. Bob I – sometimes 40B and this is okay. If you are over the 10% you would go ahead. Sandy – there are provisions that could be put in. The other would be by special permit. It is an incentive. One could offer extra density. They included the incentive language for the developer of an affordable as part of the conservation. Nancy – you can pick your numbers. Rita – we are hoping to get it on the annual Town Meeting so we can put it on for the public hearing. Can you get it to the Board of Selectmen for the March 15<sup>th</sup>. Our next meeting is 4/2/2013. Bob –

some by-laws are voluntary with not having a big impact. We are not going to see a housing impact. Jim – I want to thank Sandy for coming in and explaining the impact to us.

### **FORM A – LION'S CLUB**

Jon Pink – this is a Form A on behalf of the Lion's Club. This is the last of the 2 lots. Zinc – I make a motion that we sign the plan as submitted. Don Bissonnette – 2<sup>nd</sup> the motion. Greg – all in favor. Vote 2 voting in favor and Greg abstained. Check in the amount of \$200. Was received.

### **FORM A –Bartssch/Chouinard.**

Brian – this appears to be a plan on which the plot lines have been changed. Zinc – I make a motion that we sign the plan. Greg – 2<sup>nd</sup> the motion. Brian – all in favor. Vote was unanimous – Check in the amount of \$100.00 was received.

### **Kennel By-Law**

Bob lafrate – as the Board is aware we took the Kennel By-Law off of the last meeting. Basically it is in the format for the Town Meeting Warrant. The definitions of Kennel Household and Private – no special permit. Town Counsel – has come up with the definitions of Animal Hospital with a Special Permit and Zoning area. Thru out the town. Greg – where does it go. Rita –Animal Control then Board of Health.

### **Zoning Change**

Bob lafrate – The committee has worked hard on this and have come up with something that we feel will be workable. One of the areas that we are talking about is on Route 18 from residential to business. We are trying to do the best that we can to correct the non-conforming lots. Some of the areas are covered with wetlands. If necessary they can be pulled on the town meeting floor. Nancy – how are we going to handle this industrial. Bob – it is easier all in one. Nancy – Did I misunderstand – does it have to be numbered. It is the same area. It is just to show the people where the areas are. This are areas that are open for priority development. Bob – it all depends on what it is used for. We are presenting it because it makes more sense.

### **Kennel .**

Right now Kennel is allowed thru the town if it meets the guide lines.

### **Temporary License – 8.7**

Bob – right now it covers storage trailers and house trailers. \$25.00 permit for 1 year. We need a new bylaw 8.7 replace with new by-law. We have define different and office trailer or food cart. Each has a definition and its uses as a ground rules. We would say storage trailers 3 or less. I am suggesting 3 but it can be changed. Greg – it is a good start. I just don't agree with the number.

### **Curb Cut**

Greg – Lot 4 Highland Road. Letter from Chris was read. Brian – I make a motion that we recommend the same provided that they meet the recommendations made in Chris' letter. Zinc – 2<sup>nd</sup> the motion. Greg – all in favor. Vote was unanimous.

### **Water Extraction**

Zinc – When you own the area around the pond you can do what you want. Linda – only the Selectmen could do it. Zinc – you don't have the right to sell water from the river. Pauline – we need to hold a hearing. I would suggest that we advertise in the Middleboro Gazette on March 21, and March 28, 2013 and have the hearing on April 16, 2013. Greg – Are the members okay with that date? No objection.

### **Meeting Dates**

Next regular meetings – March 19, 2013, April 2, 2013 and April 16, 2012

### **Bills**

Secretarial Services -- \$315.48. Zinc – I make a motion we approve the same for payment. Brian – 2<sup>nd</sup> the motion. Greg – all in favor. Vote was unanimous.

### **Adjourn**

Don – I make a motion that we adjourn. Brian – 2<sup>nd</sup> the motion. Greg – all in favor. Vote was unanimous. Meeting adjourned at 10:30 p.m.