

February 4, 2008

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

Present: Full Board Present

Folkman and Zola

Folkman representative – I am here concerning Lot 8. Chris – It is my impression that my figure would be \$39,637.50. Jim – Folkman & Zola would like us to return \$35,000.00. Chris my figure would be based on \$31,710 with and additional \$8,000.00 for a total of \$39,637.50. Jamie and I met on Friday and discussed changes to the covenant. 1 ½ binder and 1 ½ top. The middle would require several more inches – 3 – 4 to get a level road toward 300 feet up to the Cape Cod burm. It will direct water to the basin on Highland Road. The grates will need to be replaced with checker board grates. The drain pipe is damaged in the turn around area. Brian – are the catch basins barrel blocked. Jamie – no. Jim – does the Board feel confident with the \$36,000? Walter I make a motion that we release anything over \$36,000.00 Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Steve Maguire I was wondering about the parking lot. We were not advised about the parking lot. It seems he didn't tell us. I think that this is an insult to the Planning Board, Conservation and DEP. Greg – how many cars can be parked there? How big is the area? Steve – he plans on using it as a parking lot. Mary Ann – 20 Beech Tree Lane – it was mentioned and now it is on the deed. Steve – was this mentioned has part of the plan? Jim – they own the property they can do what they want with the property. If he is using it for parking 2 – 4 cars nothing can be said. If it needs to go to anyone more than likely it would be Conservation if it is within 100 feet of the water. It is the local police. Steve – it is not really Folkman it is still Farrell. This is behind Dave Hoards house. Brian – that is Conservation. Steve – I have seen Charles Farrell down there. They can do whatever they want to, why can't I. I had been hoping it would be brought up. Jim – there is nothing said about parking. They can't do anything with 100 feet. I would suggest you contact Conservation. Donna – the coat that is down on the road is already falling apart. Chris – they are going to do another layer of pavement in late summer. We are talking about 35+ for pavement and catch basins, and edging of the road. The turn around will be paved. Steve – is that turn around for Lot 8. Jim – there is a note in the file to the Huckleberry Shore Association. I think you should take it up with Conservation.

Trinity Lane Hearing – continuation

Notice as it appeared in the Middleboro Gazette was read by Jim. Ad appeared 1/17/08 and 1/24/08 – ad was previously advertising in December but it only appeared on 12/13/07. Todd Pilling – Bruce was originally handling this but was unable to be here tonight. This is concerning the extension of Trinity Lane which is off of Mill Street. As the Board is aware the street extension is in Lakeville but the two house lots are in Freetown. It is my understanding that after discussion with the Board it was pretty much agreed that the Board was more in favor of the extended cul-de-sac. It will be approximately 18 feet wide because of fire protection. It contains 1 catch basin and as such we have eliminated going with the scupper. The new plan shows two houses. No perc test has been done as of yet. The existing house is to stay. We have not had our hearing with Freetown. At the present time it is scheduled for February 19, 2008. Greg – what are the Lakeville residents going to gain? Pilling – the cul-de-sac is in good shape. Freetown felt if we had the cul-de-sac and 18 feet. The straight away would be 20 feet long and go off that. I don't have a problem with two but each would have to be 18 feet. Mr. Arter – 7 Trinity Lane. I am an attorney. During 2000 – 2001 Long owned the road and cul-de-sac. It requires something from Bob Long. It was originally 4 house lots. My property is here. There are 3 on this side in the existing one. All residents are in objection to this property. There is no talk about the affect on the existing by-laws from the Town of Lakeville. There is not enough frontage. They are try to by past Freetown's by-laws. You can not cross the town line. Jim – Baker Lane is from Lakeville and is access to Chase Farms. There are houses both in Lakeville and Freetown. Arter – I have given you the facts concerning the Beal case. You can rely upon your by-laws. We are saying there is no benefit to Lakeville residents and as such we are against it. The Freetown residents are also objecting to it. Our Rules and Regulations say 750 feet for a dead end streets. As it exists it is 700 feet. I believe that it will be over the 750 with the extension. It is 175 in front of 4. Jim – if it can be engineered under both towns we can not deny it. Arter -- He is looking to Freetown. You have the discretion to deny it by frontage requirements. Pilling – we will have to go before the Building Department where we will have to meet Freetown requirements. David M – do you want me to have the plan revised. We can do it. The intent was to eliminate the cul-de-sac but the abutters did not seem to want that. I believe that we have tried to work with the Board. Pilling – As you are aware the houses will be in Freetown. The extension of the road would be in Lakeville. We could actually get a 4th lot. Attorney Reservitz – As we understand it the town does not own the road. They have been granted an easement. The residents do not seem to have a problem with one additional house. One would fit in but they are saying if not we could bring in a 40B. Pilling – we are talking 2 houses which we feel would be a fair exchange. Atty Reservits – who knows what, will be put in there once Lakeville gives in. David M. – are all the residents here? Atty. Reservits – all of the residents are in agreement. David M. – some were fine with the proposal. Ruddy Andrade – I also spoke with Freetown. No one is happy with have more then one house put

in. Arter – we have restrictions in our deeds. Pilling – the road is a level A service. Arter – Freetown does not allow a landscape cul-de-sac. Andrade – are we talking one more house? Pilling – we meet the town requirements. We feel 2 more houses. Arter – Mr. Long owns the property. Jim – the town have the right to use the way. This is not a private way. The town is maintaining it. David M – there are no wet lands on 5 acres. Arter – I think it should be up to the owners. Jim – I think the issues are more legal. If the road can comply I do not think we can turn it down. They certainly have the ability to do it. Atty Reservits – is there frontage for 3 homes on the cul-de-sac. Jim – you have to remember that the houses will not be in Lakeville. The only thing that we are dealing with is the extension of the road. My suggest would be that the petition request that this hearing be continued to March 3, 2008 at 8 p.m. Pilling – I will request the same at this time and will confirm it with a written request. Jim – at this time I will continue this hearing to March 3, 2008 at 8 p.m.

DaGrazia – County Road

Darrin Outback Engineering – I am here on behalf of Mr. DaGrazia and property that he has on County Road. There is approximately 250 feet of frontage. We would need to have a wetland crossing over Carmella Drive through which he has a deeded right of way. There is a single dwelling on 46 South Pickens. We will try for a 40 foot right of way – one house on a 29 acre lot. We looked at the Anderson Way entrance but that was rejected. Jim – I don't see this as our call. Darrin – DEP will want all alternatives. What is the Boards feeling concerning a driveway off of Carmella Drive. Jim – as you know frontage needs to be accessible. Darrin – this would be a limited project. 480 foot crossing with an alternative 195 feet off Carmella Drive. Greg – are you saying that the person using it now doesn't have a problem. Darren – it is a relative. Greg – it would probably be better to go over the wetland.

Chris Peck

How does the Board feel about a change in the road specifications. I would like to suggest a change. Jim – you need to come to us with what your recommendations would be so that it could be prepared for Town Meeting or our Rules and Regulations which ever applies.

Proposed article

Jim – as the members are aware the article I gave you was just a suggestion. We would need to present it to the Board of Selectmen and Chris Peck for review before March 10, 2008.

Meeting

Next regular meeting - March 3, 2008 and March 17, 2008

Walter – I make a motion that we adjourn. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:30 p.m.