

Lakeville Planning Board Minutes Meeting- January 17, 2012

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

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

Form A

Kevin Conneilly – Lewis Island - Jon Pink – basically this was four parcels that were purchased at different times and they have now made them into 2 lots. Jim – as there is no frontage we would be signing the same for conveyance purposes only. Kevin – I make a motion that we sign the plan for conveyance purposes only. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$200.00 was received.

New England Rent-All

Jim – I recently met with the Selectmen concerning our concerns with the buffer zone and plantings. There appeared to have taken the burm as part of the requirement for the buffer zone. Greg – how about the houses. Jim – they are 102 and 101.3 and there is a 12 foot earth burm. The Selectmen said that no abutters were present and there did not seem to be a problem except for 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. It was good that we got into a conversation with the Board. In the future they will look to us for more input. He has filed with National Heritage. They are giving him a time schedule. Greg – Are you saying it is not going to be a 3 year permit. Jim – I think that the earth removal permit will be over an extend time but the grubbing had to be done.

Mail

Mail was reviewed

Honey Bee Farms

Jamie – I have reviewed Nick Lanney's comments and do not have a problem with them. I have done it all and submitted it to Nick Laney and Chris Peck. As far as I know we are scheduled to go back to Conservation on February 21, 2012

Back Nine

Jamie – We are looking at a new site plan for the addition on to the building. We were hoping for a review at your meeting on January 31, 2012. I would like to have your permission to meet with Chris Peck. Jim – what is triggering this? Jamie the size of the addition. We were also going to discuss the pond with the Fire Chief as fire protection. As it is now there will be a second open pond. We

are looking at the same for running off water. Jim – so at this point you will be returning to our meeting on January 31, 2012

Gateway Commons

Petitioner -- Attorney Brennan and Dan Aguiar were unable to attend so I am here just to check and see what if anything you have for recommendations concerning the Certificate of Action that the attorney sent to you. Jim – I would like to more specific language on #4 on page 6 added. Copy of wording was given to the petitioner. Jim – the wording is actually from Energy Star. As you are aware we have not been given an actual vendor since the start of this project. Who the vendor is will affect what we say as for what is going to be there. We need some control as to what is going to be required of the vendor. There needs to be some protection for the town as far as parking, plantings and snow removal for example. We need to have some type of control. Greg – there are issues like snow plowing. Petitioner – we are no sure at this point. We were looking at a family convenience store, retail use or a grocery store. It could be one, 2, 3 or 4. We have had some interest but because it has taken so long things have changed. We will come back once we know what it will be. Greg – it will have to be part of the agreement. Jim – we understand that it needs the approval from Conservation, fire and police. When the use is agreed upon it will have to come back with a completed plan. Greg – do you have any idea as to how the splits will be if there is more than one vendor? Petitioner – 1, 2, 3 or 4. Greg – at each time we need to have it in writing. We need them to understand that they will have to come back. Jim – if everything is one building I believe that the parking would be okay. We are meeting again on January 31, 2012 and February 21, 2012. Zinc – I thought that it was going to be one store.

Economic Development Committee

Rita – as I am sure that you are aware the LDC is winding down. They have sold their last lot. I have been looking into the forming of the Development Committee and I went along basically with what Wayland has. At the present time I have talked to Dick Scott and Gary Mansfield and they are willing to serve. I have also talked with Dan Sullivan at SRPEDD and he is willing to meet with us if necessary. I just wanted to keep you in the loop as to what is going on.

I also would like the Board to express their thoughts on a Part-time Planner. Zinc – I think a Chairman should be elected for 1 year of service.

Zoning by-laws

Pauline – Rita gave me copies of the changes that the Board would like made to 6.1.2 and 6.1.3 and the deletion of 6.1.8. We will need to hold a hearing so that the same can be on the Warrant for the Town Meeting.

Meetings

Jim – Our next meeting will be January 31, 2012 and then February 21, 2012.

Adjourn

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