

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
January 8, 2013 – 7:30 PM
Town Office Building

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

Present: Full Board

Peter Panettieri

Peter – I am here concerning the closing in of the drive thru. You noted on the plan the last time I was here that as long as it stayed with the same use that it was okay. Bob I -- does not want to issue a permit unless he has the okay from the Planning Board. Jim – I understand that what you are looking for is the ability to close in the drive thru. Peter – Bob said that he does not remembers some of the discussion and he wasn't sure about what was given by the Zoning Board of Appeals. Don – I thought he was going to leave it as office space but I do not have a problem with it. Jim – Are we talking just what is shown with the dotted lines. Peter – I am adding 2 walls and closing the building. It will be 20 x 32. It is going to be the same building. Greg – Are you going to move the bathroom. Peter – No. I have it okayed by the Board of Health. At the present I am only using 650 gallons. The permit shows 1,800 gallons per day. There is no way that I will come even close to that figure. Jim – this will be the building now. Peer – these parking spaces are not here. This is all open here. Jim – these are gone. Peter I have added them in here. I put in one extra handicap space for a total of 3. Jim -- 13 handicap out of a total of 102. Peter – 99 are provided. The Building Inspector just wanted to know if it was okay with the Board before he gave me the go ahead. Peter – I will bring in an updated plan. Jim – you need to show the different locations for parking. Jim – we need to have Pauline do a letter to Bob so that he will issue the permit. Brian – I make a motion that we have Pauline send Bob a letter stating that the Board is okay with the closing in of the drive thru based on the plan submitted to the ZBA approved 10/10/2003.

Board of Health Regulations

Pauline – they would like any comments or recommendations by their next meeting. We will not be meeting prior to that. Jim – I would suggest that you e-mail them to us and that we independently make recommendations without contacting each other. Just send you comments to Pauline and we will go more into at our next meeting. This would be only a regulation and would not have to go to Town Meeting. Zinc – there are approximately 400 properties involved. It is important that we have some type of ruling on these properties. It is going to end up being a bigger deal. Greg – there is a lot to look at. Jim – some are 18feet apart. Greg – this is talking seasonal to year round. Zinc. – we need a reference to the frontage and/or setbacks. Jim – all the roads down there are

private. Pauline get this to us by e-mail and each of us can then make comments. Greg – I make a motion that Pauline send us the information by e-mail and that we individually send her our thoughts. Don—2nd the motion. Jim – all in favor. Vote was unanimous.

Mass DOT/SRPEDD Presentation on Middleborough Rotary Proposed Improvements

Pauline – I have a notice from Rita concerning a meeting on January 17, 2013 @ 7p.m. at the Lakeville Senior Center regarding the proposed improvements to the Middleborough Rotary requesting that we notify the Selectmen's Office if anyone will be attending. Nancy asked that I notify the Board that she will be attending.

Jim – I will try to attend.

Curb Cut By-law

Zinc – I would like it to say Highway Superintendent instead of Board of Selectmen or its designee. Jim – Are you making it as a motion. Zinc. Yes, Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Memo to be sent to the Board of Selectmen.

Joe's Gas

Don Bissonnette excused from meeting as the plan being submitted is from Prime Engineering. Jamie Bissonnette – I am here on behalf of Joe's Gas . We are going to file with the ZBA for an area for coffee and donut drive thru. It would be approximately 1000 square feet. Greg – My concern would be the tightness of this area. Jim – how much space. Jamie – we are taking out the pad in here. It would be about 3 /12 feet. Greg – how much space in here. Jamie – I will get the figure for you. We will be coming back for a site plan review. We will also be moving the dumpster. Brian – I like the idea of the roof runoff. Will the dumpster pad have an enclosure. Jamie – yes. We will move the dumpster. Greg – they will need an enter and exit signs to be considered. Jamie – I think it is a good thing. Zinc – are they on a private well. Jamie – no they have municipal water for the last 3 – 4 months. Jim – will it be coffee and donuts with no tables. It is a start. Jamie – we are going to the ZBA then back to you for site approval.

Meetings

Next regular meeting January 22, 2013, February 12, 2013, March 5 and March 19, 2013.

Hearing Dates

Jim – at this point I would suggest March 19, 2013 for the hearings.

Planning Board Member

Greg – at this point I would like to advise the Board that I will not be running for re-election.

Adjourn

Zinc – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Meeting adjourned at 10 p.m.