

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**January 14, 2014 – 7:30 PM**  
**Town Office Building**

On December 17, 2013, the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order at 7:30 PM by Chairman Marot. Planning Board members present were: James Marot, Donald Bissonnette, Peter Conroy and Sylvester Zienkiewicz.

**Island Terrace**

Present were Kevin P. Klein and Katy Konary from Norfolk Ram Group were present. Jim – Comments from our Building Inspector were favorable. A copy of Jeremy's letter was given to the Board members and to the representative present from Norfolk Ram Group. Jim – Why don't you go into the other room and discuss the plan in detail. After you have reviewed the same you can come back to our meeting.

**Mark Woodford**

Jon Pink - The blue is the Industrial District. Yellow is 12 acre parcel We would need a drainage easement so we are going to the ZBA with one lot. These are typical lots. If I put on another acre it is too close to the house. It is a 7 acre lot which has dwelling. 3 acres is not being used at this time. Can I provide frontage for this lot. This would not work with the definition of a sub-division. Jim – that is correct. Jon – I am not looking for a yes or no, just some suggestions. Don – are you counting the driveway. Jon – yes. Jim – have you shown this to Nathan. Jon – I think it fits what is in the neighborhood. I cannot get up to the 3 acres for Industrial B. Jim – any hardship is self created. Jon – when we read case law I could not make it work. Don – could you put a covenant on that. Jon – I am not looking for a yes or no. Jim – we have changed the size a couple of times. Maybe we could ask the town to down size the lot size. Zinc – I don't understand the 3 acres. Jon – you cannot have a 1 lot sub-division. Jim – 2 or more parcels. You could divide it into 2 lots. Jim – you are asking if the driveway could be a road. Figure out a way to make it 3 acres before you go to the ZBA.

**Joshua Estates**

Jon – I will be coming back after doing some checking on Joshua Estate since it has finally come back from Land Court.

**Curb Cuts**

Jim – we have a request for cuts at 51 and 53 Highland Road. I have letters from the Superintendent of Streets with his recommendations. Letters were reviewed by the Board. Peter – I make a motion that we sign the same concerning both addresses provided they have met the suggestions from Jeremy Peck. Zinc – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

## **Sign**

### **Lakeville Christian Church**

Jim – we have a ZBA petition concerning the Lakeville Christian Church on Howland Road. I don't see where the sign would interfere with the entrance to the site. Zinc – I make a motion that we recommend approval. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

## **Marzelli**

This is for a much larger home on Pine Bluff Road . Presently it is a non-conforming lot. We need more input concerning the setback off Pine Bluff Road. Jim – I have no concerns Peter I make a motion that we recommend approval of the same. Zinc – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

## **Mail**

Mail was reviewed from Open Space requesting a meeting with the Board. Letter and escrow agreement were received from John Ryder concerning Robbins Estates and were made a part of the file. Letter was received from SRPEDD.

## **General Information**

Zinc – I have some general information concerning the updated Housing Production Plan. Information was given to members. Rita – we just used some of the grant money.

Rita – I would like to discuss with the Board the one member of the Planning Board that is on the Casino committee. There are presently 15 members. We have not met for several months. It has been a problem with the number of members. We were considering reducing the number to 9. Does the Board want a member on the Committee at this time. Jim – I would suggest that you send Brian an e-mail and see how he feels about not being part of the Committee.. Rita to contact Brian and let the Board know what he says.

## **Budget**

Jim – we have a budget request. I believe that all we have is \$150.00. Peter I make a motion that we put in a request for the same amount at this time. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Budget submitted in the amount of \$150.00

## **Adjourn**

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

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January 28, 2014 – 7:30 PM  
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**Meeting cancelled – no meeting**

**Next meeting February 11, 2014**