

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**July 16, 2013, – 7:30 PM**  
**Town Office Building**

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

Present: Chairman, Jim Marot, Sylvester Zienkiewicz, Peter Conroy and Donald Bissonnette.

**Robbins Lane – Gene Bartlett**

Jeff – Youngquist - I am here on behalf of Gene Bartlett and the possibility of 11 lots on Robbins Lane. Part of this is in National Heritage , It has a conservation restrictions in the back. All lots exceed the requirement. The only issue is Robbins Lane. It has a base coat. The final course and anything else that has to be done Lot 34 is being held. Jim – 34 and Lot 8 are being held by Charles Farrell. The money is for from here back to Highland Road. The road was widened to 19 feet. When the covenant was done it was spelled out on Exhibit A. Nothing was proposed on the other side. Jeff – my problem is the stonewall. Zinc – if you want to use the road what are you going to do. Jeff – We will do what is necessary. Jim – Folkman and Zola are the owners from what we have been informed. Jeff – They want certain things. Jim – for this many houses I would not approve a 19 foot road way. We did not have the ability to make improvements to the roadway for 2 vehicles. We need you to take a look at what would be reasonable. Jim – Think at best a little of a profit. We need all the information brought to the table. I think now is the time to fix it. John Ryder – 67 Main Street. I represent Gene and am presently involved in a purchase and sale agreement. We are talking with Hill Top Acres – the southerly side. We need to work out something with the way. This is also part of the negotiations with Folkman & Zola. A deed is the way to clear it up. It will involve Mark Twain and Robbins Lane. We need to k now what you want and the actual cost to my client. Jeff – what width of road would you be thinking. Jim – 40 foot layout – 22 paved. Gene Bartlett – there are 9 lots in this section. The other 2 have frontage on Highland Road. We could take out the stonewall to widen the road. Jeff-- We would have to take down the stonewall to be able to widen the road.. Jim –Linda is there a problem with taking down the stonewall. Linda – I don't believe the stonewall is on a historical way. Jim – it is a pile of rocks. Jeff – the only water is what lands on the road. It would have to run to the back. Jim – what is back here is not adequate. Jeff – the flow out is part of the expense. Brandon Richard (President of Huckleberry Shores ) – where will we put the mail boxes. Don Bissionnette – as long as there is no hazard. Jim – I think you need to do what we are talking about. Zinc – you need to work out something with the road. Jim – you should give us a Form C. Jim – it needs to show the house footprint. It needs to show you the information concerning storm water.. Jeff – 2 lots have

been perked. Most of it drains away from the street. Jim – systems will be in the back. Linda – there is a conservation restriction. John Ryder – there are 11 separate documents. Jeff – we will be dealing with National Heritage. You are not going to deed out the restrictions. Linda – I don't know what instruments you will need. Nancy – there are 11 conservation restrictions. Why isn't it one. Jeff – it is on different sides of the property. Jim – it starts up above. Nancy – it goes all the way down. The whole piece to the pond will be a conservation restrictions. Brandon – 9 lots will have to pay the association for the main road. These will be a part of it. It needs to be put in place. Brandon – we meet once a year. Jeff – they should each be part of the association. Brandon – it is 21 including the 3 from Huckleberry Knolls. It has been kind of a messy agreement. Jim – it needs to be one association. Brandon – there are 2 associations now Huckleberry Shores and Huckleberry Knolls. There is no water frontage in Huckleberry Shores. Huckleberry Knolls -- there are 6 and each own a part of the beach. Jim – you guys have to control it. I don't want any mix-up. Our next meeting is August 13, 2013. Nancy – National Heritage will tell them what to do. Don B – Lot 121 seems to be a problem with the circle. Brandon – we need to know what is going on. Jim – we need to hold Folkman & Zola to what they have in the agreement.. Brandon – the frog pond would be Folman & Zola. Lot 8 is being held, What other lots at this time. What about if we do no more permits at this time. Pauline – I understand from Debbie that the lots are in tax title at this time. Zinc – I make a motion that we request that the town have the lots taken by tax title. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Frank Sterrett**

Jim – I have given each of you a copy of the letter from Frank Sterrett. Zinc – at this point I think we should just file it. Jim – I don't think it should be one article. I think business could be a problem.. I have issues with this. I have put in 34 years and a general is not the right thing for the town. When you look at some of the lots put together, I think we could have a serious condition. Zinc – we just were not ready. I have more than a couple of questions. Jim – we need to review the information and see what we can come up with.

### **Special Purpose Area**

Zinc – what would it allow? Jim – 25 acres or more. The underlying zone can still be used as residual – standard business could be there. This zone is trying to restrict development. Business wise it must have adequate acreage.

### **Minutes**

Zinc – I make a motion that we approve the minutes that we have for November and December, 2012. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Misc**

Zinc – will we be doing anything with the dog by-laws, trailer, water extraction.  
Jim – we will not be doing anything today. We will bring it back to the next town meeting. Zinc – there are plenty of zoning changes. Linda – it is the charge of the Planning Board as I read it.

**Adjourn**

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