

Lakeville Planning Board Minutes Meeting- July 6, 2010

Meeting called to order at 7:35 p.m.

Present: J. Marot, K. St. George W. Healey, B. Hoeg and G. Kashgarian

SYSKO

Jim – we are ready to have you make your presentation. Thomas A. Bond – I am the Project Manager, with me I have Chuck Fraser, David Reichel and Fred Casinelli. At this time we are working on a layout for the Lakeville Hospital site. The physical site is a challenge. The building will be a large refrigerated warehouse. We basically handle frozen products, paper products. Loading starts at 3 a.m. and the trucks start return around 3 p.m. We are dealing mostly with light freight. We are looking to have our trucks go basically 495 both in and out. It will be an L shaped building. One of the things that we have to consider is the large amount of wetlands that are involved. We are looking to have a special zone created. A power point presentation included buildings from Tennessee and Texas. All lighting is directed where it is needed. All fuel storage is above ground. Nancy – what is the acreage. T. Bond – 72 acres. Frank Sterrett – 5 Crest Drive – As far as the Texas location is concerned is there any houses in the area or is that mostly an industrial area? Tom – As far as Norton is concerned there are about 150 residents. The building would be located in this area. Jim – that would be in the area of Rush Pond Road. Marilyn O'Shea – Is that the pond or the road. Tom – that is wetlands. Roger O'Shea – what about a buffer zone. The truck parking looks very close to the residential area. This does not belong on this site. There is wetland in that area. I am very concerned about the traffic. How about your incoming traffic. Janet Scott – How much is left what was taken for 79 and wetland. Tom – 72 acres is what we are looking to buy from National Development. It is between 65-70. Nelson Pratt – Any lot that can be added to this? Nothing in the plan for sewerage and water. Tom – we have approached Middleboro. Dan Clooney – I would think that more land is one option. Tom – this will give us 10 years of growth. Jim – you have room for expansion. Jim – present is gray and white is growth. Linda – the coverage has gone from 50% to 70%. What is your expectation? Tom I am around 8%. I am asking for a new zoning district. Sylvester – On the lower left corner – is that parking? Tom – tractors and trailers. Sylvester – what is that? The mechanics is what is very important. Nelson – how do we proceed. How do we make changes. Things have to come together. Jim – Part of this is getting with Middleboro sewerage some where on the site. We also have to remember that we need to create a zone. Second we need to have Town Meeting's vote to overlay. This would require a 2/3rds vote. Then we would need a plan for site plan review. National Development was allowed to be part of the public meetings and direct abutters were notified. The Town's people have expressed their wish. I expect to move and accommodate abutters. I believe that Sysko will be

working with the abutters concerning sound, traffic and the appearance of the building. Tom – we do not own the land yet. Frank Sterett – personally I believe the Board represents the people. We need you to represent us. I am looking for you to take a stand for the people. I thought what is the change? Jim – we don't have a full handle at this point. We changed the zone for National Development. It stays in place unless we overlay the district. Jim – it will be until the town votes again. Nelson Pratt – We changed it to multi use for National Development. This is Industry. Why are we changing our Industrial rulings. Jim – Every Industrial use has certain things. Nelson Pratt – the town didn't say we want this just to give them the TIF, Jim – you can not create a hardship. I clearly heard we want them to have this property. We are encouraging them to move forward. John Olivieri – we voted on the TIF – next is the zoning and then another step. Jim – I think you have a better understanding. Claire LaPointe – my main concern is the noise. Is there going to be room for a buffer. When will we know. Jim – The Planning Board is a good Board. We don't always agree but we want what is good for the town. We won't move forward and will not allow something that is not good for the town. We have set rules for the good for the town. Sylvester – will we be seeing a site plan before town meeting. Jim – Not necessarily. All setbacks will be set out. Fred – we have no intention in moving in overnight. When we first moved in to Norton three quarters of the homes that are there now were not there. We have no desire to create a challenge. I am more than willing to work with the town. Mary Murphty – what are the hardships. Jim – we will be looking for a set back, 100 foot buffer, 50 foot sound barrier. Mary M – what is the buffer now. Tom – 65 feet. Jim – there are many things that have to be adjuster. Mary M. – we voted just for the TIF. Jim – we are not issuing a building permit. John – Pickens St. – as far as usage is concerned you are looking for 80% instead of 50%. Jim – currently wetland is not counted. The percentage coverage is not materially set t this time. We need to ask for it as something that we would want. We would need to look at this as a Board. John – 80% --. The 2 white areas are not included in the 80%. Tom – it was included. Jim – as a planning board we need to look at this. As a group we have not had a plan at this point. Personally we have to be concerned with abutters' protection. Rush Pond Resident – is that an appropriate usage of the land. It is a poor choice of the land as far as I am concerned. Linda Grubb -- I voted for it but would not have voted if I had known the coverage of 80%. Janet Scott – I know that they are trying to work with us. I think we don't want to see you or hear you. What are you going to do to protect us? If Middleboro does not work with Sysco what can be done for sewerage? Is there going to be adequate sewerage. Jim – further down the road we will have an answer. Mr. Scott – we are asking basically for a starting point. We need to set standards. We worked very hard with the planning board concerning National Development. This is a more intense use. There is a great deal of wetland involved. They need to create something for the town. They need to do something for Lakeville not Middleboro. Frank Sterrett– I think the Planning Board is looking at it for the town but you have to remember that you are suppose to looking out for us. Jim – I am going to close this hearing at this time

GATEWAY COMMONS

Jim – are you ready for your presentation. Ed Brennan, 1 Church Green – we understand that through some mix-up the advertising for the Special Permit was not done. At this point we will not be going forward and hopefully you will be prepared to work with us at your next meeting at the August 3, 2010. We will be looking for a 60,000 square foot building. We are looking under the Big Box provisions which will require a Special Permit. We will be looking to a site plan review. Also present was Dan Aguiar and Mike Cahill and Kevin. Kevin -- we are looking at 22.8 acres – upland 14.8 – wetland approximately 8 acres. 7.7 acres for conservation – National Heritage. We are not looking for variances. Greg – what will you be doing for water. Ed Brennan – we will be getting water from Taunton. Jim – is this going to be retail or is it a secret at this time. Ed Brennan – we do not have a tenant as of yet. Jim – have you included parking spaces. Kevin TEC – We will be presenting plans to Mass DET at their next meeting. We are looking at 4 lanes wide along the frontage. This involves permits with DEP and the state. We are looking at a left turn only lane back down after the signal. Kevin – this goes out to Cross Street. Dan – this does include the turtles gray and tan. There will be a limit of development. Green goes into a conservation restriction. Nancy – what is the white. Dan – it will not belong to the project. Chris – I would suggest that you use a consultant. Dan – I would like to suggest that you use the same consultant as Conservation so that we will not being double billed. Linda Grubb – I would like to give the Board our letter from Fish concerning storm water in park . Any temperature change can damage the brook. Pauline – advertising will be done on July 15, 2010 and July 22, 2010. Hearing to be on August 3, 2010 at 8 p.m.

Meeting

Next meeting July 20, 2010

FORM A

Pauline – I have a Form A from Prime Engineering concerning new lot lines agreed upon between Jorge, Oliveri and Gene Bartlett. Greg – I make a motion that we sign the plan as submitted. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Check was received in the amount of \$100.

ZBA PETITIONS - CAROL J. MCGRATH

Jim – I have here a petition on behalf of Carol J. McGrath concerning 16 Fuller Shores. Brian – I make a motion that we recommend approval of the petition dated May 20, 2010. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the ZBA.

ZBA PETITIONS - . 1 FERN AVENUE -

Jim – I have here a petition concerning 1 Fern Avenue and the decision of the Building Inspector. At this time I think it would be best if we upheld the decision

of the Building Inspector. Brian – I make a motion that we inform the ZBA that on July 6, 2010 the Board voted to uphold the decision of the Building Inspector concerning the above captioned petition dated May 20, 2010 -- Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Letter to be sent to the ZBA.

ZBA PETITIONS – JULIE SMITH & OWEN RICHARDS – 325 POND LANE

Jim – I have a petition concerning 325 Pond Lane. Greg – I make a motion that we recommend disapproval of the above captioned petition as it appears that a third floor is being added to the structure. Brian – 2nd the motion. Jim All in favor. Vote was unanimous. Letter to be sent to the ZBA.

BILLS

Jim – I have a bill for secretarial services in the amount of \$189.81. Brian – I make a motion that we approve the same for payment. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

ADJOURN

Kevin – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 11:15 p.m.