

## **Lakeville Planning Board Minutes Meeting- June 1, 2010**

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

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

### **Vital Med**

George Kouri – I will try to be very brief. As you are aware back some time ago Vital Med purchased property on Kenneth Welch Drive and the same had a site plan reviewed. The building seemed to overwhelm the site. It was a 30,000 square foot building parts of which are offices. We hoped to have the new site documentation within 30 days. I am here to ask the Board if it feels that we would have to go through the entire process again or since we are reducing the size of the building that we could accomplish it with just a modification. Jim – I believe that we would review it as a modification. G. Kouri – I will get you a full set of plans. Atlantic believes it can be ready in 30 days. They are a dense plastic company. Jim – you are moving the building back. G. Kouri – we are looking at a re-design. What would the Board like next? Jim – get the plan and the grading to us. G. Kouri – I will have something to show you as concerns the location of the building and the grading. Jim – Call Pauline once you have the information ready and she will get you on the next meeting. At this point our next regular meeting is July 6, 2010.

### **Conway – ZBA**

Jon Pink – This has been presented to the ZBA but when I checked with Pauline the Board had not received any of the information so I thought that I would come in just in case you had any questions. It is 21.5 feet to the street. The new one is 20.5. Jim the porch is across the front of the building. Kevin – I make a motion that we send a letter of recommendation to the ZBA. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Kenny – ZBA**

Jon – we have cut down the area. We have cut out some of the pavement to get the same down to 25%. The Yellow is what is going on. Pink is what will be impervious coverage. Kevin – I make a motion that we send a letter of recommendation to the ZBA. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Kuketaz – ZBA**

Jon Pin – we are closing up this area. It will all be 2 stories now. There is no increase in bedrooms. The kitchen is bigger. There will be 3 bedrooms up stairs and a bathroom. It is an undersized lot. It is under 20,000 square feet. Kevin – I make a motion that we recommend approval. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Jamie Bissonnette – Letter**

Jamie – recently I went to the Board of Assessors since I feel that I am being over taxed on my land. I explained to them that one of the lots was unbuildable and that said that I would need a letter from the Planning Board explaining it to them. I am here to ask if it would be possible to get such a letter. It is concerning Lot 3. Brian – I make a motion that we send a letter to the Board of Assessors. Walter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **KCLS – KENNINGSTONE COURT CONTINUATION OF HEARING (May 4, 2010) - Jonathan White**

Jim – as the Board is aware I had concerns about the number of affordable units be changed. I have since learned that it has no bearing on the 40R project. The 8 lots have no bearing. My own feeling is it would be better to approve it and let him do it at the market rate. My other concern was that it looks like all affordable on one side and the other side is market rate. He has already kept the number. Leaving them at the market rate might be better for the town. Do you have any idea as to children in that area. Jonathan – I believe that there are 25. However, some were already living in Lakeville. I would agree that what's import is that it might be more affordable. It is 100% occupied. Jim – I have had no conversations with Jonathan about this. I have looked into it personally. I feel it would be better for the town. Jonathan – as it stands now it is apartments. Walter I make a motion that we approve the reduction of 8 units and allow them to be replaced as market value units. Jim – all in favor. Vote was unanimous.

### **Bills**

Jim – I have a bill from Kopelman & Paige in the amount of \$181.50 concerning the tri-party agreement for Cedar Pond Preserve. I believe that Pauline will be billing the same to Easecat. Kevin – I make a motion that we approve the same for payment. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Earth Removal**

Jim – I have here an earth removal permit concerning William Logan. The Board of Selectmen are looking for a recommendation. They are talking about removal of 60,000 yards. Brian – I believe that we should recommend a paved apron area that should be approximately 100 feet long and should consist of a 3" stone area topped with 1 ½ " stone. The street should be mechanically swept on every Friday afternoon. Greg – what about hours of operation. Jim – No work on Sunday and no work between the hours of 5 p.m. to 7 a.m. on Monday through Saturday. Brian – a reasonable completion date would be September 1, 2010. Jim – basically we will be making the following recommendation:

1. That no work is to be done on Sunday.
2. That no work is done on Monday through Saturday between the hours of 5 p.m. to 7 a.m.

3. That the paved apron area be 100 feet long and should consist of a 3" stone area topped with 1 1/2" stone.
4. That the street be swept mechanically on every Friday afternoon.
5. That the work is to be completed by September 1, 2010.

Walter I make a motion that we make a motion to include all of the recommendations that we have just discussed. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Letter of recommendation be send to the Board of Selectmen

### **Cedar Pond Preserve**

Dan Aguiar—the original design was based on collecting water. It is actually collecting more water than was intended. I have the drainage calculations for Chris. The new calculations are taking into account a bigger area. The two storms in March were something that we previously did not have to deal with and hopefully will not have to again. Previously we figured it on a 25 year storm and it was allowed by the Board. The new plan is a 100 year event and beyond. Small storms will not be a problem. As to 4.8 inches we are installing an overflow at the last catch basin – a small detention. Lot 30 – 24' easement. This set of catch basins will go into the swale. The center area works for most storms. We will be building a large infiltration area. Flooding will not occur. I have added all test pits 35 – 2 or 3 with Board of Health. The elevation is 64. Cedar Pond is 66 we are 3 feet above it. We could use Lot 31 but we would then have lost a lot. I have here a full set of drainage plans. Quequechan Circle – we have not reviewed with Chris. There will not be any additional run off. Lot 23B will be lost. Jim – we felt we would need an easement. Lot 24B line creates a drainage easement of 24 feet. Lot 23B is lost because of frontage. We are leaving this and whatever we get out of it, we get out of it. If the Board agrees I will take this back and to the calculations. Scott – Cedar Pond. – do you consider this current. One month has gone by and we are still having a problem. Dan – by putting in these it still did not solve the problem. This will now alleviate that. How is 7B going to be affected? Dan – He will never have a road. Now he finds he has a retention pond. Most sub-divisions have a pond. Paul – 3 Ron Circle – how deep? Dan 4 feet. Sides 3 to 1. Jared 2- Ron Circle. Is 15 Cedar Pond going to be fenced? Jim – it is based on the slope. It doesn't hold water for a long time. If it was me (7B) I would like it better. ?? will the temporary be removed? Ron – as far as Lot 1 is concerned he doesn't want it filled in. D, Santos – those hold water for sometime. Dan – 72 hours. ?? – who would be responsible for maintenance. Dan – they are the property of the developer. If the town takes it they will have to maintain it. Mike R – 2 Ron's Circle – the areas that are going to take water. It has to take 8" before it starts to flow. Dan – this is failing because it is take twice the water that it was intended for. Mike – they had flooding (Lot 2) – water will disperse to Lot 1 and the yellow house. Ron – when we built those houses everyone has an area for a sump pump. Jim – the storms in March were not your everyday regular storm places that never flooded before were flooded. Dan – these 2 systems were designed for a 25

year storm. The original plans were figured for a 25 year storm and there is a note on the plan. These are not cheap fixes. Jim – we are going to send this out to our engineer for review. Chris Campo – was there some kind of agreement concerning the value of the homes to be built? Jacobi – that was the Board of Selectmen under 61A. The figure was a break even number of an assessed value at \$500,000. ?? At one point there was also some talk about of a 5 – 11 burm with plantings behind it. This was started in 2006 and it is now 2010 and nothing has been done concerning the plantings. Ron – I spent money and they were moved next to the dumpster. I hired a landscaper and all I can say at this time is that at some point Pine trees will be planted. Jim – Lot 11 – is an earth pile. At some point some of it was taken but the rest was left. There needs to be a burm. I checked with the Board of Selectmen concerning the use of mulch. Jacobi – 1 – plan for circle with calculations. Jim – 1st it needs to go to Chris -- Chris will then call Dan if he has any questions. (2) Is the concept that you want him to use the same? Dan – it should be the middle of next week at the latest. (3) the grading plan for 15 & 16 – what will be released. ?? how long will it take? Dan – we are into the dry season. Jacobi – from the day to about 90 days for construction. Dan – no lots on Quequechan Circle. Pauline – what Lots? Jim – 15, 16 and 17 at least for now. Ron 15, 16 and 9. Walter – I make a motion that we notify the Building Inspector that he may now issue permits for Lots 9, 15 and 16. Kevin – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. ?? I am correct in assuming all will have 2 car garages? Ron – yes. Mike – 2 Ron's Circle – As some of you are aware I have an observatory. I am very concerning with Outdoor Lighting. I will be giving the Planning Board and the Board of Selectmen with some information. I am hopeful that the builders will have to comply with Outdoor Lighting. I am looking forward to having them abide by our by-law.

### **Bills**

Jim – I have a bill concerning Cedar Pond from Kopelman & Paige in the amount of \$181.50. Walter I make a motion that we approve the same for payment and that the cost be passed on to Easecat. Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Earth Removal**

W. R. Logan Precinct Street Jim – the Selectmen are looking to us for a recommendation concerning W. R. Logan and the removal of approximately 60,000 yards. Brian – I would think that we need to recommend hours of operation and information on the apron area. I make a motion that we recommend approval of the same but that the following recommendations be added to the gravel notes listed on the plan:

1. That no work is to done on Sunday.
2. That no work is done on Monday through Saturday between the . hours of 5 p.m. to 7 a.m.

3. That the paved apron area be 100 feet long and should consist of a 3" stone area topped with 1 ½" stone.
4. That the street be swept mechanically on every Friday afternoon.
5. That work is to be completed by September 1, 2010.

Greg – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

**Meeting**

Next regular Meeting – June 22, 2010

**Adjourn**

Walter – I make a motion that we adjourn. Kevin – 2<sup>nd</sup> the motion. Vote was unanimous. Meeting adjourned at 10:45 p.m.