

Lakeville Planning Board Minutes

June 2, 2008

Members present: J. Marot, B. Hoeg, W. Healey and G. Kashgarian

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

Form A

SFG – Brad Fitzgerald – Harrison Lee – 2 lot sub-division. Check received in the amount of \$200.00. Brad – this is an existing with a house on it. We are looking to create a 2nd lot. We are just trying to create a lot. We understand that it does not meet specifications. We understand that we will be turned down by the Building Inspector so that we can then go to the ZBA. Brian – I make a motion that we sign the same for conveyance purposes only. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jonathan White

What is the difference between Modification and Procedure. It is basically 24 affordable. Jonathan – we may do condos or apartments but not affordable. If I go all apartments you would have more affordable. We are going to do one side first and for now it will leave one side undone. We are starting the archeology on Tuesday and then the bank will want it. Jim – I do not see a problem with it basically we will need to have town counsel look for wording of the modification. Jonathan – I am sure that Peter Freeman will be glad to work on it and then forward the same to you so that Town Counsel will have a chance to review it. Jim – once we have received it we will have Pauline let you know.

Form A

Mr. Marzelli – 7 Pine Bluff – Bob Mather – This was formally my property and I sold the same to him. He wants to tear down the old and building a new 3 bedroom. There are some drain issues. The Building Inspector looked at it with Brad. There were some issues but the plan for 1 room has been changed so that it is not a bedroom. This seems to have appeased the concerns of the neighbors. Brad Fitzgerald – it is a gravel way with a fork in the middle. The water comes down – The tire tracks cause ruts leading to the catch basin. It will mound around it and sent it to the catch basins. David Marzelli – the only time it accumulates is in the winter. Brad – I think it is a pretty good solution. Bob Mather – the ZBA suggested that we come up with a solution and then go to the Planning Board. Greg – who will be responsible? Bob Mather – it is on his property so he will be. Jim – the drainage flows that way naturally. Brad – it was a 2 minute perc and sand down 12 inches. Brian – it sounds like a good solution. Greg – we are speaking of just this. Brian – I make a motion that recommends it as a good plan. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

CVS

Bob Mather – when we were last here one of the issues was the height of the lighting poles in the parking lot. Dave – the pole was moved to the island. We have added a pole but it has a shield on it. Brian – what is+ the height 24 for the pole and 3 feet for the base? Engineer – yes. Greg – what kind of lighting.? Soffit lighting. Go by Walgreens and take a look at that. We do not want that. How many are we talking? Engineer – 3 or 4 per drive thru. Greg – what about signage. The main light is external. Bob Mather – CVS normal procedure is to put a hold on the sign until the project is under way. They will be applying for a permit and will comply with whatever the by-laws allow. I spoke with the Fire Chief and his concern about the 46 feet. Engineer – we have used software to solve the problem. Brian – what is grading up to the sidewalk. ?? there are measures to keep cars from going into the store. The sidewalk is approximately 8 feet. Brian – where is the curb stop. 6 to 12. Mather – several other things have been added. Engineer – this is a cross section of the detention basin. It is a 3 to 1 slope. It is grassed inside – the planting is a special grass for turtles – 3 different types of grass. The signs to be noted. Brian – what about snow removal. Engineer – I believed we addressed it before it is noted on the plan here. Walter – we did say something about no left turn here. Mather – whatever Massachusetts Highway says we will do. Brian – when is Mass Highway Dept. hearing. Are they going to review your signage. Engineer – yes it will be as far as the curb cut. Walter – I don't want to see it being built and then it will not be there. Jim – I have no faith if Mass. Highway is doing it. I don't want to see what happened in Middleboro happening in Lakeville. Walter you have a high volume of traffic. Brian -- we are saying no left turnout. Mather – no left turn out. Greg – a sign for the drive thru so that they know they can not go out. Mather – can we put something on the plan. ?? We could put arrows on the road. They seem to work fine. Marcus – most are repeat customers. Mather – we are mainly concerned at this time with addressing the building. The maximum size – it could be less. We can comply with 48%. If there is a taking in the future it can not make it non-conforming. I can see that the Board was not thrilled with the picture of the building that we previously brought in. The Board of Selectmen like it with the brick enhancement and felt it was in keeping with what is there. We feel it complies but we have come up with an alternative that CVS would be willing to do. This is very similar to Carver. Engineer – this would be what we are suggesting at this time but you need to understand that there may be a few minor changes. Jim – are you talking a 3 foot brick base. Engineer – We may have to adjust the canopy. The main roof would be flat. Mather – this building is more expensive. They do site specifics. Mather you need to beef up your site plan approval so that you have more control. Paul – we are trying to work with you. Jim – I think this is much better. Mather – where do you want us to go from here. The building will be substantially like this. Walter – If you are going to change the lights on the building we would want it to come back to us. Engineer – normally we use a 3 wall pack. Jim – we will need a maintenance plan for the site. I would hope that things would be kept neat and clean. Paul – we can get you a plan. Jim – we would like it referenced on the plan. Jim – would the

members be willing to give them tentative approval. Walter – I make a motion that we give them tentative approval with the understanding that he will be making the notations on the plan. Brian – 2nd the motion. Jim – all in favor. Vote Jim, Walter and Brian in favor. Greg abstained.

Walter – I make a motion that we adjourn. Brian – 2nd the motion

Meeting adjourned at 10:45 p.m.