

Lakeville Planning Board Minutes

June 16, 2008

Members present: J. Marot, B. Hoeg, K. St. George and G. Kashgarian

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

Jamie Bissonnette

Jamie – I just wanted to come in and speak informally with the Board concerning my Dad's property. This is his existing drive. It is approximately 12 feet to the house. The piece consists of 60 acres more or less. He is looking to sub-divide 2 lots – his house and join the balance with his father's land. We are trying to preserve the farm and take 2 lots out with changing the area. Jim – where is the frontage. Jamie – it would be two lots on Pickens. Jim – how does that work. Jamie – no houses on the Form A lot. Jamie –w e are trying to do low impact country look. One lot – he wouldn't be looking to sell. We think that he is 3 inches off in this lot. We would like to get this piece with my grandfather. Jim – you are look to have the road construction waived for these 2 lots. Jamie – yes. If the Board wants we can change the lines. We would be creating a right of way which would remain private. Nancy –are you talking a conservation restriction or just to leave it like it is. That is just words there is no guarantee. Jamie – we are trying to keep it the way it is and give the farm to my grandfather. Nancy – will there be any kind of agreement as to the rest of it remaining as farm land. Jamie – they have acres. Linda – there are restrictions. Nancy – it would be nice to preserve it as farmland. Jamie – I am just looking for the feeling of the Board. Jim – since you are looking for a waiver of the road we are looking for something in writing. Jamie – my thoughts originally was I can get 5 lots I feel we are only asking for 2 lots not 5. We want to keep the woodland and farmland. Greg - how big are the 2 lots. Jamie – 70,000 to 80,000. Nancy – a restriction on the farm be a concession. Jamie – I can ask the question. If we were to reduce the roadway to 750 and keep the farm.

CVS

GBC Engineering – Marcus. Engineer – these are the revised plans. Engineer – new sheets with the added note concerning storm water management, maintenance plan. The reference is made on the bottom of the plan. There were no changes on the next several pages. Brian – I am surprised that they are not doing daily maintenance. Engineer – it is done by the employees. Brian – what happens in the future? Jim – we are looking for someone to check the area everyday. Brian – I would like it to say daily cleaning to the site. Engineer – you want it to say everyday. You don't feel it covers it. Brian – no. Jim -- #6. 10 days? Engineer – they are talking need. Jim – whose need? If it is daily then there is no question. Nancy #7. Engineer it is covered by spring and fall. Greg – is the entrance where we wanted it. Engineer – yes and we added the signs, curb stops were added on C-7. On sheet C-6 we added the note in the retaining

wall by structural engineer stamp. C-7 detail 13 wheel stop on the light pole base 3 foot base – 24 pole. #14 The retention basin – re seeding before pavement is in place. Landscape shows new pole location and we switched trees. Jim – what about the turtle barrier. Engineer – C-7 it shows a vinyl mesh over the fence. It is 5 feet – 1 foot below ground and 4 feet above. There are stipulations in the agreement. Brian – what is the installation of the turtle fence. Engineer – it is in the lower right hand corner. The fence is to be completed by this detail. Jim – we need to know the hours of operations. If the Board of Selectmen agree to the extra time that will be fine with the Board. Nancy – I think that it should be the same as Walgreens. Jim – in the first paragraph add subject to prior approval of the Planning Board. Jim – they need ZBA approval for the signs. Engineer – it will comply with the by-laws. Kevin – we would be looking for a monument sign. Marcus – CVS comes back after the building is going. Jim – I think the Planning Board should be involved in the sign process. Marcus – as I understand it the hours will be the same as Walgreens. Jim – the Board is agreeable to special hours for certain seasons., Brian I make a motion that we defer to the Board of Selectmen as far as extra hours for seasonal as they see fit. Kevin – 2nd the motion. Jim – all in favor. Vote Brian, Kevin and Jim in favor. Greg abstained.

Rezoning of County Street Residential to Business

Mr. & Mrs. Wallace Doherty and Mr. McCarroll were present. Mr. Doherty – We are here to discuss the rezoning of our property located across from the Markson property. We are looking to change the property from residential to business. I know that the Master Plan Committee had suggested this as business zone and some talk was . I have been to all the meeting concerning the Markson Property. I did not feel that it was going to be allowed but it was approved. I had my house lot cut out for 5 lots. It is a nice piece of land but no one was interested because what is across the street. It is no longer a country road. We would like to have the area rezoned to business like across the street. Doherty – It was in the Master Plan. McCarroll – we are looking to change it from residential to business. Chawner – I understand that there is some talk about neighborhood business. I would encourage it. It should not have happened. I am not sure what the answer is but everyone is impacted in this strip. McCarroll – by us participating it may help. It has not worked. Only the bank and milk place has survived and from what I understand the store is not open at this time. The cat is out of the bag. What is the town going to do now? ?? They are not going to fit together. McCarroll – when you look at smart growth I have to say I can not agree with it. They moved away from the picture and it will not fit here or on 105 either. We are speaking for our self not our neighbors. Doherty – no one else on the street showed up for the hearings on the self storage. Jim – Zoning is a very tricky business. It needs to be a 2/3 majority. I realize it impacted the neighbors. The property should be zoned different. It would be good if it was the same on both sides of the street. Over 2 years ago we turned down the plan because we did not like it. It needs discussion hearings and a public hearing. McCarroll – we are asking for what is across the street. Jim – I would be more than willing to

open it up to the Board and evaluate that same so that we could come up with a determination. We need a more detailed look at the Master Plan. McCarroll – nothing can be done without a special permit. Chawner – I believe that this was proposed as a neighborhood area in 2005. We need to look at the neighborhood thing more closely. ?? to be frank I don't believe that is an area that will be neighborhood business. Mrs. McCarroll – this was started because the Dohertys have their plan. ?? My concern here is that 2 plots is spot zoning. McCarroll – I think that you are right but I think it is the town that should be looking into this zoning. Mrs. McCarroll – this is 34 acres. Would it still be spot zoning? Jim – It may not be because of the acreage across the street. Jim – it is 450 feet. You would still have some that would be residential. Chawner – the Town would have to be responsible. Jim – I don't think the sign should have been allowed. The technical working allows the sign. In relationship to this as far as what else can happen here is what we are concerned with. If you are looking for that kind of study I think it would be best taken to the Board of Selectmen. Chawner – I am not sure what we can do but something needs to be done. Doherty – I find that I am damaged. Chawner – we are ready to leave also. McCarroll – I think everyone should be involved. Some money should be made available for years to come. Nancy – I did not sign for it. McCarroll – we need to start a dialog. Jim – there is a lot of work to get the neighbors to show up. Jim – we can help you but you need to get them involved. McCarroll – that is one possible process. Jim – Myself I would rather see this at an annual town meeting. Linda Grub – as the Board is aware I am part of the Open Space Plan and we would like to keep in contact so that we get some guidance. We meet on the first Thursday of every month. There are 6 members. Chawner – the Planning Board did ratify that the Neighborhood should be pedestrian friendly. We need to work together. We need to protect the remaining sites. Jim – I can remember years ago Kevin telling me how looking at the Wilkie Farm is a breath of fresh air.

Signs

Jim – we have had a discussion concerning signs before. It is not what we wanted. Brian – we were looking for internally lighted signs. Linda – I refused to shop when they put up signs. Jim – signs should not be on after closing hours. Pauline – I have the Electronic Sign and Accessory Apartment by-laws. We could do the advertising on June 26, 2008 and July 3, 2008 and have the hearing on July 21, 2008. Jim – does the Board have a problem with that date? No objections were made concerning the hearing date.

Bills

Jim – I have a bill here from the Middleboro Gazette concerning the advertising for Oxford Development in the amount of \$93.50. Greg – I make a motion that we approve the same for payment. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

ZBA Petitions

Jim – I have several petitions from the ZBA but would suggest that it be put off to our next meeting. Greg – I make a motion that we review the ZBA petitions at our next meeting. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Kevin – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:45 p.m.