



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

K. DeCruz

LAKEVILLE TOWN CLERK
RCUD 2023 JAN 20 AM 11:57

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	Planning Board
Date & Time of Meeting:	Thursday, January 26, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

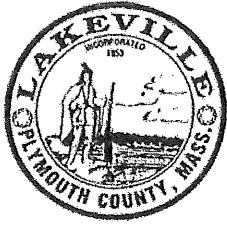
Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

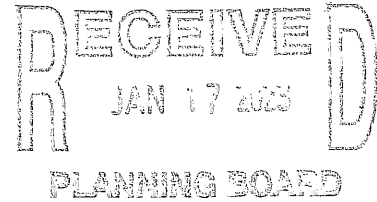
1. Form A Plan – 13 & 15 Main Street – Dave Maddigan-Land Surveyor
2. Public Hearing (7:00) Site Plan Review – 415 Millennium Circle Road - D F C of Lakeville 415 LLC - applicant
3. 145 Rhode Island Road – Discussion regarding a two (2) lot subdivision
4. Discussion using SRPEDD hours to update the Zoning Map.
5. Approve the December 8, 2022, Meeting Minutes
6. Review correspondence
7. 348 Bedford Street - Endorse Site Plan
8. Next meeting. . . February 9, 2023 at the Lakeville Police Station
9. Any other business that may properly come before the Planning Board.
10. Adjourn

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Planning Board arise after the posting of this agenda, they may be addressed at this meeting



Date Submitted: _____

Town of Lakeville
PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
508-946-8803



FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

To the Planning Board:

The undersigned believing that the accompanying plan of this property in the Town of Lakeville does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for determination and endorsement that Planning Board approval under this Subdivision Control Law is not required.

PLAN TITLE: Form A Plan of Land Date: January 10, 2023

1. Owner's Signature: [Signature] Date: 1/16/23

2. Owner's Name (Please Print): Community Square Storage LLC
Main St. Real Estate Holding
Owner's Address: _____

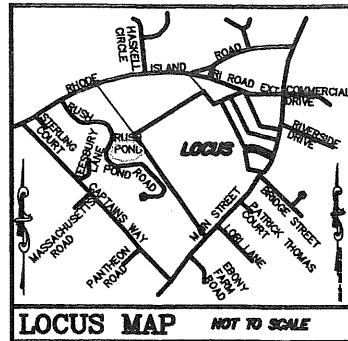
3. Name of Land Surveyor: David Maddigan Jr
Surveyor's Address: 88 East Grove St, Middleboro
Surveyor's Telephone: 774-213-5196

4. Deed of property recorded in Plymouth County Registry,
Book 56202 Page 127

5. Assessors' Map, Block and Lot (MBL) 60-07-1B

6. Location and Description of Property: 15 Main Street, Lakeville

7. Plan Contact Name and Telephone Number:
Contact Name: David Maddigan Telephone: 774-213-5196



MAP 060 BLOCK 007 LOT 001E
N/F
TOWN OF LAKEVILLE

THE PURPOSE OF THIS PLAN IS TO COMBINE
PARCEL A WITH LOT 1, LOT 1 & 2 ARE
CONFORMING BUILDABLE LOTS.

ROUTE 79 RELOCATION
LAYOUT #8108
60' WIDE - PUBLIC

COMMERCIAL DRIVE
50' WIDE - PUBLIC

MAP 062 BLOCK 004 LOT 002A
N/F
STATION STREET DEVELOPMENT LLC

MAP 060 BLOCK 007 LOT 001A
MAIN STREET
REAL ESTATE HOLDINGS LLC

MAP 060 BLOCK 007 LOT 001L
N/F
LAKEVILLE OWNER LLC

MAP 060 BLOCK 007 LOT 001B
COMMUNITY SQUARE STORAGE LLC
EXISTING 3 STORY
STORAGE BUILDING

MAP 060 BLOCK 007 LOT 001C
N/F
DAVID & ANNE MARIE RUSSELL
LAKEVILLE FUNERAL HOME REALTY
PLAN BOOK 64 PAGE 52

REVISED LOT #1
(SEE PLAN BK 62 PG 232)
134,398 sq. ft.
3.085 acres
FRONTAGE
175.03 ft.
FRONTAGE AT SETBACK
175.03 ft.

REVISED LOT #2
(SEE PLAN BK 62 PG 232)
135,899 sq. ft.
3.129 acres
FRONTAGE
175.03 ft.
FRONTAGE AT SETBACK
191.93 ft.

OWNERS:

LOT #1
MAIN STREET REAL ESTATE HOLDINGS LLC
13 MAIN STREET
LAKEVILLE, MA 02347
MAP 60 BLOCK 7 PARCEL 1A
DEED BOOK 56090 PAGE 178

LOT #2
COMMUNITY SQUARE STORAGE LLC
15 MAIN STREET
LAKEVILLE, MA 02347
MAP 60 BLOCK 7 PARCEL 1B
DEED BOOK 56202 PAGE 127

TOWN OF LAKEVILLE PLANNING BOARD
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
PLANNING BOARD ENDORSEMENT MAKES NO CERTIFICATION
AS TO COMPLIANCE WITH ZONING.
DATE: _____

LAKEVILLE PLANNING BOARD

ZONING REQUIREMENTS:

RESIDENTIAL / MIXED USE OVERLAY DISTRICT

LOT AREA: 70,000 SQ. FT. / 3.000 ACRES MIXED USE
LOT FRONTAGE: 175 FT.
FRONT SETBACK: 40 FT.
SIDE SETBACK: 20 FT.
REAR SETBACK: 20 FT.
BUILDING HEIGHT: 35 FT.
UPLAND AREA: 52,500 SQ. FT. CONTIGUOUS UPLAND

PLAN REFERENCES:

PLAN BOOK 64 PAGE 52
PLAN BOOK 62 PAGE 232
PLAN BOOK 55 PAGE 135
PLAN BOOK 47 PAGE 48

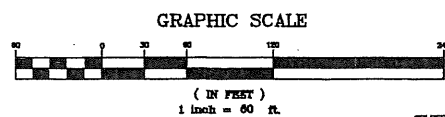
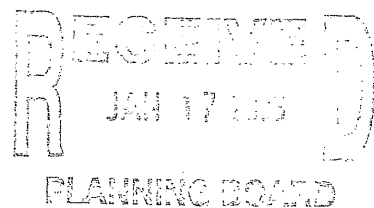
2009 STATE HIGHWAY ALT.
ROUTE 79 RELOCATION
LAYOUT No. 8108
PLAN BOOK 15 PAGE 63-65

2007 STATE HIGHWAY ALT.
LAYOUT No. 7839
PLAN BOOK 15 PAGE 45

1964 STATE HIGHWAY
LAYOUT No. 5404
PLAN BOOK 11 PAGE 247-249

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL "A" FROM LOT 2 TO LOT 1 AS SHOWN. THIS ALSO CORRECTS PREVIOUS PERIMETER OF LOT 1 ON PLAN BOOK 62 PG 232. BOTH LOTS ARE IN CONFORMANCE WITH THE MIXED USE ZONING REQUIREMENTS.
2. NAMES OF OWNERS AND ABUTTERS PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.



I HEREBY CERTIFY THAT THIS PLAN AS SHOWN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

MADDIGAN
LAND SURVEYING,
LLC.

88 EAST GROVE STREET
MIDDLEBORO, MA 02346
T: 774-213-5196
DMADDIGAN@COMCAST.NET

FOR REGISTRY USE ONLY

NO.	DATE	DESCRIPTION	APPROVED

DATE: JANUARY 10, 2023
DRAWN BY: DJM DESIGN BY: DJM CHECK BY: DJMMJFD
PROJECT NO. 17-0133-04
ISSUED FOR:

FORM A PLAN OF LAND
13 & 15 MAIN STREET
LAKEVILLE, MASSACHUSETTS
PREPARED FOR
COMMUNITY SQUARE STORAGE LLC

DRAWING TITLE:
FORM A PLAN
SCALE: 1" = 60'
SHEET NO.
1 OF 1



Town of Lakeville
Planning Board
346 Bedford Street
Lakeville, MA 02347
508-946-3473

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: D F C of Lakeville 415 LLC

Street: 920 South Colony Road

City/Town: Wallingford State: CT Zip: 06492

Telephone: 203-410-7649 Email: dominick@demartinorealty.com

Property Owner Name: D F C of Lakeville 415 LLC

Street: 920 South Colony Road

City/Town: Wallingford State: CT Zip: 06492

Telephone: 203-410-7649 Email: dominick@demartinorealty.com

Contact Person's Name: Dominick Demartino

Telephone: 203-410-7649 Email: dominick@demartinorealty.com

SITE INFORMATION

Street and number: 415 Millennium Circle

Zoning District: Industrial Map 022 Block 001 Lot 003-02

Lot size: +/- 314,345 s.f. Frontage: 292.35'

Current use: industrial/warehouse

PLAN INFORMATION

Plan Title: Commercial Site Plan - 415 Millennium Circle - Lakeville, Massachusetts

Prepared by: Zenith Consulting Engineers, LLC

Date prepared: 10-27-2022 Revision date (s): _____

Detailed Description of proposed work: Change in use of existing building from industrial/warehouse to a marijuana growing facility. Project to include interior and exterior building improvements as well as site improvements which will result in a reduction in impervious surfaces and drainage improvements.

TO THE LAKEVILLE PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for review of the above **SITE PLAN** by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Rules and Regulations of the Lakeville Planning Board and the Zoning By-Law of the Town of Lakeville.

Applicant's Signature:  Date: 11-2-22

Property Owner's Signature: _____ Date: _____
(if not Applicant)

Will you have a representative other than yourself? Yes No

Name: Jamie Bissonnette of Zenith Consulting Engineers, LLC.

Telephone: 508-947-4208 Email: Jamie@zcellc.com

To be completed by Planning Board staff:

Distributed to: Board of Health, Board of Selectmen, Building Department, Conservation Commission, Fire Chief, Highway Surveyor, Open Space Committee, Police Chief

Date/initials: _____

DESCRIPTION

The E110X Series is a traditional full cutoff geometric sconce designed for optimal light control and distribution. Its die-cast aluminum construction provides ideal thermal management. Lumen packages from 3550 to 12,200 are available in 3000K, 4000K and 5000K CCT with a Type III distribution. This product offers project flexibility with photocontrol, integral motion sensor and battery backup options. This architectural family is offered in two housing sizes to complement new construction or retrofit applications, accommodating mounting heights up to 30'.

SPECIFICATIONS

Construction:

- Die-cast aluminum housing in a powder coated bronze finish with stainless steel hardware
- UV-stabilized polycarbonate lens
- Integral heat sink maximizes heat dissipation for longer LED life
- Hinged back box isolates drivers from LEDs and offers easy access to drivers
- Back box includes three conduit entry points (one on top and two on the sides) as well as a knockout on the bottom for optional sensor

Optics/LEDs:

- No uplight design to minimize light pollution
- 27W to 90W LED models replace 100W to 400W HID for up to 70% energy savings
- Efficacies up to 139 LPW maximize utility rebates
- Type III distribution
- Available in 3000K, 4000K and 5000K CCT
- CRI ≥70
- 70,000 hours L70

Electrical:

- 120-277VAC, 50/60Hz
- 1-10V Dimming driver

Testing & Compliance:

- cULus Listed for Wet Locations
- Operating temperatures: -40°C to 45°C (-40°F to 113°F)

Installation:

- Housing hinges to back box for easy installation
- Back box accommodates conduit entry as well as optional sensor
- Mounts to a standard 3-1/2" or 4" square electrical J-box

Options:

- Integral battery backup (BB) operates for 90 minutes, providing over 800 lumens for path of egress; Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F)
- Factory installed 120/277VAC button type photocontrol (PC)
- Factory installed integral dimming occupancy sensor (SC)

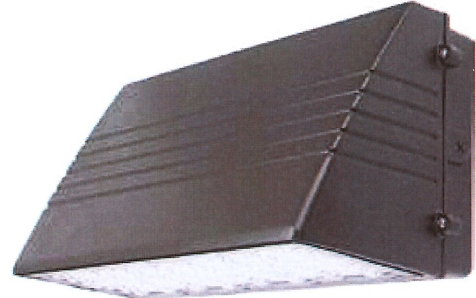
Accessories:

- Dimming sensor for field installation (TL-MSSW)
- Remote control for TL-MSSW sensor (TL-MSSW-REMOTE)
- Button type universal photocontrol sensor 120/277VAC (PCU)

Warranty:

- Five Year Warranty (Terms and Conditions Apply)

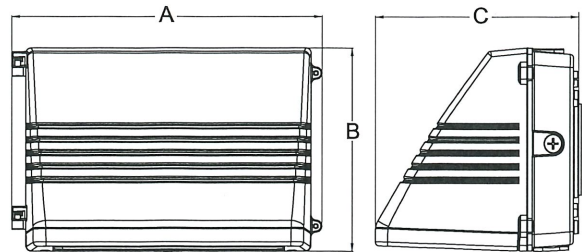
Model: _____ Date: _____
 Accessories: _____
 Job Name: **Twisted Growers** Type: **WP**



Specs at a Glance			
Model	E110X-27	E110X-45	E110X-90
Wattage (W)*	27W	45W	90W
Lumens (lm)	3750	6100	12,200
Efficacy (LPW)	139	136	136
Equivalency (HID)	100-150 Watt	175-250 Watt	250-400 Watt
Distribution	Type III		
CCT (K)	3000K, 4000K, 5000K		
CRI	≥70		
Input Voltage	120-277VAC, 50/60Hz		
Operating Temp	-40°C to 45°C (-40°F to 113°F)		
Certifications	cULus Listed for Wet Locations		
Warranty	5 Years		
Weight	6.6 lbs	6.9 lbs	10.7 lbs

*Nominal Wattage. Tested at 5000K CCT. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing.



Model	A	B	C	Weight
E110X-27	14.2"	9.3"	8.8"	6.6 lbs
E110X-45	14.2"	9.3"	8.8"	6.9 lbs
E110X-90	18.1"	9.8"	9.5"	10.7 lbs

Ordering Information (Example: E110X-45-VS-4K-BR-BB)

Series	Wattage	Input Voltage	CCT	Finish	Options	Accessories ² (Field Installed)
E110X	27 = 27W 45 = 45W 90 = 90W	VS = 120-277VAC	3K = 3000K 4K = 4000K 5K = 5000K	BR = Bronze	BB = Battery Backup SC ¹ = Dimming Sensor PC = Button Photocontrol 120/277VAC	PCU = 120-277VAC Button Photocontrol TL-MSSW ¹ = Dimming Sensor TL-MSSW-REMOTE = Remote for Sensor
70W = 9400L						

Notes

¹ PC Option not required if ordering SC

² Order as a separate line item. Shipped in a separate box for final installation in the field

Performance Data

Model	Wattage	CCT	Distribution	Lumen Output (lumens)	Efficacy
E110X-27-VS-3K-XX	27	3000K	Type III	3550	131
E110X-27-VS-4K-XX	27	4000K	Type III	3700	137
E110X-27-VS-5K-XX	27	5000K	Type III	3750	139
E110X-45-VS-3K-XX	45	3000K	Type III	5800	128
E110X-45-VS-4K-XX	45	4000K	Type III	6000	133
E110X-45-VS-5K-XX	45	5000K	Type III	6100	136
E110X-90-VS-3K-XX	90	3000K	Type III	11,600	128
E110X-90-VS-4K-XX	90	4000K	Type III	12,000	133
E110X-90-VS-5K-XX	90	5000K	Type III	12,200	136

Sample Photometry

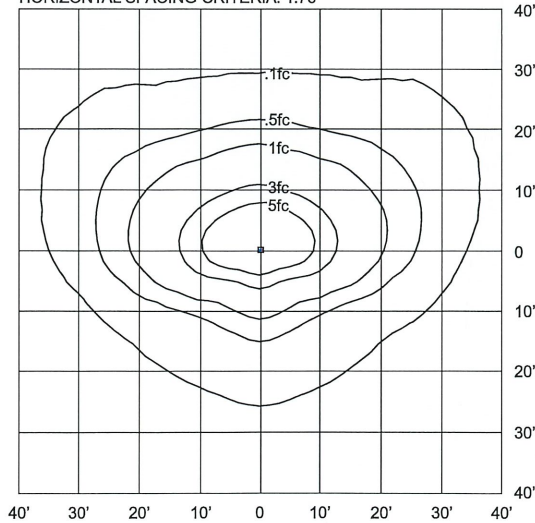
E110X-27-VS-4K

IES: TYPE III Short

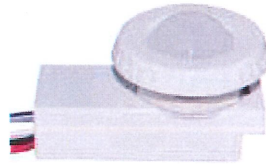
MOUNTING HEIGHT: 10'

TILT: ZERO

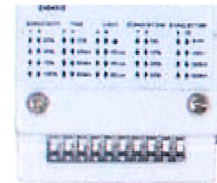
HORIZONTAL SPACING CRITERIA: 1.76



Motion Sensor Details - Option (SC) and Accessories (TL-MSSW and TL-MSSW-REMOTE)



SC Option (Factory Installed)
TL-MSSW Accessory (Sold Separately)



Sensor Dip Switch Settings
(Dip Switches on Sensor)

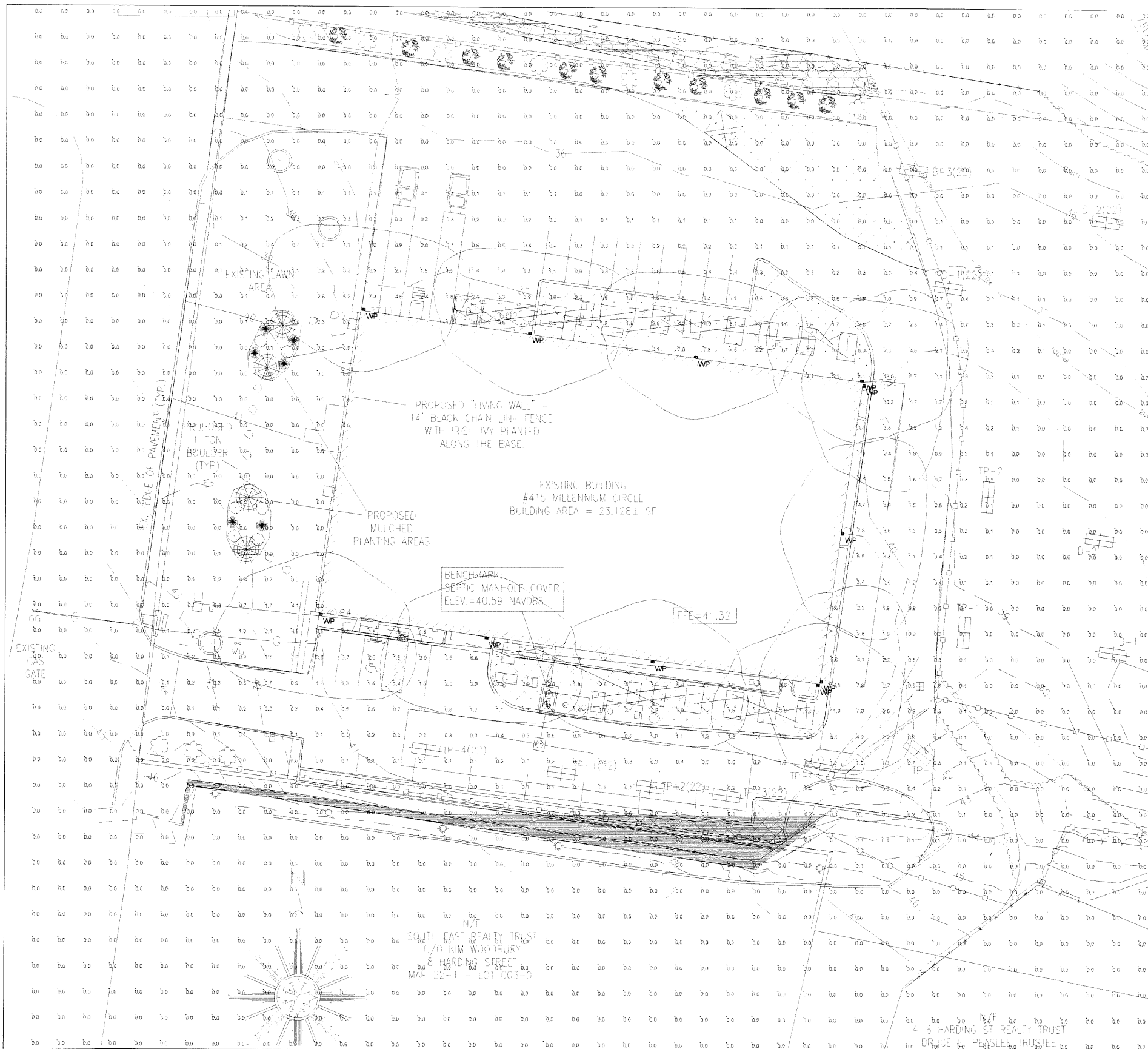


TL-MSSW-REMOTE
Accessory
(Sold Separately)

Sensor Settings (Remote)

DETECTION RADIUS/ANGLE	MAX 60'/360°
MOUNTING HEIGHT	MAX 40'
REMOTE RANGE	MAX 33'
FREQUENCY	5.8 GHz
HIGH MODE	70%, 80%, 90%, 100% (DEFAULT 100%)
SENSITIVITY	20%, 50%, 75%, 100% (DEFAULT 100%)
HOLD TIME	10sec, 1min, 5min, 10min, 15min, 20min, 30min, 60min (DEFAULT 5min)
DAYLIGHT HARVESTING	☀️, (disabled), 10Lux, 30Lux, 50Lux (DEFAULT disabled)
STANDBY DIM SETTING	0, 10%, 20%, 30%, OFF (∞) (DEFAULT 30%)
STANDBY TIME SETTING (TO OFF)	ON (disabled), 1min, 30min, 60min (DEFAULT 30min)

Specifications are subject to change without notice.
Installation must be performed in accordance with
Barron Lighting Group installation instructions.



JOB NAME: TWISTED GROWERS SITE
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: DT
 SPECIFIER: BLW

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
11	WP	Single	9401	69.5036	0.900	E2-U1-G2	TRACELITE E110X-70-VS-4K-BR / WALL MOUNTED @ 16FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Mn	Avg/Min	Max/Min
CalcFts_1	0	0.29	14.8	0.0	N.A.	N.A.
PARKING & DRIVE LANES		1.02	13.0	0.0	N.A.	N.A.

N/F
 SOUTH EAST REALTY TRUST
 C/O KIM WOODBURY
 6 HARDING STREET
 MAP 22-1 - LOT 003-01

N/F
 4-6 HARDING ST REALTY TRUST
 BRUCE PISLES TRUSTEE

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, luminaire and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 *LLF Determined Using Current Published Lamp Data

NOTE FOR VIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (L.D.) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (L.D.F.) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



PROJECT TITLE:
 TWISTED GROWERS SITE

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION

SCALE: 1"=20'-0"
 DATE: 12/16/22
 DRAWN BY: LED
 SHEET
SL-1

Cathy Murray, Appeals Board Clerk

From: Bob <rjbouchard@verizon.net>
Sent: Monday, January 23, 2023 9:40 AM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: 415 Millennium Circle

Hi Cathy.

Yes, there was an NOI and we held a hearing on the 10th of Jan. We issued an Order of Conditions and will conduct another one at a later date.

Bob.

On Saturday, January 21, 2023 at 08:27:31 AM EST, Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org> wrote:

Good morning,

Did this site plan appear before Concomm for a Notice of Intent? Were there any impacts to the Site Plan? Is there anyway that I could get a memo for the record? They are appearing before the Planning Board on Thursday and it would be great to have that for the record.

Thanks!

Cathy

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, December 8, 2022**

On December 8, 2022, the Planning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Knox at 7:00 p.m. He asked if anyone present was recording the meeting in addition to LakeCam who making a video recording of the meeting. There was no response.

Members present:

Mark Knox, Chair; Peter Conroy, Vice-Chair; Nora Cline, Jack Lynch, Michele MacEachern

Others present:

Marc Resnick, Town Planner

Preliminary Plan – 43 Main Street – Lakeville Owner LLC - applicant

Atty. Robert Mather was present. He advised he represented the applicant, Rhino Development LLC. He stated a Form B preliminary subdivision plan prepared by VHB Engineering was filed on November 10, 2022. The Plan shows six lots with a roadway extending from Main Street to Rhode Island Road. All of the proposed lots meet the minimum area and frontage requirements of the Zoning Bylaw. A major purpose of this submission is to freeze the zoning on the property for eight years. It is intended that a Form C Definitive Subdivision Plan will be filed, and it has to be filed within seven months of the submission on the Form B in order to preserve the zoning freeze. He noted that no use for the property is proposed at this time.

Mr. Knox said that he had looked at the Plan, and it appears to be a good concept plan for the use of the property. Ms. Cline asked if there would be any clean up started on the property or if it would at least be maintained. Atty. Mather replied that he was not prepared to address or answer any questions regarding that or the potential use of the property. Mr. Knox then opened it up to public comment.

Ms. Noelle Rilleau of 22 Reservoir Avenue did not understand why a Preliminary Plan was being submitted if the ultimate plan was going to differ from it. Mr. Knox replied it was a timing issue to freeze the zoning and this starts that process. This is a standard practice with the procedure of subdividing. Mr. Dick Scott of 9 Rush Pond Road stated that much has been said about the condition of the property and the potential human hazards with regards to airborne asbestos. Is his understanding correct in that the Planning Board has no enforcement authority with regards to the current human health hazards. Mr. Knox said to his knowledge that is accurate, and the Board does not have any enforcement authority.

Mr. Jim Marra of 15 Pheasant Run said it still mentions the Development Opportunities District on the Plan. Shouldn't that be removed? Mr. Knox said that until the appeal is exhausted it will stay there. Tonight they were talking about a subdivision of the land. The Board will say that this makes no zoning determination.

Mr. Resnick advised the Board their action tonight can be to continue or approve based on the fact it meets the standard of a preliminary plan. Mr. Knox added that the approval will trigger that it needs to be followed by a Definitive Plan. Mr. Knox then made a motion, seconded by Mr. Conroy, to approve the Preliminary Plan for 43 Main Street. Mr. Knox then amended the motion to include that the Board makes no determination of zoning. Mr. Conroy seconded the amendment. The **vote** was **unanimous for**.

Public Hearing (7:00 p.m.) 44 Clear Pond Road

Mr. Knox made a motion to open the Public Hearing and read the legal ad into the record. It was seconded by Ms. MacEachern. The **vote** was **unanimous for**. Mr. Fred Keeley from Hancock Associates and Mr. Derek Maksy, owner of the property were present. Mr. Keeley said a Preliminary Plan had been filed in April of 2022 with this Definitive Plan being filed in November. This is essentially the same plan with a few minor changes to the roadway design. The proposed road follows the existing access drive to the clubhouse as it exists today. The Plan proposes two lots. There would be one large lot containing the Golf Course, and the second lot would encompass the solar panel field.

Mr. Keely stated the roadway is a 50-foot-wide layout and cul-de-sac that satisfies the Town standards. They are proposing curbing and a side walk on the left side of the road as you enter in from Clear Pond Road, as well as, country drainage to pitch the roads to allow drainage to flow into a water quality swale and enter into an infiltration basin located within an easement. He noted they are asking for a couple of waivers. They have plotted the septic systems and existing wells on the abutting properties from the record drawings that they were able to obtain from the Town, but they did not have records for every property so they are asking for a waiver on that. They have the 30-foot curb radius at the intersection but the property line does not have the typical radius rounding at the intersection, so in that respect it doesn't comply. He has spoken about the country drainage, and they were proposing the curb on one side of the road which is an additional waiver. They are also not proposing any street lights or trees to be planted along the roadway.

Mr. Knox said he was opposed to all the waivers that were requested because this subdivision is access to the largest, undeveloped business owned piece of property in Town. He thought the road should have the highest standards of width, access, drainage, etc. because if it ever does get developed and the road was under built, it wouldn't be replaced to extend it further into that property for whatever future development could happen. He would ask members what they thought about street lights and sidewalks. If this did get developed, lighting would be important if there was any pedestrian access. Ms. Cline agreed that she would like to see lighting and sidewalks if it was developed. Mr. Conroy agreed. Mr. Knox then said they would like to see the lighting, the traditional drainage they had before, and sidewalks. Ms. MacEachern noted this is a

Natural Heritage site, so they would also have to file with them. Mr. Keeley said they would have to look into it. They will also have to go to the Conservation Commission because they are within the buffer zone to a wetland and will go through the endangered species review at that time. Mr. Knox said he would assume this will be continued tonight to allow them to go through Conservation and make sure there wouldn't be any change to the plan. Mr. Knox then opened the floor to public comment.

Ms. Jessica Duarte of 121 Main Street asked about the frontage not being met on one of the lots on Harcourt. Mr. Knox replied the frontage is being created on the cul-de-sac of the subdivision so they do have the frontage. They only need to have frontage on one road and at this time they were not proposing to put a roadway through to Harcourt or any of the other roads. Mr. Raymond Mazetis of 57 Harcourt Avenue pointed out on 56 Harcourt Avenue where there was drainage that comes out into a culvert. There would be a problem on Harcourt Avenue if that was blocked.

Mr. Dick Scott of 9 Rush Pond Road asked if at this point they were only talking about the subdivision and not any of the details of how it was being developed. Mr. Knox said that was correct. There is no proposal for development and as for Main Street, this is to freeze the zoning. Ms. MacEachern noted that the name of this street is very close to another street in Town. Mr. Knox said if that is a consideration, then to make a simple change so there would not be confusion with another road in Town.

Mr. Jon Lewis of 25 Reservoir Avenue asked if they were looking at a road, which most of the talk has been about tonight, or if they were looking at a subdivision. Mr. Knox said they are looking at both. Mr. Knox said by putting a road in, you create frontage for those two lots, then creating a subdivision. Mr. Lewis also asked about the size of one of the lots. It appeared to be rather small. Mr. Keeley replied the lots are designed to comply with all the zoning requirements. Ms. Sheila Cossette of 46 Clear Pond Road asked if the entrance was to be the same as it is now. Mr. Keeley said that was correct. Ms. Cossette discussed there was constant traffic and the majority of people do not pay attention to the speed bumps. She also noted problems with noise, lighting, snow plowing, brush, etc.

Mr. Tim Larkin of 97 Crooked Lane asked when this property became business property. Mr. Knox thought it was approximately 2012. Mr. Larkin asked what business entailed. Mr. Knox replied it could be anything from retail, to office, etc. He could find that information in the zoning bylaw. Houses could also be developed through the 40B process. After further discussion, Ms. MacEachern noted that if there was a change of use on the property, they would come back to the Planning Board for a Site Plan Review. Right now, this plan is just showing the division of the land. Mr. Knox asked if there were any further comments. No one spoke.

Mr. Resnick said they had a peer review proposal from Environmental Partners. The Board should approve sending this out for review. Mr. Knox asked if the review would change if the applicant did not receive those waivers. Mr. Resnick said that it would affect the drainage. Mr. Keeley said they would like to have the initial comments from the peer review consultant so they could make the Plan changes all at one time.

Ms. Lois Neilson of 51 Harcourt Avenue said it is her understanding that there is a drainage area right on that access road near the solar panels. Is that marked on the plan? Mr. Knox said that will be part of the process of the review. Mr. Knox then made a motion, seconded by Mr. Conroy, to continue the public hearing for 44 Clear Pond Road until March 9, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Site Plan Review – 156 Rhode Island Road – continued – T. Sikorski Realty LLC – applicant

Mr. Bob Rego, engineer from Riverhawk Environmental, and Mr. Tyler Sikorski were present. Mr. Rego stated they had been in previously and received comments from the Board and abutters. They have since made revisions to the site plan. He then gave a broad overview of the site and the changes that had been made. The existing 131,368 square feet of the site is located on the corner of Rhode Island Road and Crooked Lane. There is currently one existing building on the site that is leased out to two tenants. Mr. Sikorski's own trucking and excavating operation is also located on the site.

Mr. Rego said they are proposing to add a contractor building with ten rental units and one unit for Mr. Sikorski. The dimensions of the building are 235' x 80'. The existing property has a curb cut off Rhode Island Road and one gravel curb cut off Crooked Lane. They are proposing to close one as part of the project. They will add 40 lined and delineated parking spaces. In term of loading, each one of the bays would have an overhead door and a man door to access the unit. There will also be a loading area along the entrance for any large truck to unload in that area.

Mr. Rego said regarding utilities there is an existing water line on Rhode Island Road. For stormwater, they are proposing a series of catch basins throughout the site that will collect the stormwater. Most of it will be run through a forebay. There is an infiltration basin on the southeastern portion of the property. Some of the existing runoff from Rhode Island Road and Crooked Lane currently runs to a catch basin. There is a paved swale that directs that water. They are proposing to replace that catch basin with another proprietary treatment unit that would collect and treat the storm water prior to discharge to a subservice infiltration, and then the overflow out to the rear infiltration basin.

Mr. Rego continued that they were proposing an on-site septic system that would be Title V compliant. The stormwater system would be fully compliant with all Mass DEP Stormwater Management standards. Proposed lighting would be limited to wall packs on the building and be dark sky compliant. He noted they have been having some difficulty in getting an architect to sign on to the project which is when they would be able to submit a photometric plan. They will also be adding additional dumpster in response to a comment from the Planner.

The existing site coverage is approximately 25.3%. They are proposing 57.7% coverage which is above the 50% allowed by right. They will be requesting a density bonus and intend to comply with all the building requirements which they believe they can do. He advised there is currently mulch and other materials that are sold on a retail basis by Mr. Sikorski and some processing of

soil. Those uses would be eliminated at the site. The heavy equipment on the site would either be moved inside or moved to a different site, but the trucks would remain. They are also proposing some extensive landscaping along the perimeter of the roadway which should meet the definition of the screening of those parking spaces.

Mr. Conroy asked what equipment would still be there. Mr. Sikorski replied it would be just his trucks. Mr. Rego said they will specify that location and improve the screening around those areas. He reviewed some of the changes that had been made to the site and noted they originally asked for a waiver to allow for reprocessed asphalt in terms of the surface of the parking areas. They will pave those and make it bituminous concrete. Mr. Rego also indicated the proposed locations of the additional dumpsters when asked.

Mr. Conroy asked if someone rented one of the units, was it their intention to allow them to park in front of the unit. Mr. Rego replied they would have to park in the designated parking space other than for temporary loading or unloading. Mr. Knox said that they will still want to see those elevations. He recommended a nice-looking Morton Building that looks like a barn to really dress it up. Mr. Sikorski said that is his intention. Mr. Knox said regarding the Crooked Lane entrance, it had been referenced that water could pitch out into the road, are they going to be able to pick that up. Mr. Rego replied right now it picks up water from Crooked Lane which goes into a paved swale that goes to a leaching catch basin. They are going to pick up that water as well as the water from a section of the entry way into a catch basin with a treatment unit beneath it. That will go back onto the site into subsurface infiltration.

Mr. Resnick said he felt Mr. Rego should read through his comment letter, as well as his response to it. Mr. Rego then addressed the following comments:

- No more than one principal structure shall be built on any lot. There is an existing structure currently being used as a primary structure for the business.
Response: Although they have spoken to the Building Commissioner regarding this, they will get a written determination.
- If there is an easement on the property, it should be shown on the plan and a copy provided to determine if it is an exclusive use easement.
Response: There is a 20 x 20 easement around the electrical box, and they did take account for that in the lot coverage. It was not taken out from the frontage, which they have more than enough of.
- Drive aisles shall be 24' wide. This is only 20' wide around the back of the building.
Response: They consider this a driveway, rather than a drive isle. If the Board sees it differently, they will make it 24'. Mr. Resnick said at a minimum and for Fire Department access, it should be 24'. Mr. Knox said they could discuss this further later.
- A more precise parking calculation should be provided.
Response: Mr. Rego said they have counted two parking spaces for each unit and based on the number of units, they have 40 spaces on site or 3.3 spaces per unit. They felt that is enough for this type of use as not many of these units will have on-site employees. Mr. Resnick noted that was also in regards to the number of employees Mr. Sikorski has which isn't called out in the plan.

- The Rhode Island Road driveway exceeds the requirement that it should not exceed 30' in width.
Response: Mr. Rego said this is an existing curb cut at 89'. That has been maintained at that width and abutters have pushed to have all truck traffic goes out onto Rhode Island Road. They can reduce that if that is the Board's choice.
- Driveways and parking shall be paved as required by the Lakeville Subdivision Regulations.
Response: Mr. Rego said they have conceded to that and will pave the parking lot with bituminous concrete.
- Adequate loading areas are not provided on the sides of the building.
Response: Mr. Rego indicated the area between the building and the side area which they could delineate and stripe out to be used as a loading area for large trucks.
- Location of abutting structures within 200 feet should be shown on the plan.
Response: Mr. Rego said on the Site Plan they have an aerial photo which has all of the abutting properties within 200 feet.
- Building elevations need to be provided.
Response: Mr. Rego said this has been addressed and will be provided.
- A photometric lighting plan should be submitted for review.
Response: Mr. Rego said they will comply with the bylaw, and this will be provided.
- The location of the dumpsters and mechanical equipment should be shown on the plan and screened.
Response: Mr. Rego said they will increase the number of dumpsters. They do not intend to have any mechanical equipment stored externally.
- Drainage calculations are required to be peer reviewed. The applicant should conduct on site soil evaluations in the location of the detention basin.
Response: As part of the septic design they excavated deep observation holes over half of the site. They are assuming the soil and water table would be consistent. They could go out there and do a few more holes to confirm that.
- Proposed and existing locations of signs should be shown on the plan.
Response: Mr. Rego stated they do show the existing sign. They are not proposing any other signs.
- A Sedimentation and Erosion Control Plan detailing the long-term maintenance of the drainage system should be submitted.
Response: Mr. Rego said a Sedimentation and Erosion Control Plan was included in the Stormwater Report. It is also presented within the Site Plan. As they are disturbing more than one acre a Notice of Intent will be filed with the USEPA.
- The applicant has requested a density bonus for the lot coverage to be increased to 60%. The design standards are found in section 7.6.4. Parking Lot Orientation exceeds the 60% of the parking located between the façade and the abutting public way.
Response: Mr. Rego stated the parking will be reconfigured to provide less than 60% between the proposed building and Rhode Island Road.
- An earthen berm of at least six feet in height and planted with a double row of trees is required on all sides of the building facing residential uses.

Response: Mr. Rego said they interpret this section to apply to direct abutting adjacent uses.

- Outdoor Storage, Trash Collection, and Loading Areas

Response: Mr. Rego said on these items that outdoor storage will be eliminated. Parking areas will be delineated on the site for trucks or trailers. Loading docks, truck parking, utility meters, trash dumpsters, etc. will be incorporated into the overall building design.

- Pedestrian Flows – Most of these are designed for retail establishments and may be waived by the Board. There were several items that were noted in the comments.

Responses: A sidewalk along the face of the building facing Crooked Lane has been provided; Internal walkways are not consistent with the site layout or use; Retail uses where customer entrances would be necessary are not proposed; and if requested by the Planning Board, they can add concrete walkways, with no reveal, along the building.

After discussion, Mr. Knox noted that the Big Box bylaw has two components. It's a design for a Home Depot, as well as the lot coverage triggering the density bonuses for the architectural design. They are looking at it from the lot coverage being at 57.7%. However, because these items are within the Big Box design standards, they may want to waive them because it is not a retail establishment. The item regarding an earthen berm was also discussed again. Mr. Rego said they would take another look at it.

Mr. Norman Orrall of 120 Crooked Lane then spoke. He felt a buffer for Crooked Lane, a scenic byway, would certainly apply at a minimum. He advised, in general, his comments have centered around that this project is too much for the size of the lot, and the entrance of trucks from Crooked Lane. He noted the following several items: the driveway that is being eliminated was created without a permit; the driveway off Crooked Lane was an old railroad bed and had been required for temporary access for gravel removal. It was then paved as an erosion control measure. It was never removed but it had never gone through an approval process. The issue he has is that Crooked Lane does not work for truck access. Can they simply access from Rhode Island Road? He is asking for a realistic look at what is being proposed, and what can be done to mitigate it. He noted that increasing the driveway radii doesn't change the width of the road which is causing the issue.

Mr. Orrall continued that there were still outstanding issues with parking spaces, 24-foot aisles, etc. all which affect the lot coverage currently at 57%. Mr. Orrall asked where trucks would be parked. Mr. Knox replied they will be coming back with a plan that will show the location of the trucks parked outside. Mr. Orrall also questioned the hours of operation. Mr. Knox said that the businesses will have to comply with Town bylaws or apply for extended hours of use individually. Mr. Orrall asked what the old building would be used for as an accessory use. Mr. Sikorski said it would be for storage. Mr. Resnick noted that they will need a clarification letter from the Building Commissioner regarding what would be allowed, and that would be included in the Site Plan Approval. Mr. Orrall said that if the property is sold, he would like to see some kind of guard rails in place. Mr. Knox asked Mr. Rego to label the existing building as an accessory structure on the Plan.

Mr. Orrall said he would like for the record, a review of the number of employees as it relates to the parking. The Board also should be looking at what would be happening under the allowed Site

Plan. The number of employees could increase in the future. He felt the parking was very important and to have 12 businesses on a 3-acre lot was excessive. They have seen in other businesses in Town where it wasn't accounted for and the parking has spilled over to the roadways. Mr. Orrall also asked about the abutting structures. Mr. Knox said when they come back to give the Board a blown-up version of the locus so that it could be made out better. Other topics he discussed were lighting, drainage, test pits, etc.

Ms. Keiko Orrall of 120 Crooked Lane then stated she was concerned about the size of the building and the illegal driveway on Crooked Lane. Was the Planning Board aware of the number of businesses that are now operating? Are those registered with the Town? Mr. Knox replied that was not their purview. Ms. Orrall said she did not believe they were, and she had filed a formal complaint with the Zoning Enforcement Officer. She felt the applicant was not observing the zoning bylaws of the Town. She listed the following as not being observed: the changing of the watercourse, leading to flooding in the street; not having a permit to bring earth off and onto the site; current lot coverage exceeds the bylaw; and operating without proper sanitation.

Ms. Orrall stated twelve businesses operating on a tiny parcel of land is problematic because the three that are currently there are disruptive to the neighborhood. She noted that it has been nine months of continuances and of trying to get to a place where the applicant understands what needs to be included. She would ask that the Planning Board consider all of these things and whether or not the site can handle that many businesses. Mr. Orrall followed up and spoke about the conditions that the ZBA had put on the site that had not been followed. He advised that there is a history there and to make sure what is approved is actually done.

Mr. Timothy Larkin of 97 Crooked Lane said that he also did not like the trucks going down Crooked Lane. He did not mind if there was an entrance there, but if they could alleviate trucks from going on it by posting a "No Trucks" sign he would agree with that. There were no additional comments from the public. After discussion, a continuance date was agreed upon.

Mr. Knox then made a motion, seconded by Ms. MacEachern, to continue the 156 Rhode Island Road Site Plan Review hearing until March 23, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Site Plan Review – 348 Bedford Street – Red Hand Brewing Company, Inc. - applicant

Mr. Knox read the legal ad into the record and then made a motion to open the public hearing. It was seconded by Ms. MacEachern. The **vote** was **unanimous for**. Atty. Mather was present. Also present were the owners, the Donnelly family, Sean, Brian, and Karen, as well as, Scott Zion, Operations, and Jim Pavlik from Outback Engineering. He reviewed they had appeared in front of the Board last month informally. He would repeat that presentation so it would formally be in the record.

Atty. Mather advised they were here in regards to 348 Bedford Street, which they would know as the old Plymouth Savings Bank building. They need Site Plan Approval because there is a change in occupancy of the existing business which will increase the previous approved occupant load by

10%. The applicant is seeking approval to convert the existing building to accommodate a brew pub to be known as Red Hand Brewing Company, which will include a brewery and a beer garden. The previous occupant load was 24, and the proposed Brew Pub will increase that to 45. He noted they had their liquor license hearing with the Select Board and received their license. They are still in the process of obtaining a Federal Brewing license. Atty. Mather clarified that doesn't mean the operation cannot open before then, only that they would not be able to brew until that was approved. Their proposed hours of operation are Wednesday, Thursday, and Sunday from 11:00 a.m. to 9:00 p.m., and Friday and Saturday 11:00 a.m. to 11 p.m. Mr. Brian Donnelly then gave a history of how he and his brother, Sean, came to this point of proposing to open a brew pub. Their vision is to have a family friendly environment where people can come just to enjoy themselves.

Mr. Pavlik, engineer for the project, then displayed the amended, proposed Site Plan and where the Brew Pub would be located. They are proposing to put in a small addition in the back under the existing drive-through windows and existing roof covering for storage. The front of the building is where the beer garden is proposed and where there will be a food truck service. They are planning on having entertainment occasionally. He advised they are also planning to have an outdoor restroom. At the back of the building, they will have a dumpster that is fenced in along with the wastewater holding tank for the brewery wastewater. They have been in front of the Board of Health for the approvals needed. They have also met with Conservation and received a Negative Determination of Applicability, meaning a Notice of Intent is not required.

Atty. Mather said there were a few other items he would like to address. He then distributed for the record a rendering of what the proposed addition would look like. It will match with the existing building. Atty. Mather also distributed some information related to the lighting. Regarding the parking, the Plaza has a requirement of 113 spaces and that is what is being provided. That includes the additional spaces necessary for the Brew Pub. He noted that the peak hours of operation of the Brew Pub are completely different from the operation of the other businesses in the Plaza, but that Friday afternoon had been mentioned as a possible problem. Photos of security footage for that time had been submitted and showed that there were very few cars at the Plaza at that time.

Atty. Mather then discussed the proposed lighting. He had spoken to the Building Commissioner who felt that the lights on the side of the building and the overhang on the side complied with the dark sky requirement. He was unsure about the string lights but suggested the Board include a contingency that prior to the issuance of an Occupancy Permit the Building Commissioner and/or the Town Planner would have to approve or receive proof that the lighting meets the dark sky requirements.

Atty. Mather said since the last meeting, his client has also met with the Fire Chief. He has indicated he has no issues with the project and access for the fire truck completely around the building. Finally, they realize the issue with the Town Hall parking. There should not be parking there, and there should be a condition in the permit that parking is prohibited. They have no problem posting any type of sign wanted by either the Planning Board or Select Board subject to a fine or tow. That will be monitored by the applicant. In addition, he noticed that the Town

Planner had suggested putting a no parking fire lane sign at the entrance to the rear parking lot and along the back of the east wing. Last month, there was also a suggestion of making that loop around the building when it goes around the site a one way. They would be happy to do that.

Mr. Knox said in regards to putting a fence up between the two properties, he had reached out to the Highway Department Superintendent, Frank Moniz, and the previous building owner and both parties agreed that snow plowing gets done in the direction of that grass strip. It would be most likely that a fence there would get damaged. Mr. Moniz was concerned about the line of sight if it was a stockade or paneled fence. Mr. Knox had also received an opinion from Town Counsel. She would like to see some signage maybe stating parking for Town Hall business only to be put up or be paid for by the applicant. She also suggested to enter into an indemnification agreement with the Select Board.

Atty. Mather said he would be willing to talk to Counsel regarding this. He supposed that if people did park there and got injured it would indemnify the Town. He would imagine their insurance would cover that, and he thought they would make sure that it does. Mr. Knox stated for the record that this is outside of Site Plan Review, but it is something that came up. He would leave that to Atty. Mather to reach out to Town Counsel or the Select Board. Atty. Mather reiterated that they were willing to work with the Town to make sure there is no parking in the Town Hall parking lot whether it's through signage or whatever the Select Board wants.

Mr. Conroy asked what prevents people from driving into the beer garden. Mr. Donnelly said they will have six-foot watering troughs three or four feet high that will be filled with soil and be used to grow hops. They will be very heavy and are not going to move. Ms. MacEachern asked if the food truck would be exclusive to the brew pub or could other people still come in and order. Mr. Donnelly said absolutely anybody would be able to order from the food truck. They can use the picnic tables but will not have to buy anything from them. Members then discussed if a fence should be required. Ms. MacEachern did not think it was necessary and thought the signage and a ticket rather than towing would be sufficient. Mr. Conroy was not in favor of a fence unless there becomes a problem. The other members agreed.

After he was asked, Atty. Mather indicated on the plan where some parking spaces had been shifted to allow for emergency fire access. Mr. Knox also noted for the record that Select Board member Lia Fabian agreed with signage being satisfactory and not requiring a fence. He then made a motion to close the hearing and issue an approval for the Site Plan with the following conditions:

- Lighting will be dark sky compliant to meet Lakeville's bylaw requirement
- Signage will be installed for parking for Town Hall business only with the details to be worked out between the Town or Select Board and the applicant.
- A possible indemnification agreement between the applicant and the Select Board will be discussed.
- A fire lane sign with no parking and the one-way sign will both be installed.

Ms. MacEachern seconded the motion. The **vote** was **unanimous for**.

Site Plan Review – 415 Millennium Circle – DFC of Lakeville - applicant

Mr. Knox read the legal ad into the record and made a motion to open the public hearing. It was seconded by Mr. Conroy. The **vote** was **unanimous for**. Mr. Jamie Bissonnette, engineer, from Zenith Consulting Engineers and Mr. Dominick Demartino, owner, were present. Mr. Bissonnette advised that in 2019 they had appeared before the Planning Board for this exact building for this use and for this project. They are still moving forward with the same use, which is cultivation of marijuana. However, as far as the layout with architecture on the outside for mechanical units and parking, they have made some adjustments. He perceived these modifications to be minor but wanted to talk briefly about this, with it being what they would consider as Phase 1. If things go well, then they would move to a Phase 2.

Mr. Bissonnette advised this site is about 7.2 acres and is located on Millennium Circle on the northern side of Route 44. It borders the municipalities of Taunton, Middleboro, and Lakeville. They are looking to set up the stages for the marijuana growing facility inside, handle adequate parking, be able to run the business for this, and plan for future growth. They have Board of Health approval for the septic system which is being installed. There is work being done under the existing site plan, but there are some modifications which he will go over.

Mr. Bissonnette continued that one of the changes is a reduction in asphalt. He pointed out those areas on the plan where the asphalt would be removed. The coverage would be reduced from 54.8% to 46.2% bringing the site into compliance with the Zoning Bylaw because it is existing non-conforming. 20 parking spaces for the site are required and they are showing 21. He understood that might be an issue because of the history of cultivation facilities in Lakeville but there is a gravel area that will remain untouched. During construction and even during operation, that is going to remain open and the trucks that are currently stored there will be gone. If they do move to a Phase 2, additional parking will be provided at that time.

Mr. Bissonnette said they found that if they expand the building in a Phase 2 it would create a semi-low point. To make the drainage work, they have a catch basin with a treatment center proposed that will discharge to the back. That will put them in the 100-foot buffer of the bordering vegetated wetlands (BVW) so they will be filing a Notice of Intent with the Conservation Commission. The endangered species habitat does cut across so they will be notified, as well as Fisheries and Wildlife. As it was such a small amount, he did not expect they would have a problem with it, but if they moved to a Phase 2, it would be a more significant review process. Mr. Bissonnette advised that as part of their updated plan, the condensate that drips from the air handling units has been looked at by a mechanical engineer to come up with those calculations. That will be infiltrated into drywells. The stones of the drywells will be lined with filter fabric as suggested by Mr. Resnick. He did not believe there were any additional changes from the 2019 Site Plan.

Mr. Knox said, in response to the parking requirements at these types of facilities, it is probably something the Planning Board needs to review. It gets treated as warehouse standards in the Industrial Zone, but it really is not. If there is a Phase 2 be prepared to have a better handle on those parking needs. Mr. Bissonnette agreed and said that it was discussed after seeing other

similar uses that parking would be a question. Currently, they think they have a good handle on their employees, but they have the ability, in case it does exceed that, it won't become a burden to the Town.

Mr. Knox felt that a continuance would allow them to at least get approval from Conservation. He was not trying to hold them up, but did not want to sign a plan that was not the final plan. Mr. Resnick noted the only thing from his memo that had not been addressed was the lighting plan. Mr. Bissonnette said they will provide that before their next meeting and it would be dark sky compliant. Mr. Conroy asked why they were removing the concrete in the upper right-hand corner. Mr. Bissonnette replied it flows into Phase 2 where they will be looking for the two density bonus waivers. They fell into some things that will help them work to trigger those requirements that are needed to get the 10% landscaping bonus. They have already started discussing the architectural. It is a metal building so they will need to bring the architect in and get the Board's opinion on some looks for it that are reasonable.

Mr. Demartino then spoke. He advised in the original set of plans the building had a mezzanine with an elevator. It looked good on paper, but did not make sense when they looked at what was in the building and what would be required. If Twisted Growers starts to do well, they are going to need that addition because there was about 8,000 square feet that was going to be on that second level. He estimated returning to the Board within 18 to 24 months.

Mr. Knox asked if there were any comments from the public. The owner of 155 Millennium Circle, Mr. Glenn Ducharme, was supportive of the plan. However, he was worried about the smell. Mr. Demartino replied they have an engineer that has gone through this, and they have scrubbers in the facility that should address it. He will bring more information the next time, but one of the regulations is that the scent is eliminated or minimized. He also noted that they will be changing the color of the building to match with Mr. Ducharme's so that there will be some symmetry. Mr. Frank Coyle of Lakeville Business Center asked if there would be a retail component to the facility. Mr. Demartino said there would be no retail at the location. There is a request for a home delivery license but that is not a dispensary, and they are not trying to achieve that.

After discussion, Mr. Bissonnette said he felt that they should be ready within 45 days to 60 days. He was optimistic that they would be ready by January 26th. Mr. Knox made a motion, seconded by Mr. Lynch to continue the Site Plan Review for 415 Millennium Circle hearing until January 26, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Approve Meeting Minutes

Regarding the Minutes from the October 13, 2022, meeting, Ms. MacEachern noted on page 2, paragraph 3, it should be noted that it was mentioned witnessing rattlesnakes and turtles as rattlesnakes are endangered.

Mr. Knox made a motion, seconded by Ms. MacEachern, to approve the Minutes from the October 13, 2022, meeting, as amended. The **vote** was **unanimous for**.

Regarding the Minutes from the October 27, 2022, meeting, Ms. MacEachern said under others present, Cathy Murray, Planning Board Clerk was also present; on page 3, public hearing number 3, it says Mr. Knox advised this would add and allow licensed junk dealers in the Business Zone but he advised that this would only be allowed in the business zone because it was removing residential.

Mr. Knox made a motion, seconded by Ms. MacEachern, to approve the Minutes from the October 27, 2022, meeting, as amended. The **vote** was **unanimous for**.

Review draft meeting dates for 2023

After review of the dates, Mr. Knox made a motion, seconded by Ms. MacEachern, to approve the scheduled meeting dates for 2023. The **vote** was **unanimous for**.

Next meeting

Mr. Knox asked if they had any business to meet again in this month. Mr. Resnick said they had nothing continued or scheduled for this month. Mr. Knox then advised the next meeting would be scheduled for January 12, 2022, at 7:00 p.m. at the Lakeville Police Station.

Correspondence

Mr. Resnick said, for their information, there were notices from some of the surrounding communities regarding fairly large warehouses which could impact traffic in the Town.

Adjourn

Mr. Knox made a motion, seconded by Ms. MacEachern, to adjourn the meeting. The **vote** was **unanimous for**.

Meeting adjourned at 9:59.