



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeGuzia
LAKEVILLE TOWN CLERK
ROJL 2023 OCT 5 4:11:00

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, October 12, 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: _____

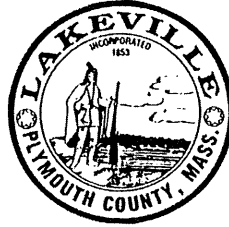
Revised A G E N D A

1. **Public Hearing #1 (7:00)**-To amend the Zoning bylaw Section 270-6.6.F, Special Permits (3) by adding that the Special Permit Granting Authority will be the Zoning Board of Appeals. Votes to be taken
2. **Public Hearing #2 (7:00)**-To amend the Zoning bylaw Section 270-7-4 by adding a new section related to standards for changeable copy signs, electronic message board signs, and internally illuminated signs. Votes to be taken
3. **Public Hearing #3 (7:05)**-To amend the Zoning By-Law by adding a new Section 270-7.9 Open Space Residential Development which would allow by Special Permit the approval of a subdivision plan that allows the reduction of lot size provided, the same number of lots are proposed could be conventionally built and 50% of the developable land area is set aside as open space. Included would be the following Sub-sections: A. Purpose, B. Special Permit Required, C. Pre-Application Meeting, D. Development Requirements, E. Dimensional and Design Requirements, F. Dedicated Open Space, G. Ownership of Dedicated Open Space, H. Preliminary Subdivision and OSRD Concept Plan Application Process, I. Special Permit Application and Filings, J. Special Permit Decisions, K. Approval Criteria, L. Revisions to Approved Special Permits. Votes to be taken
4. **Public Hearing (7:00) 13 Main St., continued-** application for a Site Plan Review & Approval submitted by Main Street Real Estate Holdings, LLC for a proposed development with two (2) three (3)-story apartment buildings with a total of 40 age qualified residential units and associated site improvements. Votes to be taken
5. **Discuss Planning Board Goals**
6. Approve the September 14, 2023 Meeting Minutes
7. Review correspondence
8. Next meeting. . . October 26, 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*

Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
774-776-4350



NOTICE OF PUBLIC HEARING LEGAL NOTICE

The LAKEVILLE PLANNING BOARD will hold Public Hearings pursuant to the Town of Lakeville Zoning Bylaw and M.G.L. Ch. 40A §5 on **THURSDAY, October 12, 2023 at 7:00 PM** at the Lakeville Police Station Meeting Room. The purpose of the Public Hearings is to provide the public with an opportunity to comment on proposed amendments to the Lakeville Zoning Bylaw as follows:

7:00 P.M. Public Hearing #1

This Article would amend the Lakeville Zoning By-Laws Section 270-6.6. F., Special Permits (3) by adding the Special Permit Granting Authority is the Zoning Board of Appeals. It would read as follows:

Section 270-6.6 F. Special Permits

(3) Changeable copy signs, electronic message board signs, and internally illuminated signs or the portion of a sign that is changeable copy, an electronic message board or internally illuminated shall require a special permit **by the Zoning Board of Appeals.**

7:00 P.M. Public Hearing #2

This Article would amend the Lakeville Zoning By-Laws Section 270-7.4 by adding the following new section related to standards for changeable copy signs, electronic message board signs, and internally illuminated signs. The balance of the Section will be renumbered accordingly.

(30) Signs - Changeable copy signs, electronic message board signs, and internally illuminated signs.

These signs must meet the following standards in order to receive a Special Permit by the Zoning Board of Appeals.

- (a) The parcel where the sign is proposed shall not abut properties on either side or across the street that are zoned Residential, or contain a single-family dwelling.**
- (b) If the property cannot meet the above standard (a) a Special permit may still be issued only if the sign is for a use that identifies municipal or public safety buildings, medical facilities, or retail stores that sell medical supplies.**
- (c) It must be determined that the sign is not detrimental to the character of the neighborhood.**

7:05 P.M. Public Hearing #3

The Article would **Add** a new Section, **270-7.9 Open Space Residential Development** under Article VII Special Regulations, to the existing Lakeville Zoning By-Laws. This new By-Law would allow by Special Permit of the Planning Board the approval of a subdivision plan that allows the reduction of lot size, provided the same number of lots proposed could be conventionally built, and 50% of the developable land area is set aside as open space.

The By-Law includes the following Sections:

- A. Purpose
- B. Special Permit Required
- C. Pre-Application Meeting
- D. Development Requirements
- E. Dimensional and Design Requirements
- F. Dedicated Open Space
- G. Ownership of Dedicated Open Space
- H. Preliminary Subdivision and OSRD Concept Plan Application Process
- I. Special Permit Application and Filings
- J. Special Permit Decisions
- K. Approval Criteria
- L. Revisions to Approved Special Permits

The proposed amendments to the Zoning Bylaw may be viewed at the Lakeville Town Clerk's office in Town Hall, 346 Bedford Street, Lakeville, MA 02347 by appointment only. Amendments are also available for review on the Planning Department page of the Town website.

Planning Board Members
Mark Knox, Chairman
Michel MacEachern, Vice-Chair
John Cabral
Nora Cline
Jack Lynch

September 28, 2023, October 5, 2023

ARTICLE 9: To see if the Town will vote to amend the Lakeville Zoning By-Laws Section 270-6.6.F. Special Permits by adding the following text in bold and to renumber the remainder of the Section accordingly and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Lakeville:

Section 270-6.6 F. Special Permits

(3) Changeable copy signs, electronic message board signs, and internally illuminated or the portion of a sign that is changeable copy, an electronic message board or internally illuminated shall require a special permit **by the Zoning Board of Appeals.**

or take any other action relative thereto.

ARTICLE 10: To see if the Town will vote to amend the Lakeville Zoning By-Laws Section 270-7.4 by adding the following text and to renumber the remainder of the Section accordingly and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of Lakeville:

(30) Signs - Changeable copy signs, electronic message board signs, and internally illuminated signs.

These signs must meet the following standards in order to receive a Special Permit by the Zoning Board of Appeals.

- (a) The parcel where the sign is proposed shall not abut properties on either side or across the street that are zoned Residential, **or contain a single-family dwelling.**
- (b) If the property cannot meet the above standard (a) a Special permit may still be issued only if the sign is for a use that identifies municipal or public safety buildings, medical facilities, or retail stores that sell medical supplies.
- (c) It must be determined that the sign is not detrimental to the character of the neighborhood.

or take any other action relative thereto.

Article _____

To see if the Town will vote to amend the Town of Lakeville Zoning By-Laws by adding the following new Section:

Section 270-7.9 Open Space Residential Development

A. Purpose

- (1) To promote the most harmonious use of the land's natural features, resources and topography, which will promote the general health and safety of the public,
- (2) To discourage sprawled development, minimize environmental disruption, and provide a shorter network of streets and utilities which will promote a more efficient distribution of services; and
- (3) To encourage the permanent preservation of open space, agricultural land, forestry land, wildlife habitat, other natural resources including aquifers, water bodies and wetlands, and historical and archaeological resources.

B. Special Permit Required.

Open space residential development may be authorized, only by a special permit as granted by the Planning Board. The Board may approve, with conditions, or deny an application for an OSRD after assessing whether the OSRD better promotes the intent of this By-Law than a conventional subdivision.

C. Pre-Application Meeting.

A pre-application meeting is required to be held at any regular meeting of the Planning Board. Concept plans for the traditional subdivision and open space plan shall be submitted for discussion. The Board shall invite representatives from the Conservation Commission and the Board of Health to attend. The intent of such meeting is to allow the Town the opportunity to discuss with the applicant and review each proposal prior to the special permit process. After the pre-application review, an applicant may then proceed to the preliminary plan review process.

D. Development Requirements

- (1) The minimum lot size of the development parcel shall be 20 acres.
- (2). The development shall be served by at least one of the following types of utilities: a municipal water supply, a privately-owned public water supply, a Wastewater Treatment Plant or a shared septic system. Approval for the desired system shall be obtained from the licensing/permitting authority prior to the issuance of the OSRD Special Permit.
- (3) Land area required for the Zone 1 of a public water supply and the land area required for the septic field and reserve area of a WWTP or shared septic system and the required buffer, as well as, any associated buildings shall be excluded from land area calculations. These areas shall be owned and maintained by a homeowners' association.

E. Dimensional and Design Requirements.

- (1) The number of building lots for the Open Space Residential Development may not exceed the number of building lots that may be approved on the property as permitted by Board of Health and Conservation Commission regulations, existing zoning, and a conventional subdivision per the Lakeville Subdivision Regulations ("subdivision regulations").
- (2) Lots may be reduced in size to a minimum of 30,000 square feet of contiguous upland area. The general location of septic systems and wells shall be shown on the plans to ensure proper distances can be maintained to protect public health. The Health Department shall provide guidance to the Board on the proper location of these utilities.
- (3) Lots approved under this section do not have to comply with the requirements of Article V Intensity Regulations and instead shall comply with the requirements found in this Section.
- (4) All lots and structures shall comply with the following dimensional requirements:

Frontage: 75 feet *
Front yard setback: 25 feet
Side yard setback: 20 feet
Rear yard setback: 25 feet

Maximum Height of buildings
Number of Stories 2.5
Height 35 Feet

Lot Coverage 40%

Towers are not permitted.

Lots with on-site septic systems shall be limited to one bedroom per 10,000 sq. ft. of land area.

* The Board may allow 20% of the lots to have the frontage reduced to 50 feet.

- (5) The width of each lot shall not be reduced to less than the required frontage from the street to building site on each lot.
- (6) All accessory structures and uses shall comply with the requirements of Article V of these bylaws unless otherwise provided for herein.
- (7) Strong emphasis shall be placed upon preserving and integrating the existing topography, natural features (such as rock outcrops, specimen trees and clumps of trees) and man-made features such as stonewalls into the plan.
- (8) Existing/proposed screening, distances between the OSRD and existing abutters and topography shall all be considered. The intent is to minimize impacts on existing abutters.
- (9) When determined necessary by the Board, screening and buffering shall be required. It may consist of landscaped berms, evergreen plantings, solid walls or fences complemented by suitable plantings, "no cut" provisions (for existing vegetation), or a combination of these items. The location of the screening/buffering and species type(s) of vegetation shall be noted on the definitive plan.

F. Dedicated Open Space

- (1) A minimum of 50% of the upland area of the parcel shall become dedicated open space as described below. The Planning Board may reduce this figure to a minimum of 40% if it determines there are unique circumstances (re: shape of parcel, topography, wetlands, etc.) that would individually or together preclude the construction of the OSRD or that the open space to be provided is of exceptional value to the Townspeople. Roadway layouts shall be excluded from the open space land area calculations.
- (2) Uses for open space: The open space may be used for wildlife habitat and conservation and may also be used for the following additional purposes or a combination of these uses to the extent allowed by this By-Law: historic preservation, outdoor education, passive recreation, aquifer protection, stormwater management, agriculture, horticulture, forestry, and shall be served by suitable access for such purposes. Only 10% of the open space land may be used for new agriculture, horticulture, or community gardens provided that only organic methods are employed. In subdivisions of 25 or more lots, the Board may require a portion of the site be developed for active recreation such as, but not limited to, playgrounds, sports fields, courts, etc. The Select Board must vote to accept this park prior to final approval, or the land shall remain as open space and be deeded to the Conservation Commission as open space.
- (3) Detention or retention basins may be located in the open space; however, this land area may not be counted towards the minimum open space required.
- (4) Dedicated open space may be utilized as natural courses for disposal for storm drainage from impervious surfaces. Other than minor berming (maximum 3-1 slopes which shall blend into the landscape) and riprap at pipe outflows, no significant disruptions of the land (contour changes greater than three feet) for drainage are permitted.
- (5) Dedicated open space may be in one or more parcels of a size and shape appropriate for its intended use. The parcels shall be laid out to promote convenient access by the homeowners within the OSRD and the general public. Wherever practical, parcels shall be accessible via upland areas. The adequacy of the open space land shall be determined by the Planning Board.

- (6) Public access to proposed preserved open space, including paths, shall be provided where appropriate. The plan shall show the location, construction details, and signage for pathways. Paths in OSRDs shall not be utilized for snowmobiles and other motorized travel (except for motorized wheelchairs), but may be used for cross-country skiing, snowshoeing, horseback riding, and other non-motorized modes of travel.
- (7) Parking for public access or facilities to serve the recreational uses shall be allowed on the open space land.

G. Ownership of Dedicated Open Space.

- (1) The open space shall, at the Planning Board's election be conveyed to:
 - a) The Town of Lakeville Conservation Commission or Select Board and accepted by it for open space, or a park, or
 - b) The Commonwealth of Massachusetts as part of a state forest, park or wildlife management area, or
 - c) A nonprofit organization, the principal purpose of which is the conservation of open space. In this case where the open space is not conveyed to the Town, a permanent conservation, agricultural or historical preservation restriction approved by Town Counsel and enforceable by the Town, conforming to the standards of the Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services shall be recorded to ensure that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadways except as permitted by this bylaw and approved by the Planning Board. Restrictions shall provide for periodic inspection of the open space by the Town. Such restriction shall be submitted to the Planning Board prior to approval of the project and at the Registry of Deeds/Land Court simultaneously with recording of the endorsed definitive subdivision plan. A management plan may be required by the Planning Board which describes how existing woods, fields, meadows, or other natural areas shall be maintained with good conservation practices.

- (2) Any land set aside as open space, or conserved as a condition of special permit, shall be permanently protected pursuant to Article 97 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts or a perpetual restriction under G.L. Chapter 184 Section 31-33. Unless conveyed to the Conservation Commission, the required open space shall be subject to a permanent Conservation, Watershed, or Agricultural Preservation Restriction conforming to the standards of the Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services or Department of Agricultural Resources in accordance with G.L. Chapter. 184 Section 31-33, approved by the Planning Board and Select Board and held by the Town of Lakeville, or a non-profit conservation organization qualified to hold conservation restrictions under G.L. Chapter 184, Section 31-33.
- (3) If necessary, such restrictions shall further provide for maintenance for the common land in a manner which will ensure its suitability for its function, appearance, cleanliness, and proper maintenance of drainage, utilities, and the like.
- (4) Where the boundaries of the open space are not readily observable in the field, the Planning Board shall require placement of surveyed bounds sufficient to identify the location of the open space.

H. Preliminary Subdivision and OSRD Concept Plan Application Process.

After the preapplication review, an applicant must file for preliminary subdivision approval and approval of the OSRD concept plan.

- (1) An application, a preliminary set of plans, illustrating a conventional subdivision plan and proposed OSRD shall be filed with the Lakeville Town Clerk and the Planning Board. The application shall be accompanied by 14 copies of the plans and any other supporting materials, which must be prepared and stamped by a professional civil engineer and landscape architect. This submittal shall comply with the Lakeville Subdivision Regulations. An electronic copy shall also be filed.
- (2) The preliminary subdivision plan shall be used by the Planning Board to determine the maximum number of lots which could be created via a conventional plan. The applicant must demonstrate to the satisfaction of the Board that all the lots shown on the preliminary plan comply with the applicable sections of the Lakeville Zoning By-Laws and Subdivision

Regulations. This number will be the maximum allowed in an OSRD Special Permit and definitive subdivision plan submittal.

- (3) All lots shown on the preliminary conventional plan shall have at least one deep observation hole and percolation test dug according to 310 CMR 15.102 and 15.104 to determine the suitability of the lot for development. If necessary to determine whether a lot may be buildable, the Board of Health may require additional testing.
- (4) Prior to the submittal of the preliminary subdivision and OSRD concept plan, the applicant shall have the wetlands delineated on the site and a Resource Area Delineation approved by the Conservation Commission.
- (5) The burden of proof shall be upon the applicant to prove that all the proposed lot(s) are suitable for building. The Planning Board reserves the right to challenge the status of any lot and not allow such to be included in any definitive plan filing.
- (6) Formal percolation and depth to groundwater tests shall be conducted on a portion of the lots located on the OSRD development area. Depending on the results of these tests and after consultation with the Board of Health, the Board may require additional testing. The results of these tests shall be submitted with the application.
- (7) A preliminary sketch plan of the proposed OSRD shall be submitted. It shall contain the proposed location of the road(s), lots, drainage, and dedicated open space. General topography (with ten-foot contours maximum), major site features and adjacent streets shall also be shown.
- (8) The Planning Board shall hold a public hearing on the preliminary plan as required by the Town of Lakeville Rules and of the Planning Board Governing the Subdivision of Land.
- (9) The conceptual OSRD shall also be reviewed and discussed during the hearing process. Comments and recommendations shall be incorporated in plans included in any subsequent filings.
- (10) If the preliminary conventional and conceptual OSRD plans are approved, the Planning Board shall, insofar as practical under the law, allow the submittal of a combined special permit and definitive subdivision plan. A combined submission will not be authorized in those cases where either

the conventional preliminary plan or proposed OSRD concept plan is not approved by the Planning Board.

I. Special Permit Application and Filings.

A special permit application for an OSRD shall include a definitive subdivision plan with 14 copies and an electronic copy. It shall be prepared in accordance with the Lakeville Subdivision Regulations. Administrative and consulting review fees required by the Board shall be paid by the applicant. In addition, the applicant shall provide the following information:

- (1) A detailed analysis of the site, including wetlands, soil conditions, areas within the 100-year floodplain, trees over eight inches in diameter in areas identified by the Planning Board, and natural, and/or man-made features and other items as the Planning Board may request;
- (2) A description of the proposed design characteristics of the site pursuant to these regulations;
- (3) Drainage calculations meeting the requirements of the subdivision regulation and zoning bylaws.
- (4) If a common septic system is proposed, then septic tanks shall be required for each house lot. Easements shall be granted to the homeowners' association to allow for regular cleaning.
- (5) A copy of any restrictive covenant(s) for the preserved open space, association rules and regulations and/or other documentation relating to the creation of a homeowners' association or similar entity, if necessary.
- (6) The Planning Board may require other plans, studies, or reports as may be necessary for the Board to understand the impact of the proposal and determine compliance with the provisions of this By-Lay and the Lakeville Subdivision Regulations.

J. Special Permit Decision.

- (1) The Planning Board shall conduct a public hearing in accordance with the provisions of these bylaws.

- (2) If the Planning Board disagrees with any recommendations of another Town of Lakeville Board, it shall state its reasons therefor in writing.
- (3) The Planning Board shall consider the approval criteria in this section to determine if it approves the plan as submitted.
- (4) The Planning Board may impose conditions as a part of any approval that furthers the purposes of this Section 7.10 and these bylaws.
- (5) The Planning Board shall require a performance guarantee pursuant to G.L. Ch.41 Section 81U. to secure the proper completion of all infrastructure, as well as, the fulfillment of any conditions of approval.

K. Approval Criteria.

The Planning Board may grant a special permit under this Section only if it finds that:

- (1) The proposed plan is in harmony with the intent and requirements of this section and these bylaws.
- (2) Open space as required by this bylaw has been provided and generally conforms to the dedicated open space section of this bylaw.
- (3) Proposed uses of the open space comply with this bylaw.
- (4) Proposed open space will be dedicated in compliance with the Massachusetts General Laws and this bylaw and is suitably protected.
- (5) Approximate building sites have been identified and are not located closer than 100 feet to wetlands and waterbodies.
- (6) Proposed streets have been aligned to provide vehicular access to each house in a reasonable and economical manner. Lots and streets have been located to avoid or minimize adverse impacts on open space areas and to provide views of and access to the open space for the lots.
- (7) All lots meet the applicable dimensional requirements of this Open Space Residential Development By-Law.
- (8) If required, all documents creating a homeowners' association has been submitted to the Board and approved by Town Counsel.

- (9) Any restriction or other legal documents (deeds, conservation restrictions, easements, etc.) necessary to permanently conserve the open space as required by the approval shall be recorded prior to the release of any lots in the subdivision and prior to the issuance of any building permits.
- (10) The development will not have a detrimental impact on the neighborhood or abutting properties; and
- (11) Other factors as determined appropriate by the Planning Board.

L. Revisions to Approved Special Permits. Subsequent to granting of a special permit, the Planning Board may permit the relocation of lot lines or changes to landscaping within the project, provided that any change in the number of lots, street layout, square footage or composition of dedicated open space, or disposition thereof, will require further review and a public hearing.

or take any other action relative thereto.

_____, 2023

Lillian Drane Town Clerk
Lakeville Town Hall
346 Bedford Street
Lakeville, MA 02347

Re: SITE PLAN APPROVAL GRANTED TO:

Main Street Real Estate Holdings LLC
530 B Harkle Road Suite 100
Santa Fe, NM 87505

For a site plan modification and site construction at:
13 Main Street

Ms. Drane:

Pursuant to Section 6.7 Site Plan Review of the Town of Lakeville Zoning Bylaws (the Bylaws), the following decision voted on by the Planning Board is hereby filed with your office. Please make it available for viewing to the general public upon request.

At a regularly scheduled meeting on _____, 2023, the Lakeville Planning Board granted Site Plan Approval to the above applicant to allow the construction of two (2) twenty (20) unit age restricted residential buildings and associated site improvements at 13 Main Street. The vote (___:___) to approve the application was taken after a public hearing that was first held on March 9, 2023 and continued numerous times to _____ 2023 after which it was closed, all according to the Bylaw.

The site is a ___ acre parcel located at 13 Main Street within the Business zoning district and within the Mixed-Use Development zoning overlay district. This site is currently vacant.

The applicant is proposing to construct two (2) twenty (20) unit age restricted residential buildings at 13 Main Street. One of the new buildings will be at the front of the property along Main Street, with the parking lot located behind it and the second building located in the middle of the parcel. At the rear of the site will be the stormwater drainage basin. The proposal is shown on a site plan entitled "Site Plan, 13 Main Street, Lakeville, MA" dated June 8, 2023, last revised on September 25, 2023, drawn by Zenith Consulting Engineers, LLC, Lakeville, MA. The Applicant also submitted a drainage report, traffic report and floor plans and elevation drawings entitled Main Street Apartments last revised September 26, 2023.

The site plan which was originally filed showed nineteen two-unit buildings for a total of 38 age restricted units and a small 2200 sq. ft. commercial building. The first public hearing was held on March 9, 2023 at which time the plan was reviewed. However, after it was noted that the buildings may not meet the setback requirements in which the underlying zoning district requires a 40-foot setback and not 20 feet. Due to the lot configuration the applicant may not be able to modify the plan to accommodate the larger side setback for the original iteration of the project.

The applicant attended the planning board meeting held on March 23, 2023 to discuss revising the plan to construct two twenty-unit buildings. On April 26, 2023 the applicant submitted a revised concept plan that showed two twenty-unit buildings and a first-floor retail space. This plan was presented and discussed with the Board at their meeting held on April 27, 2023. After discussion, the Board felt that this plan was substantially different from the original plan and that the applicant should refile a full set of plans and readvertise the public hearing. The Board did not require a new application or fee.

The applicant, Bo McMahon, was present and was represented by Attorney Michael O'Shaughnessy and Nyles Zager and Bob Forbes from Zenith Consulting Engineers. Faysaal Husseini of Husseini Design Group presented a traffic analysis report for the applicant.

Attorney O'Shaughnessy explained that the property is located in the Mixed-Use Development zoning overlay district and age restricted housing is allowed by right. This proposal would comply with this requirement. They believe that their proposal meets all of the zoning requirements and the requirements under site plan review.

There were no abutters present at the public hearings. Other residents of the Main Street area did attend some of the hearings and expressed concerns related to traffic, age restricted housing requirements, the installation of elevators, and the fact that the housing units were going to be rentals and not ownership units.

The Planning Board expressed concern related to parking lot configuration, building architecture, and traffic entering and exiting the site onto Main Street. Concerned that the driveway location is where two lanes on the west side of Main Street merge and other factors caused the Board to request that a traffic report be submitted and reviewed by Environmental Partners (EP).

The revised plans and traffic report were sent to the Board's consulting engineer, Environmental Partners (EP). Environmental Partners observed test pits in the location of the drainage basins and reviewed the drainage report and plans for compliance with the stormwater guidelines. All items identified by EP were satisfactorily addressed by the applicant.

The revised plan also included a photometrics plan which shows that there will not be any light spillage onto abutting properties. The Board also reviewed architectural plans for the exterior of the building.

The Board received the following comments from other Boards and Commissions:

- The Board of Health wrote that the applicant performed percolation tests and the area is sufficient to support a sewage disposal system for both buildings. A well is not necessary as the development will be connected to municipal water.
- The Fire Department commented about access for fire trucks, sprinkler connections, and the need for elevators.
- The Town Planner had numerous comments about zoning compliance and site design issues related to landscaping, dumpsters, sidewalks, and lighting.
- The Conservation Commission wrote that a portion of the work is in the buffer zone therefore a Notice of Intent must be filed.

The Board discussed the age qualified housing requirement in the zoning by-law. There was some confusion as to its interpretation. Attorney Alex Weisheit from KP Law attended a planning board meeting and clarified the language. The by-law states that each unit shall have at least one occupant who is at least fifty-five years of age at the commencement of occupancy. This means that at commencement of each new occupancy, the tenants occupying a unit must include at least one age qualifying occupant 55 years of age or older. Other occupants of the unit may be younger.

The Board discussed the Fire Department's request that the buildings be constructed with elevators. However, it was noted that the Planning Board cannot require the installation of elevators as it is a Building Code and Architectural Access Board requirement. The Board did discuss that it appears that the Architectural Access Board does require elevators for this type of building.

After discussion the Board voted to approve the Site Plan for Main Street Real Estate Holding LLC, with the following conditions:

1. The improvements, facilities, amenities, and alternations shown on Site Development Plans for # _____ dated _____, last revised _____, drawn by Zenith Consulting Engineers, Lakeville, MA, and building design drawings drawn by _____ are incorporated as requirements and conditions of this approval.
2. The applicant shall provide a performance guarantee in the sum of \$20,000 to secure the completion of all required fixtures, appurtenances, amenities, and improvements, including landscaping, drainage system, pavement installation and striping, and as-built plan.
3. The applicant shall submit a check in the amount of \$5,000, which will be held in a 53G account to pay for the required inspections prior to any site work occurring on the property or the issuance of a building permit.
4. During construction Main Street shall be kept free of mud, dirt, and debris from the site construction. Appropriate erosion controls shall be installed and maintained to prevent off-site runoff.
5. The conditions of this Site Plan Approval shall be added to the final set of approved plans submitted to the Board for signatures.

6. Upon commencement of each new tenancy of any residential unit, at least one tenant of the unit shall be 55 years of age or older. The leasing office for the apartments shall keep records of the tenants and make these available for inspection by the Board or its representative upon request.
7. A draft lease agreement shall be submitted to the Planning Board for review to ensure that the age restriction requirement is adequately incorporated.
8. Prior to a Building Permit being issued for the construction of the building the applicant shall submit and receive approval of a water connection application from the Lakeville Select Board.
9. All required sedimentation and erosion controls shall be in place prior to the commencement of construction. The Planning Board inspector shall be contacted for inspection prior to the commencement of construction. The best management and maintenance practices for the site shall be followed at all times, including after the issuance of a Certificate of Occupancy for the premises.
10. Construction of the site shall be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturdays, and no work on Sundays and Federal and State holidays. During construction, all local, state, and federal laws shall be followed regarding noise, vibration, dust, and blocking of town roads. The Applicant shall at all times use reasonable means to minimize inconvenience to residents in the general area.
11. The stormwater management system shall be functional (re: soil stabilized, rip-rap installed, basins grassed, etc.) prior to an occupancy permit being issued for either building. The applicant shall install hoods in the catch basins.
12. The applicant or successors are required to maintain the stormwater management system. Catch basins shall be cleaned at least yearly, or more often if required in the Operation a Maintenance Plan. Failure to maintain the stormwater management system will be considered a violation of this approval. In the event of a maintenance failure, the applicant shall be provided notice and the reasonable opportunity to cure any such deficiency; the applicant's failure to cure such deficiency in maintaining the drainage system will be considered a violation of this approval. A report shall be submitted annually to the Board.
13. Should the Planning Board have concerns with the level of lighting, intensity of the lights, or lighting spillage onto abutting properties or the street, the Board reserves the right to require the applicant to adjust the level of lighting, the type of lighting fixtures or the location of individual lights to match the photometric plan and comply with the Lakeville Outdoor Lighting By-Law.
14. A pre-construction meeting shall be held with the contractor, the Town Planner, and the Planning Board Inspector to outline items for inspections. The Applicant shall notify the Planning Department in writing two or more working days prior to the following construction milestones or as determined in the pre-construction meeting:

- commencement of work on-site;
 - installation of stormwater management facilities;
 - installation of trees and other landscaping features;
 - prior to the final paving of the parking lot and drives; and
 - completion of site work.
15. All Site work must be completed within eighteen (18) months of the issuance of a Building Permit or the applicant shall return to the Board with a schedule for completion.
 16. The applicant shall obtain a street opening permit from Mass Highway. All work within the public right-of-way shall be properly cut, patched and sealed/infrared or overlaid with pavement as required by the Mass Highway.
 17. All signs installed on site shall comply with Lakeville Sign By-Laws
 18. Handicapped access and facilities shall comply with the Americans with Disability Act and Massachusetts Architectural Access Board standards.
 19. If elevators are required for the buildings and the footprint of the buildings need to be modified to accommodate the elevators, then the applicant shall file a new site plan review application with the Planning Board. This review shall be limited to site design issues related to the installation of the elevators.
 20. An electric vehicle charging plan shall be submitted to the Board prior to construction. This plan shall comply with the Massachusetts Stretch Energy Code
 21. The buildings shall comply with the following design options presented to the Board.
 - Front Siding – Option 2
 - Left Siding – Option 1
 - Right Siding – Option 2
 - Rear Siding – Option 1
 22. Any proposed change(s) from the approved site plans or additional site work deemed substantive by The Town Planner or Building Commissioner shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and new or modified site plan and shall then act accordingly on the change(s). Approved revisions shall be illustrated on plans and submitted to the Board.
 23. All construction shown on the site plan, unless otherwise noted, must be completed prior to the issuance of an occupancy permit. This project may be phased and the first building completed and occupied provided that the parking, drainage and access requirements are completed prior to occupancy.
 24. As built plans shall be submitted to the Board after construction and prior to the release of the performance guarantee.

- 25. Site plan approval shall lapse if construction is not commenced within twenty-four (24) months from the date of approval.
- 26. A certified copy of this decision and the approved site plan shall be recorded in the chain of title for the property at the Plymouth County Registry of Deeds.

Where applicable, these conditions shall be complied with prior to the Planning Board endorsing the approved Site Plan. The Plan shall be provided to the Board for endorsement with the required changes and additions.

Appeals to this decision shall be made pursuant to Section 6.7.8.2 of the Zoning Bylaws within twenty (20) days of the filing of this decision with the Town Clerk.

I, Mark Knox, Chairman of the Lakeville Planning Board, do hereby certify that the above "Site Plan Approval" authorizing the construction of two (20 twenty (20) unit age restricted residential buildings at 13 Main Street has been voted by the majority of the Lakeville Planning Board (__ : __) at its regularly scheduled meeting on _____, 2023.

SIGNED: _____ DATED: _____

- cc: Attorney Michael O'Shaughnessy
- Main St. RE Holdings, LLC
- Building Commissioner
- Select Board
- Police Department
- Fire Department
- Zenith Consulting Engineers
- Board of Health
- Conservation Commission
- Board of Assessors
- Highway Department

PLANNING BOARD

Goal #	Goal	Details if Needed	T (timebound)	PB	PB Planner and Support Team	6-Apr
1	Review Housing Production Plan	Review	Jun-23	x	x	Draft currently under review
2	Yearly review of Planning Board goals to ensure goals are being met		May-23	x		
3	Establish individual goals for Planner and support Staff		May-23	x	Planner	
4	Establish tracking and MAP of Buildable Land area (use SRPEDD) - coordinate with SRPEDD representatives for town		Jul-23		x	
5	Review Current Zoning Map to ensure compatibility with existing uses	Along with this review PB should identify properties for zoning reclassifications based on useage. Look at Open Space Residential needs to determine if a by law is needed. Is there a need for an Adult Entertainment District, look at land to be further established as Industrial Growth land. What are growth areas for all phases	Aug-23	x	x	
6	Complete review of 40R, 40B and 3A for identification of applicable property	Is there a need for modification of existing zoning bylaw to allow Moderate Densities and Multi family housing in appropriate locations - Planner to do developmenta work to present to board. Work with developers to bring housing identified thru survey to town (age restricted, affordable, assisted, etc.	Sep-23	x	x	currently underway
7	Review Planning Board rules and guidelines to ensure consistency and updates. Target a complete review within 5 years	a priority list should be developed to prioritize review - recommend a small committee to do this.	Apr-28	x		
8	Electronic Agendas to be delivered weekly by noon on Friday preceeding the meeting	Hard cut off of seven days prior of submissions for next meeting	At Once and On going		x	
9	Hold one combined meeting with CPA and Con Com		Dec Yearly			
10	Implementation of applicable Master Plan goals updating priority protection areas	Communicate this goal regularly with MPIC with any/all updates	Dec Yearly	x	x	
11	Adopt stormwater Management By-Law	Planner will present to board for review	Jul-23		x	
12	Investigate of Transfer of Development Rights By-Law	Planner to define the need and present to board for a go ahead			x	

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, September 14, 2023**

On September 14, 2023, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live. It was noted that no one else present was recording.

Members present:

Mark Knox, Chair; Michele MacEachern, Vice-Chair, John Cabral, Nora Cline, Jack Lynch

Others present:

Atty. Alex Weisheit, Town Counsel; Marc Resnick, Town Planner

Public Hearing (7:00) Site Plan Review - 13 Main St., continued

Mr. Knox advised they had some newly reviewed information on the traffic study. He asked that the engineers from Environmental Partners, the Town's review engineer and the applicant's engineer come up to the table. He advised that over the past week the traffic study provided by the applicant was reviewed by Environmental Partners. There was a review letter provided and a response.

Mr. Steve Shekari, from Environmental Partners, advised they had reviewed the Traffic Study prepared by Husseini Design Group. He advised it was a complete study that covered all items that should be included in this type of a study. He noted the Town had reached out regarding the language of the bylaw and how based on that, there is a chance over time that this development, which is intended to be for senior housing, could turn into regular housing. They ran a trip generation difference analysis and found that at peak periods there will be an increase of 26 to 27 vehicles per hour, if the whole development operates as regular housing. The addition of these trips seemed to have a minor impact in increasing the delays at the intersection. The only one that is noteworthy is the increase in the delay during the evening peak hour. The Riverside west bound movement would increase by approximately 40 seconds in delay.

Mr. Shekari advised that intersection was analyzed as an isolated intersection, and it did not account for the traffic signal north of it. That traffic signal appears to create some additional gaps in between the switching of the phases, so that increase in delay might not be what is experienced in the future. He advised that the crashes from 2017 through 2021 were also analyzed. He noted that 2021 is not a closed year in the MassDot database, and it is recommended to only use closed years. Anything after that could be subject to potential changes. They also looked at the years of

2015 and 2016 and found one crash in each year at the study intersection. They then calculated the crash rate, and it falls far below the averages of the State and District 5. After receiving some additional crash information from the Town, they found one crash in 2021 on Riverside, but nothing else in the vicinity or at the intersection itself.

Mr. Shekari said the following were some comments they had on the Site Plan: There was a discrepancy in the total amount of parking spaces stated in the report versus what was on the Site Plan. The Site Plan shows 82 spaces and the report states 87. The bylaw requires at least 80, plus anything that is needed for accessibility, which is a total of 84 spaces. The dimension of the accessible spaces is in compliance with ADA requirements but not of the bylaw. They also noted that no truck or emergency vehicle turning template had been provided. They usually review that to make sure that all the necessary maneuvers are possible.

Finally, the Town had also reached out to them asking if the study accounted for the future mixed-use development that is planned to be constructed nearby. He advised it does not include that. This will be a major development that they have no information for. The study mentions there will be a development nearby, but at the time it was being prepared there was no traffic study for that development available.

Mr. Faysaal Husseini of Husseini Design Group was also present. He had prepared the traffic study for the applicant. Mr. Husseini advised if they scale this based on the use of it as being a 55+ senior housing, it is a small development. 40 units are not going to be a big generator of traffic. The expected trips to be generated is based on the rates they use from the Institute of Transportation Engineers which is based on studies throughout the nation. In the morning, they have about six vehicle trips that exit the site, with four turning left and two turning right. This is per hour. In the evening, they have the same amount. He noted that if you are coming northbound on Main Street and turning left on the site in the morning, you only have one vehicle an hour and three vehicles an hour in the evening. If you are coming southbound on Main Street those numbers are three vehicles entering in the morning and five vehicles entering in the evening. These calculations are all per hour. The level of delays experienced there are only experienced by Riverside Drive and the site, because that intersection is unsignalized.

Mr. Husseini advised the level of service overall for the intersection is A, which is a good level of service. From that perspective, they have found that the site does not generate any impact on the highways. He asked that the Board keep in mind that Main Street is a State highway. The developer will have to apply to the State for a curb cut, and the State will ensure that this is being designed properly. In terms of the change of use, they would have to go back and do the traffic evaluation. If they come to the Board and say that they want this to be an apartment building, they will have to provide a traffic impact on that intersection at that time. He noted that in regards to a potential development, there is no way they can include that in their evaluation. If the development occurs after this one, the proponent for that development should account for what they have provided and do their own evaluation.

Mr. Knox asked if there were any additional questions. Ms. MacEachern said her concern was knowing that for the nearby location, there was a Special Permit granted for a warehouse to Rhino Capital, which is currently under appeal. A potential mixed-use development is expected to generate between 7,500 and 10,250 vehicles per day. That is a significant amount, and she felt that it should be considered. The original proposal was for 19 units and now it is two large apartment buildings with 40 units.

Atty. Michael O'Shaughnessy, Counsel for the applicant, stated that the project that is before the Board tonight is what is being considered. The focus should be on whether or not the project meets the bylaw standards and not the "what ifs." Mr. Knox said that he understood the concern, but the Rhino Capital Project that will come before them at some point will have to go through this process. Once they generate the trips, it will be on them to make the changes or the State will force them to upgrade traffic signals, road widenings, etc. Ms. MacEachern felt that both projects should be considered, and if Town officials had received information in March or April it should have been part of this.

Mr. Knox asked Atty. Weisheit to help him understand if there should be any connection to this other project. Atty. Weisheit replied from a legal perspective, in his opinion, the Board should be limiting its review to the project that is in front of them. They could take into account other existing uses, but to take into account projects where the details are unknown, and to condition this project on a hypothetical, in his opinion, would be inappropriate. Their Decision should be based on the data that is in front of them. However, once the other application gets more formalized and comes in front of the Planning Board, they will then have to take this use into account and the additional traffic of the project into their calculations.

Mr. Knox noted that this project and the larger one will go through the State highway application process for their curb cuts, and the State will determine the level of impact caused and condition them based on that. Atty. Weisheit said that was correct, and the State will apply their standards. Mr. Lynch then voiced the concern that the project could convert into an apartment use without the age restriction causing additional traffic impact. Atty. Weisheit said that he has looked at the bylaw and the language is that at least one individual needs to be 55+ at the time of occupancy. His interpretation would be at the time of each new occupancy. A condition to that affect would be appropriate to make sure that use is maintained.

Atty. O'Shaughnessy replied that if the Board included such a condition it would be trampling on the jurisdiction of the Zoning Enforcement Officer (ZEO.) The use of the Site is governed by zoning and conditioning it is something that is beyond what this Board is authorized to do under the bylaw. After discussion, Atty. Weisheit said the Board has to interpret if it is a use allowed by right, in order to do Site Plan Review. They have applied as it being a 55+ use, so all the decision is going to say is we are imposing this condition because the applicant has represented that they are pursuing a 55+ use. Atty. O'Shaughnessy said that is governed by another section of the bylaw,

the overlay district, and that is not under their authority. Atty. Weisheit reiterated that in his opinion it would be appropriate for the Board to include a condition that reaffirms this is a 55+ use, and it should remain as such.

Mr. Bob Forbes, from Zenith Consulting Engineers, then addressed the Board. There had been some minor changes made to the Plan. They had added the two additional parking spaces that Environmental Partners had requested. They had also been asked to highlight the areas that were going to receive riprap and add a note as to what it was going to be. He advised those were the two main and only changes to the Plan. He also addressed the width of the handicap spaces. It is the same width that is required by the Town, which don't meet ADA requirements, but with the painted eight-foot strip in the middle, which then complies with ADA.

Mr. Knox asked if there were any additional questions. Ms. Noelle Rilleau of 22 Reservoir Avenue noted that people get deliveries, have visitors, etc., and she had not heard that calculated in the traffic. Mr. Husseini replied that part of the analysis does encompass additional items such as employees, but does not encompass deliveries. That would be part of the site design. Ms. Kerry Palaiologos of 66 Main Street asked for some details on the Plan. She noted that there should be elevators in these proposed buildings. Mr. Knox said they originally opened this hearing in March. Tonight, they were going through some loose ends and also reviewing the traffic report. The Board was trying to make this the best project possible.

Ms. Susan Spieler of 10 Valley Road asked if she could rent one of these units, and then have her family in their 30's and with children come live with her. Mr. Knox said that was correct, based on the bylaw. Ms. Spieler noted that the traffic study would not be accurate, and that there should be elevators. Mr. John Gregory of 8 Bartelli Road spoke to the traffic and the consideration given to the businesses there. Mr. Knox replied that because this is on a State highway, it will become the State's issue in regards to the traffic. Mr. Husseini replied that they hire a company that goes out and counts the traffic for every 15 minutes, and then on the hour and summarizes the information. It accounts for everyone that goes through that intersection. Mr. Husseini added they take the existing traffic and project it for 5 years with a 1% growth.

Ms. MacEachern asked if the data used is tailored to a small town such as Lakeville. Mr. Husseini responded there are 6 districts within the State. Each district has its own rate, and there is a State-wide rate. In here, they are part of district 5. The State counts traffic, and they create that factor based on the district traffic. He was unsure of the specific towns that would be within the district.

Mr. Resnick noted that site lighting was shown, but not building lighting, and how that would be incorporated to light the walkways and parking that is not covered by the pole lighting. He would like that to be shown. They also had never received a final elevation drawing for the buildings. Mr. McMahon said they had not changed from the original drawing. Mr. Resnick thought they had requested some changes on those. Mr. Resnick also asked if the Fire Chief had reviewed the

turning radius that had been submitted. Mr. Forbes said he had not, but it was based on the information that the Chief had given them.

Mr. Knox then asked for clarification regarding the closing of the hearing. Atty. Weisheit replied the bylaw requires the Board to take final action within 21 days of the close of the public hearing. Atty. O'Shaughnessy said that he was under the impression that the Board was okay with the design of the buildings. This is the first that he has heard that there is a concern with the look of the buildings. With respect to the site lighting, Mr. McMahon said that there is a note on the plan indicating that all the lighting will be dark sky compliant. Regarding the turning radius, that is based on a computer model and the fire departments longest truck.

Atty. O'Shaughnessy said he was concerned about the elevations. If there is an issue with the building design, they would like to hear about it tonight. Mr. Knox noted that he believed there had been a discussion about wanting to see some breaks in the side of the building, and maybe some change in the gables. Mr. McMahon said it had been discussed how the siding was going to be interchanged to provide that break. The most recent set of plans showed the balconies to create the breaks.

Mr. Knox asked if there was a note to reference the change in the siding to assist with the breakup of the outside of the building? Mr. McMahon replied that it would be varied. Mr. Knox asked if that could be shown with a rendering or note as that is part of the Site Plan Review. They would like to have as close to possible what the building is going to look like in the file. Atty. O'Shaughnessy said they would provide an updated elevation, as well as a photometric plan which detailed the lighting.

Mr. Knox then made a motion, seconded by Ms. MacEachern, to continue the Site Plan Review Public Hearing for 13 Main Street until September 28, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Review OSRD draft bylaw

Mr. Knox said his biggest concern with this would be making sure there is no room in it for the houses to be anything other than single family homes. Did members have any other concerns? Ms. MacEachern said she had compared it to the version that had gone to Town Meeting. She did not like the wording or agreed with number 1, and did not think it reflected what Lakeville is looking for. She did not feel comfortable bringing this to Town Meeting. Mr. Lynch was looking for some clarification on the size.

Mr. Resnick replied it was 20 acres unless you are abutting existing conservation land, and you are adding to it. You can then reduce the size of the OSRD to 10 acres. Mr. Knox asked if that part could be eliminated. Mr. Resnick said that was included because there are some smaller

parcels that abut the pond that could be developed. It was felt that if they could do an OSRD and have the open space along the pond, it would provide a buffer between the homes and the pond for water quality reasons. That was the intent of item 2B. Ms. MacEachern said that she would like to see those areas mapped so they could have a visual of the potential impact. Ms. Cline asked regarding Section F, Number 2, were organic methods defined anywhere? There could be many interpretations of what is organic. Mr. Cabral also asked about the access to the open space. Mr. Resnick said that it would need to be defined in such a way that the land is accessible to the public.

Discussion returned to the purpose. Ms. MacEachern did not think it represented Lakeville. Mr. Resnick suggested removing it as it would not affect the legal viability of the bylaw. The rest of it gives enough purpose to the bylaw that it is explained what it does. It was decided to remove it completely and renumber the section. Mr. Knox restated they would amend by removing number 1 from purpose and renumbering; removing the entirety of number 2 under Section D and renumbering; Section E, number 6, they are changing Section 5 to Article V. It will also clarify that motorized wheelchairs are allowed in the open space area.

Mr. Knox then made a motion, seconded by Mr. Lynch, to approve this Article with the amendments that had been stated to go to Town Meeting. The **vote** was **unanimous for**.

Review Sign bylaw

Mr. Resnick advised that the Town Clerk, Ms. Drane, would like them to divide this into two separate Articles. One is a clarification of who the Special Permit Granting Authority (SPGA) is. The second is a new addition to the bylaw.

Mr. Knox made a motion, seconded by Ms. MacEachern, for the Planning Board to divide these two bylaw changes into two separate Articles for Town Meeting. The **vote** was **unanimous for**.

Discussion then started on the first proposed amendment. Mr. Knox advised this was just an update to add the Zoning Board of Appeals as the SPGA, as it was not specific in the bylaw. Members had no comments in regards to this proposed amendment.

Mr. Knox made a motion, seconded by Ms. MacEachern, to approve this as drafted for the Town Warrant and allow it to be renumbered accordingly. The **vote** was **unanimous for**.

The next proposed amendment was to add Section 270-7.4 that defined the standards for changeable copy, electronic message boards, and internally illuminated signs, which Mr. Knox read into the record. Ms. Cline asked if the SPGA should also be designated within this Article. After discussion, it was agreed to amend the language to include “in order to receive a Special Permit by the ZBA.”

Mr. Knox made a motion, seconded by Mr. Cabral, to approve the Article as amended to be placed on the fall Town Meeting Warrant. The **vote** was **unanimous for**.

Discuss Planning Board goals

This item will be placed on the Board's next agenda.

Discuss Chapter land maps

Ms. MacEachern advised that this was something she had emailed out because there was a parcel in Chapter land that had not been designated on the map. It was probably a good thing to make sure that the information is up to date. Mr. Resnick said that people that file their property as Chapter land have to file with the Board of Assessor's each year. If they fail to file, then it comes out of Chapter land. Mr. Resnick said he could try to get a report from the Assessors. Ms. MacEachern said she would like to see this added as a layer on the GIS. Mr. Knox asked if that was something they could use SRPEDD hours to do. Mr. Resnick said he would check with the Assessors for the updated list of Chapter lands and also with SRPEDD to see if there is a Chapter land map. This item will also be placed on the next agenda.

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Lynch. to approve the minutes from the June 22, 2023, meeting. The **vote** was **unanimous for**.

Mr. Knox made a motion, seconded by Mr. Cabral. to approve the minutes from the August 10, 2023, meeting.

Vote: Ms. MacEachern, Mr. Lynch, Mr. Cabral, Mr. Knox-**Aye**; Ms. Cline-**Abstain**

Correspondence

Mr. Resnick said there was a notice from Middleborough indicating a proposed 40B development of 296 units. There was also a Notice of Decision from Berkley. They had approved two warehouses.

Next meeting

The next meeting is scheduled for September 28, 2023, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

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

Meeting adjourned at 8:40.