



# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

*K. Murray*

LAKEVILLE TOWN CLERK  
RCUD 2021 DEC 7 PM2:25

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, December 9, 2021 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. Site Plan Review-475 Kenneth W. Welch Drive, continued - Bud's Goods & Provisions Corp.
2. Site Plan Review-183 Rhode Island Road – Assawompsett Golf Company
3. Design Standards - update
4. Master Plan Implementation - Fee Review Project-update
5. Approve Meeting Minutes for October 28, 2021 and November 4, 2021.
6. Old Business
7. New Business
  - Planning Board draft meeting schedule for 2022
8. Next meeting. . . January 13, 2022
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

ZONING TABLE		
ZONE	I (INDUSTRIAL DISTRICT)	
DIMENSIONAL CONTROLS	REGULATORY/EXISTING	PROPOSED
FRONT YARD SETBACK	40 FT	50 FT
SIDE YARD SETBACK	40 FT	40 FT
REAR YARD SETBACK	40 FT	37.8 FT
MIN. FRONTAGE	175	463 FT
MIN. LOT AREA	70,000 SF	148,105± SF
MAX. BUILDING HEIGHT	3 STORIES	2 STORIES
MAX. LOT COVERAGE (BLDG/PAVING)	50%	27.7%
PARKING (SEE CALCULATIONS)	13 SPACES	23 SPACES
PARKING CALCULATIONS		
REQUIRED INDUSTRIAL: 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT		
REQUIRED REGULAR: 12 X 1 EMPLOYEE = 12 SPACES		
REQUIRED HANDICAP: FOR 1-25 SPACES = 1 HANDICAPPED SPACE		
TOTAL SPACES PROVIDED: 19 (9X20) + 3 (9X22) + 1 (12X20) = 23 SPACES		
TOTAL HANDICAPPED SPACES PROVIDED: 1		

**LEGEND:**

- PROPOSED SAWCUT
- LIMIT OF WORK
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT GRADE
- EXISTING GRADE TO REMAIN (V.I.F.)
- PROPOSED SIGN
- PROPERTY LINE

FUTURE PARKING EXPANSION - TO BE PERMITTED		
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED
MIN. LOT AREA	70,000 SF	148,105± SF
MAX. LOT COVERAGE (BLDG/PAVING)	50%	30.3%
FUTURE TOTAL PARKING (SEE CALCULATIONS)	27 SPACES	30 SPACES
PARKING CALCULATIONS		
REQUIRED INDUSTRIAL: 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT		
REQUIRED REGULAR: 25 X 1 EMPLOYEE = 25 SPACES		
REQUIRED HANDICAP: FOR 25-50 SPACES = 2 HANDICAPPED SPACES		
TOTAL SPACES WITH EXPANSION: 22 (9X20) + 6 (9X22) + 2 (12X20)		
TOTAL HANDICAPPED SPACES WITH EXPANSION: 2		

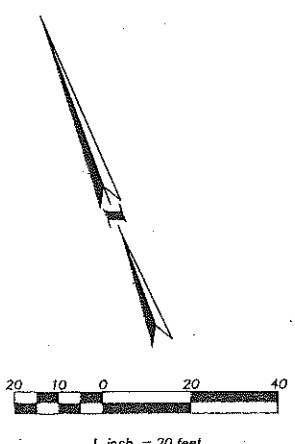
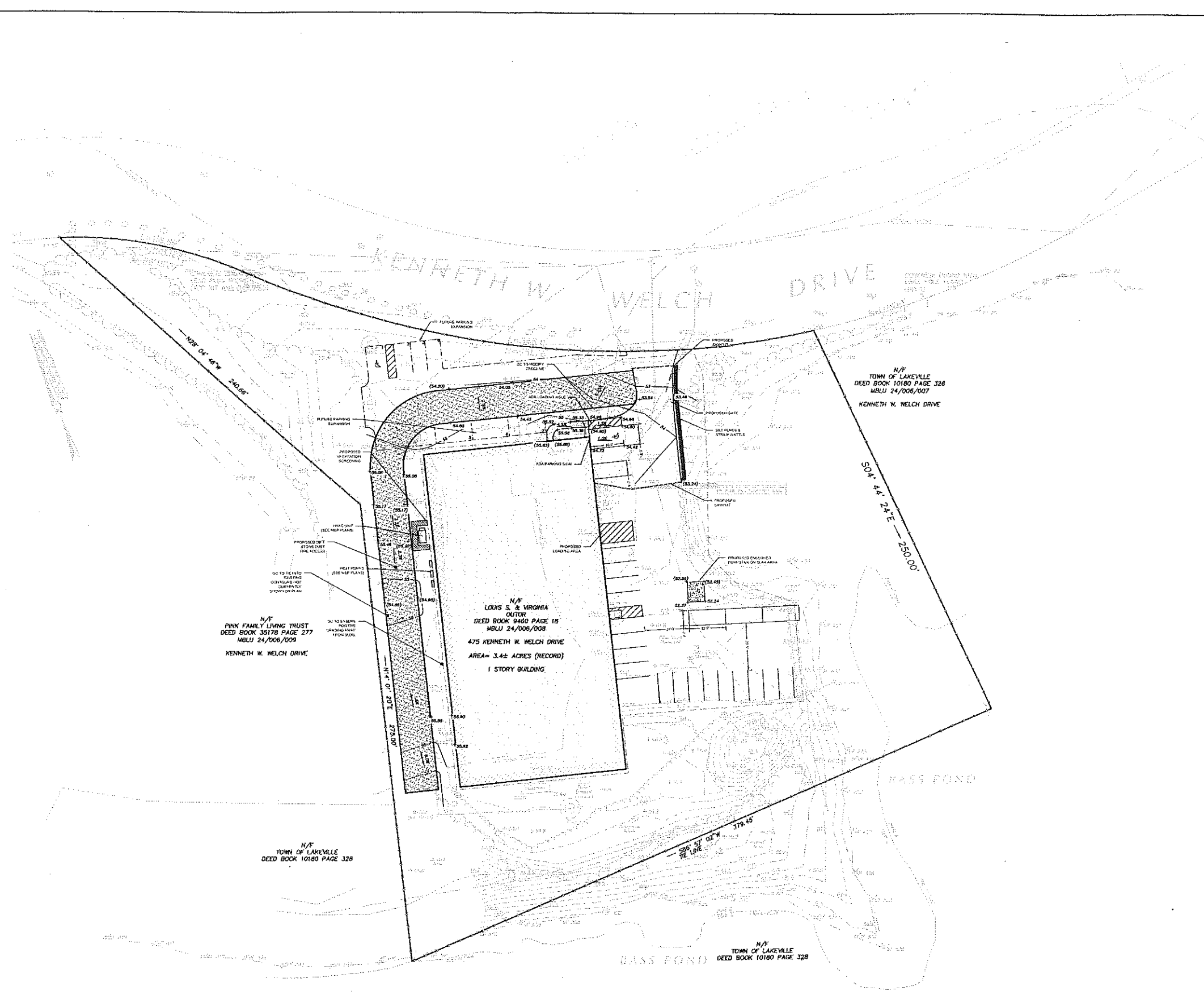
SITE PLAN APPROVED BY  
LAKEVILLE PLANNING BOARD

\_\_\_\_\_

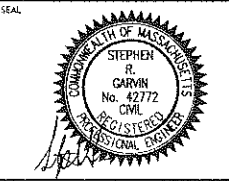
\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_



BUD'S GOODS AND PROVISIONS CORP.  
475 KENNETH W. WELCH DRIVE  
LAKEVILLE, MA

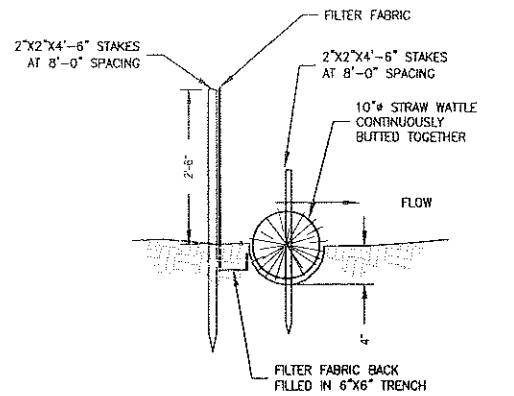


REVISION
1 11-10-2021 PLANNING BOARD REQUEST

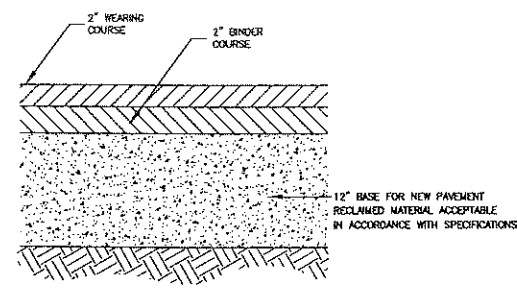
PROPOSED  
SITE PLAN

JOB # 17154.02	C-1.0
DATE: 08.25.2021	
SCALE: 1"=20'	
DRAWN BY: MLW	
APPROVED BY: SRG	

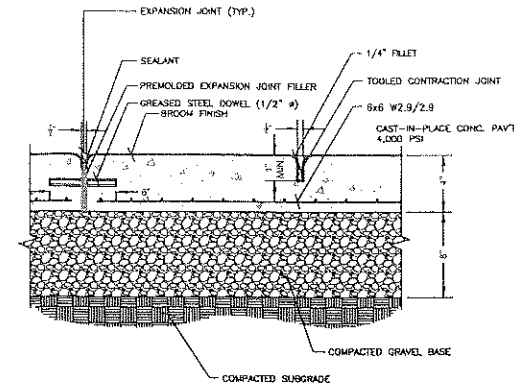
© COPYRIGHT SAMIOTES CONSULTANTS, INC. 2021



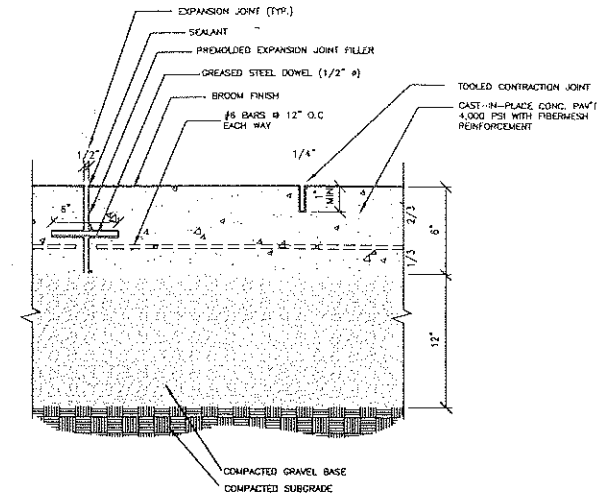
**1 SILT FENCE WITH STRAW WATTLE**  
NTS



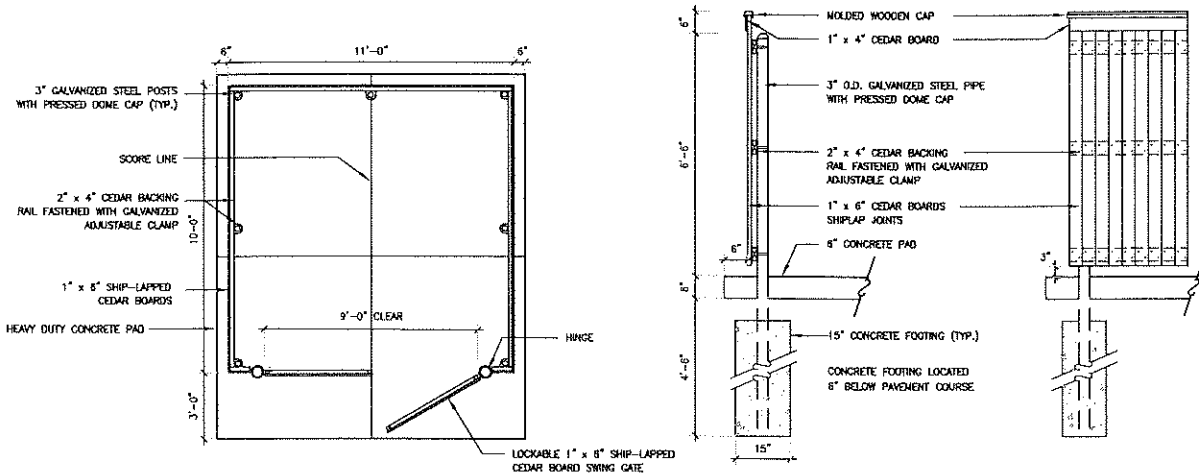
**2 BITUMINOUS PAVEMENT**  
NTS



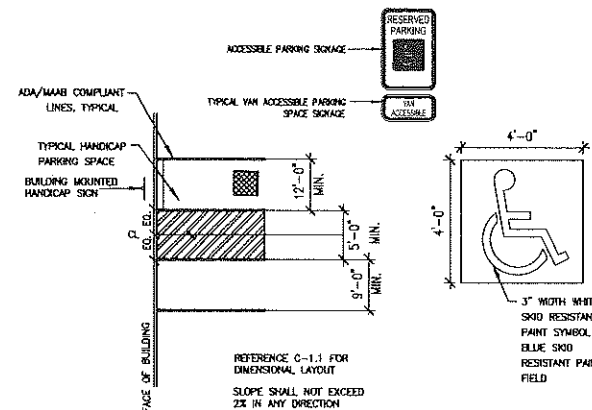
**3 BROOM FINISH CONCRETE WALKWAY**  
NTS



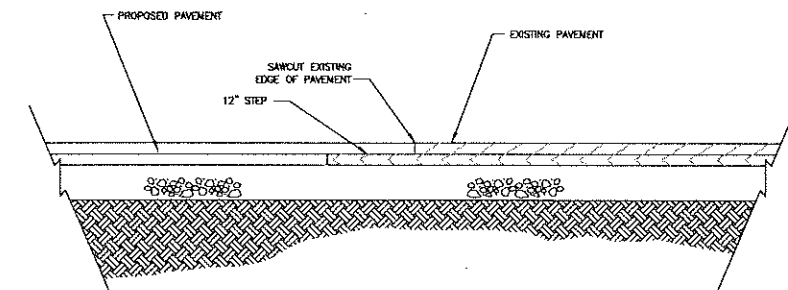
**4 CONCRETE DUMPSTER PAD**  
NTS



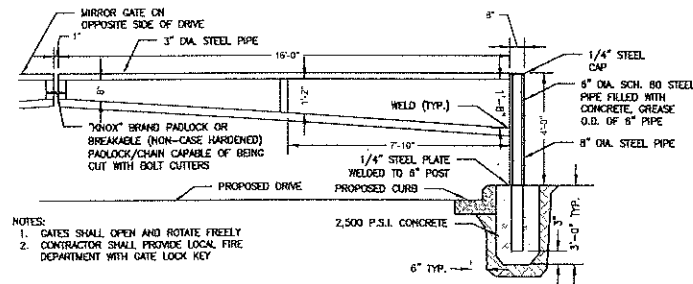
**5 DUMPSTER ENCLOSURE PLAN & ENCLOSURE**  
NTS



**6 ADA PARKING SPACE PAINTING/LAYOUT**  
NTS



**7 PAVEMENT PATCHING DETAIL**  
NTS

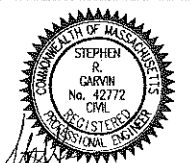


**8 ACCESS GATE**  
NTS

**samiotes**

Samiotes Consultants Inc.  
Civil Engineer - Land Surveyors  
20 A Street  
Framingham, MA 01701  
T: 508.877.6688  
F: 508.877.8349  
www.samiotes.com

BUD'S GOODS AND PROVISIONS CORP.  
475 KENNETH W. WELCH DRIVE  
LAKEVILLE, MA



REVISION	DATE	BY
1	11-10-2021	PLANNING BOARD RESOLUTION

CIVIL DETAILS

JOB # 17154.02  
DATE: 03.25.2021  
SCALE: 1"=10'  
DRAWN BY: MJW  
APPROVED BY: SRG

C-2.0

FILE: 17154.02\_BUD'S GOODS 475 KENNETH W. WELCH DRIVE LAKEVILLE, MA





# Lakeville Fire Department

346 Bedford Street  
Lakeville, Massachusetts 02347

TEL 508-947-4121 FAX 508-946-3436

MICHAEL O'BRIEN  
FIRE CHIEF  
mobrien@lakevillema.org

PAMELA GARANT  
DEPUTY CHIEF  
pgarant@lakevillema.org

To: Lakeville Planning Board  
From: Michael O'Brien  
RE: 183 Rhode Island Road – site plan  
Date: November 30, 2021

This document has been provided as comment to the Planning Board regarding the proposed project at 183 Rhode Island Road.

Upon review of the proposal and with awareness of standing deficiencies at this location, the Lakeville Fire Department requests that the following conditions be set.

- 1. Current landscaping around the primary fire hydrant (marked "A" on map) obscures the visibility of the hydrant. I request that the landscaping be modified such that the hydrant be clearly visible to responding firefighters at all times.**

*527 CMR 1:00 13.1.3 Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.*

- 2. The fire department connection to the sprinkler system (marked "B" on map) is obscured by landscaping vegetation. I request that the vegetation be modified or removed in way to make the fire department connection clearly visible to responders at all times.**

*527 CMR 1:00 13.1.3 Obstructions shall not be placed or kept near fire hydrants, fire department inlet connections, or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately visible and accessible.*

- a. Please note that the installed existing fire department connection of 2 (2 ½") female connections is not standard for the Town. The Fire Department strongly urges applicant to switch to as 4" Storz connection, as should have been required at the time of original construction.

*527 CMR 1:00 13.1.12 The AHJ shall have the authority to require locking fire department connection (FDC) plugs or caps on all water-based fire protection systems.*

- 3. Existing Fire Department access shall not be diminished; dimensions and turning angles of fire department access shall accommodate department apparatus.**

*527 CMR 1:00 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.*

- 4. Should any modifications be made to the fence surrounding the pool, improvements to the egress arrangement should be made. Currently, marked egress from the main building to the pool area terminates in the pool area enclosure. Code requires the path to egress termination be free and clear of the building and end at a public way.**

527 CMR 1:00 14.11 Discharge from Exits.

14.11.1 Exit Termination. Exits shall terminate directly, at a public way.

To: Lakeville Planning Board

From: Lakeville Open Space Committee

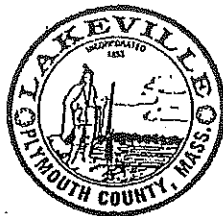
Date: December 2, 2021

Re: Le Baron Hills Golf Club project application dated November 22, 2021

The Open Space Committee reviewed the application for this project on the Le Baron Hills Golf Club property last night and concluded the project does not represent any negative incursion on the values of Lakeville's open space or its recreation opportunities. We did note there will be tree and shrub removal and replacement and are asking the Planning Board to urge the use of native plants. There should be a list of recommended native trees and shrubs in your files. If not, please let us know and we will create one for you.

We thank you for giving us the opportunity to comment on these plans.

Martha Schroeder, representing the Lakeville Open Space Committee



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

## APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Assawompsett Golf Company LLC

Street: 183 Rhode Island Road

City/Town: Lakeville State: MA Zip: 02347

Telephone: 508-923-5700 Email: \_\_\_\_\_

Property Owner Name: same as applicant

Street: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Contact Person's Name: Robert J. Mather

Telephone: 508-946-0066 Email: rjmather@rjmatherlaw.com

### SITE INFORMATION

Street and number: 183 Rhode Island Road

Zoning District: Residence Map 026 Block 001 Lot 005

Lot size: 144.57 acres Frontage: 852.41'

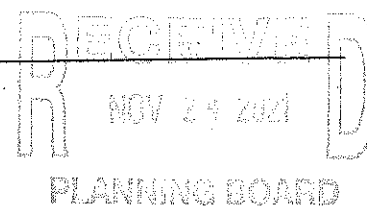
Current use: Golf Course and Country Club

### PLAN INFORMATION

Plan Title: Site Plan LeBaron Hills Golf Club in Lakeville, Massachusetts

Prepared by: Outback Engineering Incorporated

Date prepared: 10/6/2021 Revision date (s): \_\_\_\_\_



Detailed Description of proposed work: See Attached

**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.

Assawompsett Golf Company LLC

Applicant's Signature: By:  Date: 11/22/2021  
Robert J. Mather its Attorney

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

Will you have a representative other than yourself?  Yes  No

Name: Robert J. Mather

Telephone: 508-946-0066 Email: rjmather@rjmatherlaw.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: \_\_\_\_\_



## ATTACHMENT TO APPLICATION FOR SITE PLAN REVIEW

### Detailed description of proposed work:

#### HISTORY

LeBaron Hills Country Club, is owned by Assawompsett Golf Company LLC. Construction of the golf course commenced in the winter of 2000. A portion of the golf course was opened in the late summer of 2001 and the construction of the golf course was completed in the spring of 2002. The clubhouse construction commenced in the spring of 2001 and was completed in the summer of 2002.

Certain aspects of the project that were shown on the original site plan were never constructed as follows:

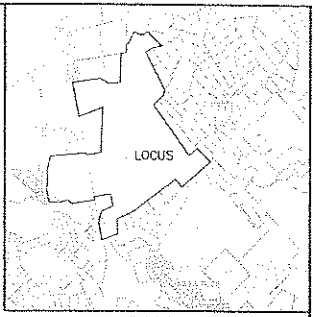
1. Tennis Courts were not constructed. Currently there is gravel parking lot in its place that primarily is for golfers. There are no plans at this time to construct the Tennis Courts.
2. The Turf Management Building was not constructed. There is currently a gravel maintenance area that is for material and equipment storage. There are no plans at this time to build the turf management building.

#### PROPOSAL

To provide better access to the property from Rte. 79 and to the building, the following changes are proposed on the site plan.

1. The main entrance to the site on Rte. 79 ( Rhode Island Rd.) will be widened to provide easier ingress and egress to the site.
2. A new main entrance to the restaurant will be provided in the front of the building.
3. Four (4) ADA parking spaces will be moved to the left side of the entrance circle to provide space for new walk and parking area to service the new entrance.
4. Twelve (12) new parking spaces and walkways that service new entrance will be provided. The total net increase of parking spaces with the proposed changes will be six (6).
5. New landscaping along the building and in the entrance circle will be provided to match existing on-site landscaping.
6. Certain designated trees and shrubs on property will be removed to provide better views to new restaurant entrance and the existing function entrance.
7. The existing entry sign is to be moved to accommodate future road widening and sidewalk that is proposed for Rte. 79 and to be in compliance with the Lakeville sign bylaw. New directional signage will be added to lead golfers, restaurant patrons and function guests to their designated parking areas on site.

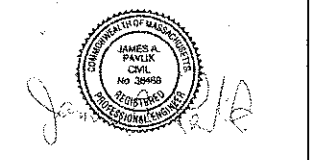
8. The total additional impervious surface to be added with the proposed changes is 2,900 square feet. The original site plans and drainage system included approximately 16,000 square feet of paved parking in the maintenance area that was never constructed; therefore, the new impervious area is minimal, and will have no adverse impact on the existing stormwater system that discharges from existing catch basins piped to the golf course.



LOCUS  
N.T.S.

**GENERAL NOTES**

1. PLAN REFERENCE:  
1.1. FOR PLAN REFERENCE SEE PLAN BOOK: 43 PAGE: 111 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.  
1.2. THE TOPOGRAPHIC INFORMATION HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON MARCH 15, 2021. ELEVATIONS ARE BASED ON NAVD83 DATUM.
2. THE SITE FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 25023C0427K, EFFECTIVE DATE: 07/16/2015).
3. THE SITE IS LOCATED WITHIN ZONE C SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
4. THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
5. ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.



**OWNER & APPLICANT**  
ASSAWOMPSETT GOLF COMPANY LLC  
183 RHODE ISLAND ROAD  
LAKEVILLE MA, 02347

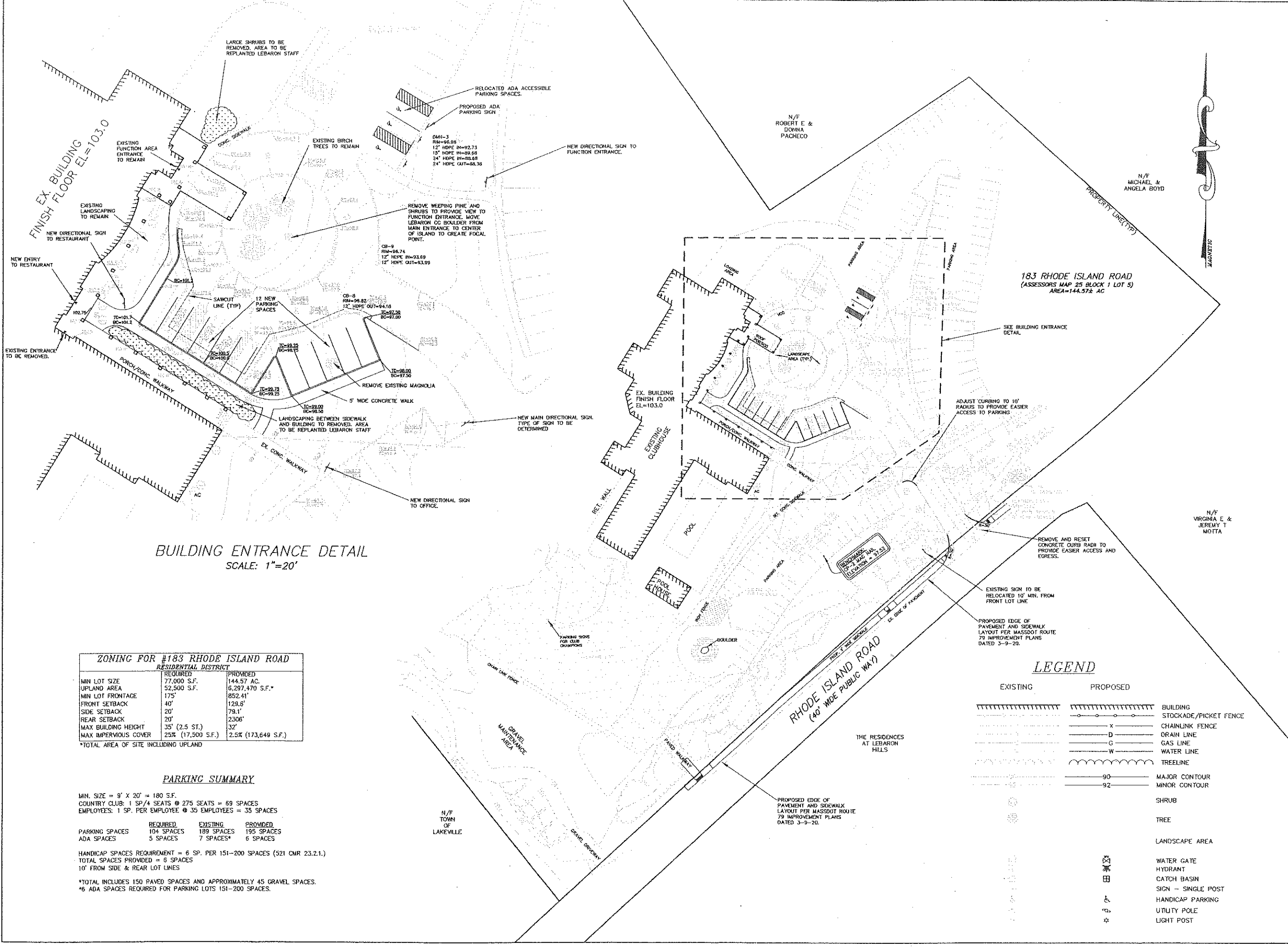
**SITE PLAN**  
**LeBARON HILLS GOLF CLUB**  
ON  
**183 RHODE ISLAND ROAD**  
IN  
**LAKEVILLE MASSACHUSETTS**



165 EAST GROVE STREET  
MIDDLEBOROUGH, MA 02346  
TEL: (508)-946-9231  
www.outback-eng.com

DATE: OCTOBER 6, 2021  
DRAWN BY: CJV CHECKED BY: JAP  
SCALE: 1"=40' SHEET 1 OF 1

0' 40' 80' 120'  
**0E-3692**



**BUILDING ENTRANCE DETAIL**  
SCALE: 1"=20'

**ZONING FOR #183 RHODE ISLAND ROAD RESIDENTIAL DISTRICT**

	REQUIRED	PROVIDED
MIN LOT SIZE	77,000 S.F.	144.57 AC.
UPLAND AREA	52,500 S.F.	6,297,470 S.F.*
MIN LOT FRONTAGE	175'	852.41'
FRONT SETBACK	40'	129.8'
SIDE SETBACK	20'	79.1'
REAR SETBACK	20'	2306'
MAX BUILDING HEIGHT	35' (2.5 ST.)	32'
MAX IMPERVIOUS COVER	25% (17,500 S.F.)	2.5% (173,649 S.F.)

\*TOTAL AREA OF SITE INCLUDING UPLAND

**PARKING SUMMARY**

MIN. SIZE = 9' X 20' = 180 S.F.  
COUNTRY CLUB: 1 SP/4 SEATS @ 275 SEATS = 69 SPACES  
EMPLOYEES: 1 SP. PER EMPLOYEE @ 35 EMPLOYEES = 35 SPACES

	REQUIRED	EXISTING	PROVIDED
PARKING SPACES	104 SPACES	189 SPACES	195 SPACES
ADA SPACES	5 SPACES	7 SPACES*	6 SPACES

HANDICAP SPACES REQUIREMENT = 6 SP. PER 151-200 SPACES (521 CMR 23.2.1.)  
TOTAL SPACES PROVIDED = 6 SPACES  
10' FROM SIDE & REAR LOT LINES

\*TOTAL INCLUDES 150 PAVED SPACES AND APPROXIMATELY 45 GRAVEL SPACES.  
\*6 ADA SPACES REQUIRED FOR PARKING LOTS 151-200 SPACES.

**LEGEND**

EXISTING	PROPOSED	
[Symbol]	[Symbol]	BUILDING STOCKADE/PICKET FENCE
[Symbol]	[Symbol]	CHAINLINK FENCE
[Symbol]	[Symbol]	DRAIN LINE
[Symbol]	[Symbol]	GAS LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	TREELINE
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	SHRUB
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	LANDSCAPE AREA
[Symbol]	[Symbol]	WATER GATE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	SIGN - SINGLE POST
[Symbol]	[Symbol]	HANDICAP PARKING
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	LIGHT POST

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
October 28, 2021  
Remote meeting**

On October 28, 2021, the Planning Board held a remote meeting. It was called to order by Chairman Knox at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

**Members present:**

Mark Knox, Chair; Barbara Mancovsky, Michele MacEachern, Jack Lynch

**Agenda item #1**

Mr. Knox read this item into the record. It was an explanation of how the provisions of Chapter 20 of the Acts of 2021 allowed the Board to continue to meet remotely.

**Public Hearing (7:00 p.m.) – To amend the Town’s General and Zoning By-Law and delete the words “Board of Selectmen” or “Selectmen” in each place they appear and insert in their place the words “Select Board.”**

Mr. Knox read the public notice into the record. He then made a motion, seconded by Ms. Mancovsky, to waive the reading of the full text of the changes to the bylaw.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox then went through the areas in the bylaw where that change would be made. He asked if there were any comments. Ms. Mancovsky said she was happy to see this gender-neutral change to Select Board. Ms. MacEachern added that because of the ongoing recodification project, if this is accepted at Town Meeting, it would be rolled right into that process. Mr. Lynch was also in favor.

Mr. Knox then made a motion, seconded by Ms. Mancovsky, to recommend approval of this Zoning bylaw change.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox made a motion, seconded by Ms. Mancovsky, to close the hearing.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox noted that he did not think he had properly opened the hearing. He then made a motion, seconded by Ms. Mancovsky, to open the hearing to amend the Town's General and Zoning By-Laws and delete the words "Board of Selectmen" or "Selectmen" in each place they appear and insert in their place the words "Select Board."

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox read the public notice into the record. He made a motion, seconded by Ms. Mancovsky, to waive the reading of the full text of the changes to the bylaw.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox then made a motion, seconded by Ms. Mancovsky, to recommend approval of this Zoning bylaw change.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox made a motion, seconded by Ms. MacEachern, to close the hearing.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

The hearing closed at 7:12.

**Public Hearing (7:00 p.m.) – To amend the Town's Zoning By-Law Section 7.4, Special Permits, Sub-section 7.4.6, Specific Uses by Special Permit, Marijuana Uses; Sub-section A, by adding the following: "All allowed uses and special permit uses in the underlying district shall remain allowed by right or by special permit as designated in Section 4.1, Table of Use Regulations."**

Mr. Knox made a motion, seconded by Ms. MacEachern, to open the public hearing noted above.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox then read the legal ad into the record. Ms. Mancovsky asked who had recommended that this be changed. Ms. Murray advised she believed this had been recommended by the Attorney General and had been submitted by the Town Clerk. It had been unclear that in the overlay district, the underlying uses that were allowed by right were still allowed. This was just a clarification that those industrial uses are still allowed.

Mr. Knox made a motion, seconded by Ms. Mancovsky, to recommend approval of the proposed change to the Zoning Bylaw.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Mr. Knox made a motion, seconded by Ms. Mancovsky, to close the hearing.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

The hearing closed at 7:17.

### Sign By-law - update

Mr. Knox advised that Ms. MacEachern had sent them the latest version of the updated redline copy. He noted they had tried to put some hours of operation in. Ms. MacEachern said she had added it under the grant requirements for Special Permits and had numbered them. There were four items so far, and she was not sure of the best way to put them in. Mr. Knox said the only reason he would want to take that out from the Special Permit section is it may negate the control on existing signs because they don't require a Special Permit as they are pre-existing. Could they add a requirements or regulations section for electronic signs? The other part of the discussion is does the 11:00 p.m. and the 6:00 a.m. work for every business?

Ms. Mancovsky said she thought it did for Lakeville and those were reasonable hours. Mr. Knox asked if there was any reason why a sign should be on later, or is there any reason why it should be earlier. Another option is to have the sign turn off 30 minutes after the business closes. Ms. Mancovsky asked what would happen if they had a medical facility come in, and they need to leave their sign on. Would they have to go through ZBA? Mr. Knox said in this exercise, they want to make the Planning Board the Special Permit Granting Authority. He did not think you could grant relief if it says it shall be turned off during the overnight hours from 11:00 p.m. to 6:00 a.m. You would have to say at the end of that unless by Special Permit. Ms. MacEachern noted that these were the requirements for electronic signs. Mr. Knox said they could include it for all types of signs. He said they could have it that lighted signs should be turned off at 11:00 p.m. and turned back on at 6:00 a.m. unless they have a Special Permit for 24-hour operation. That would give them broader control over all signs and not just one type.

After discussion concerning critical care facilities, Ms. Mancovsky said she liked the idea of adding an exception to the Special Permit. Mr. Knox asked if there were any other types of establishments that they thought they would allow to have a sign on overnight besides a medical or veterinarian facility. He thought there should be some type of language that denotes they are providing an actual medical service, 24 hours a day. Mr. Knox said there would need to be certain criteria in the bylaw to allow it. Some possible language suggested was "shall be turned off during the overnight hours from 11:00 p.m. until 6:00 a.m. unless medical related care with hours of operation outside of this time frame hours is established. In which case, the applicant may apply for a Special Permit."

Ms. MacEachern asked if the ZBA was aware of the sign bylaw. Mr. Knox thought they should get as far as they could in this and then circulate a copy to ZBA for their input. Members then discussed the refresh rate. Mr. Knox stated it should stay up there for so many seconds before it changes so it doesn't look like a flash or is a distraction. Ms. Mancovsky said the definition is the refresh rate of a led screen is the number of times in a second that the led screen hardware draws the data. The refresh rate stands for how many times per second the sign redraws the images on the screen and is measured in Hertz. The more times the screen is refreshed the smoother the



images are in terms of motion rendering and flicker reduction. Mr. Knox questioned if the refresh was creating the illusion of movement, which he believed was not allowed by the bylaw. Is refresh rate the right term to use? Mr. Knox then read the proposed 6.6.2.1, signs, any part of which moves, flashes, or incorporates traveling or animated lights, static images which refresh, and all beacons and flashing devices whether a part of, attached to, or apart from any sign are prohibited. His understanding of an animation refreshing means it's animating. It doesn't mean the led sign is prohibited, they just can't refresh so fast it doesn't look like it's flashing because its changing. Maybe they should eliminate that static language and put as the second part of this section, led images must be displayed for at least 20 seconds before changing. A sign could then only change three times in a minute. It was just a suggestion he was throwing out. Members then discussed what might determine the change in an image, and if there could be some type of science to it.

Ms. MacEachern also discussed the area of 6.6.4.5 for unlighted signs. They had touched on that at a previous meeting, and she had included that there would be no logos or markings. Is there anything else they would want to add to that or change? Mr. Knox noted that it said only unlighted but what if the sign was lighted? Ms. Mancovsky agreed and said they should delete the word unlighted. Mr. Knox suggested the language "signs less than two square feet designating entry and egress from parking areas and other necessary directional traffic control and safety-related signs shall not be lighted and shall not have logos or markings other than directional markings." He understood the logos but did they want to prevent them from being lighted. He would recommend eliminating that part. Should they still address color? After further discussion, Ms. MacEachern suggested above the small signs it say "shall not be lighted in colors other than" and keep it to whether it's white or white light background only.

Ms. Mancovsky then made a motion, seconded by Mr. Knox, to continue this subject until their next meeting.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

### **Master Plan Implementation – Fee Review Project - update**

Mr. Knox said it looks like some changes had been made. Ms. MacEachern said she believed they had started to talk about this last time, but had not come to a good conclusion. She had not changed any dollar figures yet. Mr. Knox said it looks like they still need to revisit the public hearing and street acceptance fee. He would like everyone to go through it over the next week so they could resolve this at their next meeting.

### **Design Standards – update**

This will be discussed at their next meeting.

Next meeting

Mr. Knox advised the next meeting is scheduled for November 4, 2021, at 7:00 p.m.

Old Business

There was no old business.

New Business – Correspondence – Costello & Greydanus

Ms. Mancovsky asked if there had been a conclusion in regards to the Planner position. Ms. MacEachern advised the item had been tabled. She also noted that because of the recent storm, she wanted to raise the issue of underground utilities. Mr. Knox said he believed most of the projects they have done have been underground. Their most recent subdivision, Rachel's Way, had not been. This was because they already had poles in, and it was an extension of something existing. She was right that it should be a requirement, and it should not be waived.

Adjourn

Ms. Mancovsky made a motion, seconded by Mr. Knox, to adjourn the meeting.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Meeting adjourned at 8:22.

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
Thursday, November 4, 2021**

On November 4, 2021, 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 making a video recording of the meeting.

**Members present:**

Mark Knox, Chair; Peter Conroy, Vice-Chair, Barbara Mancovsky, Michele MacEachern, Jack Lynch

**Others present:**

Atty. Phillip Silverman, Ben Nadolny

**Site Plan Review – 475 Kenneth W. Welch Drive – submitted by Bud’s Goods & Provisions Corp.**

Atty. Silverman said they were here tonight on a site review of a product manufacturing facility located at 475 Kenneth W. Welch Drive. They are not doing cultivation or retail. This is a simpler use than has been talked about previously. Mr. Nadolny then advised since they last spoke in 2018, Bud’s Goods has opened up a couple of retail stores. One is located in Worcester, one in Abington, and one expected to open in Watertown after the first of the year. They have products that they make under their brand which are packaged for them. They now want to bring that in house to their facility in Lakeville and bring that on-line.

Mr. Nadolny explained that in the first phase, they will be doing some manufactured goods for their own stores and some wholesale accounts. In phase two, they might pilot some product lines and see if something works for their brand and their branded products. For now, of the 20,000 square feet they have, they are only going to build out approximately 7,000 square feet to package a product that does well in their store and some others. He noted they were not growing but bringing in product, packaging it, and then shipping out the packaged product.

Atty. Silverman said that in regards to the Site Plan and taking account what the Board had asked the last time he was there with the other project, they have included some of that but it doesn’t all apply. There were things in respect to the HVAC units and screening, but they were now not using those units. The fire access road was one of the key components last time that the Fire Department had required so that has been included. He estimated that eventually there might be as many as 25 employees at this facility in shifts. Right now, they are probably looking at more like 12 employees which would be the maximum on the site at any given time.

Atty. Silverman stated there are 23 parking spaces, and they are showing a loading area. However, unlike the last project, this is a drive-in. When they are loading, the car will drive right into the building and the door will shut behind. There are no changes to the existing lighting, and they will be operating from 6 a.m. to 8 p.m. He also mentioned that in addition to the manufacturing, the other piece of this is called a transporter license. They have the ability, through this license, to take other people's product and help them deliver it. It is a business to business license where they would have a vehicle here at the facility. It might go out to a wholesaler and deliver to a retailer, another wholesaler, or a product manufacturer. He wouldn't expect this to be a significant part of the operation but estimated they might do a delivery a day.

Mr. Nadolny added they can deliver to their own stores without that license which is what most of the fulfillment will be. The transporter license will be phase two or phase three, and something they would bring on if everything else is successful. They have not applied for it yet, nor has it gone under the Host Community Agreement (HCA.) They don't need it to operate, as under the Product Manufacturing license they are allowed to deliver anything they make to any retail store.

Mr. Knox advised the Site Plan they have is insufficient and doesn't show property lines. They have the previous Site Plan that was approved for the last applicant which had been provided to them with the expectation to show the fire lane. However, if they were going to sign a plan, it needs to show the rest of the ancillary items that are on this original Site Plan for notes. He then asked where they would be getting the product from if they were not growing at the facility. Mr. Nadolny replied they have a lot of cultivators that the Cannabis Control Commission (CCC) has given licenses to. He explained how their product line is smaller buds, and they have found a way to get it packaged and offer a lower priced eighth to the community. Atty. Silverman added to make it simpler, they are buying it wholesale from a cultivator within Massachusetts. Mr. Knox asked if it was coming from across the street or if they have other suppliers. Mr. Nadolny said they do not do business with Northeast Alternatives or Nature's Remedy. They sell Bountiful products but none of those contracts have been discussed yet.

Mr. Knox noted that there have been parking issues with the adjacent property across the street. They would be securitizing that issue and do not want to continue to exacerbate the problem in the park. They are building out 7,000 square feet of the building and they show the back end of the building as unused storage that is going to be expansion room. He asked how many employees would be in the building. Mr. Nadolny said the most at any given time would be 12, maybe 10. Mr. Knox asked when the product is brought into the building, do they transport themselves or does it get delivered by a wholesaler. Mr. Nadolny said they will have their own van, but it could also come in from a wholesaler as well.

Mr. Knox said the floor plan shows the delivery port where the delivery van can be pulled inside, and it looks like the easiest access is from the vault or the center room. Is that for storage of finished product? Mr. Nadolny said that is for both in and out. Mr. Knox said there are two loading dock doors there. Did he think they would end up using those? Mr. Nadolny said everything is licensed space but that whole warehouse space will be a non-limited access area. You must be 21, but no cannabis product is ever going to be allowed in that open space without

approval from the CCC through the architectural review plan submission. If they were to expand, they would have to get the CCC's approval.

Mr. Knox asked if the business grew and expanded into that part of the building, what would he envision. Mr. Nadolny said they might pilot some things out of there, but he really couldn't speak to the vision. They have a need for their stores to keep the supply going and instead of paying other people to do this, they should put at least some part of that building online. When they're ready for the next step, they can come back in front of the Board and describe the plan. Mr. Knox said his concern was the parking capacity. Atty. Silverman clarified that they did not believe that in any given shift they would have more than 12 employees. If they get larger and go beyond 12 employees, it means they are doing different shifts. There will not be 25 people on site, not for this.

Mr. Knox said he would like to see on this Site Plan the ability to place banked parking for an additional 12-15 cars if needed, so there is no parking on the street. The lot coverage does not come that close to 50% so its not an issue regarding density bonuses. Atty. Silverman said they could label something for potential additional parking. Mr. Nadolny said when they designed this building in 2018 it was for cultivation, manufacturing, and a dispensary. At that time, they had a parking plan with drainage. They build responsibly, and if there are problems happening in the business park, he promised they would notice. He didn't know if their plan was still on file showing them to be able to house other parking for that potential growth when they build out the rest of the storage space. Mr. Knox suggested having a game plan so they would not have to return to the Board, but it would already be on the plan and approved.

Atty. Silverman said he understood they were already facing some parking issues in this area, and they want to see what could potentially happen on this site so they don't have the same issues here. Mr. Knox said he would also like a note added to the plan that if the loading docks get used some parking might be lost and it may be the trigger for the banked parking they have discussed. Atty. Silverman reviewed that what the Board wanted to see apart from the parking space is the property boundary and what is adjacent. Mr. Knox gave him the prior plan for comparison purposes. Mr. Knox also asked that the current lot coverage be shown, as well as what it would change to with the banked parking, showing that it is still under the 50%.

Mr. Knox then made a motion, seconded by Mr. Conroy, to continue this Site Plan Review until their November 18, 2021, meeting at 7:00 p.m. The vote was **unanimous for**.

### **Sign By-law – update**

Ms. MacEachern advised she had sent the latest version out to them. She made a few changes to the location of those items that were at the bottom and some wording that they discussed. Mr. Conroy said one thing he had thought of in regards to temporary signs or banners is if there was a limitation, or if the banner then becomes permanent. Mr. Knox said that his interpretation of what the Building Commissioner uses is anything that's placed as a sign is a sign, and every business is allowed two signs. By definition a banner is a sign. Mr. Conroy said that if it should

become a nuisance you could enforce it. Mr. Knox noted that in 6.6.5 temporary signs, it does say that at the end of 60 days, the sign shall be removed.

After further discussion, Mr. Conroy asked why they were going with white lights on black background only. Colored signs would not be allowed? Mr. Knox replied it was something they were trying to gain some control over. Those types of signs were very tasteful but that's not the only option. Maybe relief could be granted if that was their choice. Members then discussed the allowed size of a sign and if relief could be granted for a larger sign. They also talked about a refresh rate for electronic signs. Mr. Knox said when this is over, they could circulate a copy and then send it to the Building Commissioner for his approval before they request it go to Counsel.

Mr. Knox asked Ms. MacEachern to take the amended copy and resend it to them after the meeting. They could all then review it and have it for comparison at the next meeting with the original copy.

#### **Design Standards – update**

Ms. Mancovsky said she had not had a chance to put something together. She hoped for their next meeting she would have six samples for their review. She asked that if anything was sent out she be copied, and she would send it out as a zip file. She would also include Rodney Dixon from the Master Plan Implementation Committee as she thought that he had wanted to be involved. She suggested keeping this item on the agenda for their next meeting.

#### **Master Plan Implementation – Fee review project – update**

Mr. Knox said the one outstanding item was the Special Permit for both the Development Opportunities District and the Water Development District. It appears that they should mirror each other from the language they had. He suggested a flat dollar fee plus peer review costs which would be a pass-through fee. He noted that Atty. Kwesell had said they could not make it look like it's a tax based on the levity of the project. However, there is a cost that the Town will incur to reinstate a permits coordinator that would be covered by the fee.

Members then discussed what the impacts of a large-scale project would be on the various Town Boards. Should this process be separate from the 43D process and/or should a 43D have an additional line cost. Ms. Mancovsky suggested a fee of \$8,000 and \$15,000 for a 43D. Ms. MacEachern said that \$12,500 was the \$500 per acre. Members agreed on the fee of \$12,500 for the 43D as well as the two Special Permit Districts.

Ms. MacEachern also asked for a clarification on the fees for the Form B and Form C applications. There was currently a plan fee and a per lot fee. Mr. Knox asked if for an incentive to get a Form B in front of them if they should just go to \$750. He then instead suggested charging \$500 for the Form B and then \$750 plus \$500 per lot for a Form C submitted within 30 days. The next item was \$100 per waiver. Ms. MacEachern asked if they should keep



that in for now until they have the opportunity to go through the Planning Board Rules and Regulations. After discussing the public hearing fee, members didn't feel that would come into play and decided to eliminate it.

**Review the following Zoning Board of Appeals petition:**

**a. Greene – 0 Shore Avenue-M041-B001-L011**

Mr. Conroy made a motion, seconded by Ms. Mancovsky, to make no comment on the petition for Greene at 0 Shore Avenue-M041-B001-L011. The vote was **unanimous for**.

**Old Business**

There was no old business.

**New Business**

Mr. Conroy advised he had attended the first meeting with the Hazard Mitigation Committee on Facebook live. There will be a meeting at the Police Station on December 4, 2021. Ms. Mancovsky said there was a SRPEDD meeting last night. The funds from ARPA are coming available. If they need things, they need to request it. The deadline for trees and byways is December 6<sup>th</sup> and safe schools is December 1<sup>st</sup>. That has to do with streets around schools. There is also some cultural facilities funding. Members also discussed the CPA act and the upcoming vote at Town Meeting which would be on November 8, 2021.

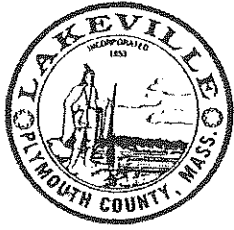
**Next meeting**

Mr. Knox advised the next meeting is scheduled for November 18, 2021, at 7:00 p.m.

**Adjourn**

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

Meeting adjourned at 8:30.



## Town of Lakeville

PLANNING BOARD  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473

Mark Knox, Chairman  
Peter Conroy, Vice-Chair  
John Lynch  
Michele T. Maceachern  
Barbara Mancovsky

### Planning Board Meeting Schedule 2022

Meetings of the Planning Board will be conducted on the following dates. Currently, meetings are held the Lakeville Police Station at 7:00 p.m.

Meeting Date	Deadline for submittals
1/13/22	1/3/22
1/27/22	1/17/22
2/10/22	1/31/22
2/24/22	2/14/22
3/10/22	2/28/22
3/24/22	3/14/22
4/14/22	4/4/22
4/28/22	4/18/22
5/12/22	5/2/22
5/26/22	5/16/22
6/9/22	5/30/22
6/23/22	6/13/22
7/14/22	7/5/22
7/28/22	7/18/22
8/11/22	8/1/22
9/8/22	8/29/22
9/22/22	9/12/22
10/13/22	10/3/22
10/27/22	10/17/22
11/10/22	10/31/22
12/8/22	11/28/22
12/22/22 *	12/12/22

\*if needed

Meeting dates may be added or changed at the discretion of the Planning Board.