

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. Murray

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, March 28, 2024 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. Public Hearing (7:00) Site Plan Review -2 & 4 Bedford St., continued – upon the application for a Site Plan Review and Approval submitted by Twin Boys, LLC for proposed contractor bays-presented by Zenith Consulting Engineers (ZCE)
 - Accept continuance-votes to be taken
2. Public Hearing (7:00) Site Plan Review -210 Kenneth Welch Dr., continued – upon the application for a Site Plan Review and Approval submitted by Meta Marine Restoration/RH Marine Group LLC, for a proposed 60' x 120' addition. Review approval-possible vote
3. ANR Plan-92 Howland Rd-presented by ZCE
4. Discuss Planning Board goals
5. Discuss update of regulations
6. OSRD update
7. Discuss recommendation to the Select Board regarding Planner position or other support-possible vote
8. Correspondence-Realtor Association Southeastern Massachusetts
9. Approve the February 22, 2024 Meeting Minutes
10. Next meeting. . . April 11, 2024 at the Lakeville Police Station
11. Any other business that may properly come before the Planning Board.
12. 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

Cathy Murray, Planning Department Clerk

From: Nyles Zager <nyles@zcellc.com>
Sent: Friday, March 22, 2024 12:32 PM
To: Cathy Murray, Planning Department Clerk
Cc: Jennifer Stadelmann; codyvelozo@gmail.com; Law Office of Levin & Levin
Subject: RE: 2 & 4 Bedford Street Site Plan

Hi Cathy,

Sorry for the delay on this. We are getting closer with the project, however, we would like to continue this until the first meeting in May to give us sufficient time to update the plans and get the updated plans in front of Nate for his opinion.

Thanks and have a great day,

May 9, 2024

Nyles Zager, P.E.
Manager/Senior Project Engineer
Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347
(508) 386-6333 (cell)
(508)947-4208 (office)



From: Cathy Murray, Planning Department Clerk <cmurray@lakevillema.org>
Sent: Wednesday, March 20, 2024 1:46 PM
To: Nyles Zager <nyles@zcellc.com>
Subject: 2 & 4 Bedford Street Site Plan

Hi Nyles,

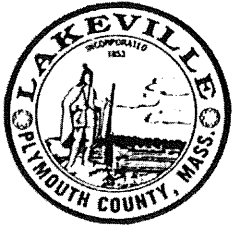
Hope you are doing well!

At their last meeting, the Planning Board asked me to reach out to you regarding the Site Plan for 2 & 4 Bedford Street. They noted this hearing has been continued for a few meetings now, and they have a concern for abutters that continue to check in to find out the status and if it is being heard. They have suggested either withdrawing until the applicant is ready to present or requesting to continue to a date this is further out rather than to just the next meeting.

Please let me know what you would like to do so I can update the Board.

Thanks

Cathy



Town of Lakeville
PLANNING DEPARTMENT
346 Bedford Street
Lakeville, MA 02347
774-776-4350

_____, 2024

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

Re: SITE PLAN APPROVAL GRANTED TO:

Metan Marine Restoration Inc./RH Marine Group LLC
210 Kenneth Welch Drive
Lakeville, MA 02347

For a site plan modification and site construction at:
210 Kenneth Welch Drive

Ms. Drane:

Pursuant to Section 6.7 Site Plan Review of the Town of Lakeville Zoning Bylaw (the Bylaw), 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 March 28, 2024, the Lakeville Planning Board granted Site Plan Approval to the above applicant to allow the construction of a 60' x 120' addition on the rear of the existing building and associated site improvements on the site at 210 Kenneth Welch Drive. The vote (__:__) to approve the application was taken after a public hearing that was first opened on March 14, 2024 and continued to March 28, 2024 after which it was closed, all according to the Bylaw.

The site is an approximately 4.1 acre parcel located at 210 Kenneth Welch Drive within the Industrial zoning district. This site currently contains one building approximately 18,000 square feet. The applicant proposes to add 7,200 sf on the rear of the building which will match the appearance of the buildings currently on site and as shown on the Site Plan entitled "Site Plan Building Addition at 210 Kenneth Welch Drive for Assessors Map60, Block 8, Lot 14B; 210 Kenneth Welch Drive, Lakeville, Massachusetts" dated November 15, 2023, with no revisions shown, drawn by Outback Engineering, Inc. 165 East Grove St. Middleborough, MA 02346.

The applicant submitted a plan showing the addition is predominantly within existing parking, loading and or existing paved areas. Mr. Eng. Name?? Stated that all roof runoff from the addition would be picked up by the existing stormwater management system.

*“ Operations and Maintenance Plan and Long-Term Pollution Prevention Plan for Stormwater Management Systems” Plan and building elevation drawings entitled “Building Elevations, 156 County Street.” The applicant also submitted a Stormwater Memorandum with a Watershed Exhibit.

The applicant, Mr. Borrelli, and engineer for the project, Mr. ????? Formerly of Outback Eng., attended the Planning Board hearing held on March 14, 2024, where the proposed addition to the existing buildings was discussed. The proposed addition and related site work were not within 100 ft of any wetlands and subsequently no filing with the Lakeville Conservation Commission would be required.

The BOH reviewed the existing septic system location and flow and stated in a letter to the Planning Board that its location would not be compromised by the construction of the addition and that it would

The Plan had also been modified in order to meet the approval of the Fire Chief for adequate fire access.

The stormwater memo shows they are matching existing drainage patterns with everything draining to one of two places within the limits of the construction area. There will be no increase in flow, and there could be a slight decrease.

*After discussion, the Board voted to approve the Site Plan for Metan Marine Restoration Inc./RH Marine Group LLC, with the following conditions:

1. The expansion, improvements, facilities, amenities, building elevations, and alterations shown on the Site Development Plans for 210 Kenneth Welch Drive, dated November 15, 2023, drawn by Outback Engineering are incorporated as requirements and conditions of this approval.
2. The applicant shall provide a performance guarantee in the amount of no less than \$10,000 per acre of disturbance, to secure the completion of all required fixtures, appurtenances, amenities, and improvements, including but not limited to landscaping, drainage and stormwater management system, pavement installation and striping, ADA compliance, and as-built plan. *Needs discussion
3. The applicant shall submit a check in the amount of _____ 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. *Needs discussion
4. During construction Kenneth Welch Drive shall be kept free of mud, dirt, and debris from the site construction.

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. The Applicant shall notify the Building Department in writing two or more working days prior to the following construction milestones.
 - 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.
7. 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. *Needs discussion
8. 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.
9. 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 and Maintenance Plan. Failure to maintain the drainage 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. Periodic stormwater system maintenance reports shall be submitted to the Board.
10. 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.
11. All signs installed on site shall comply with the Lakeville Sign By-Law.
12. Handicapped access and facilities shall comply with the Americans with Disability Act and Massachusetts Architectural Access Board standards.
13. All construction shown on the site plan, unless otherwise noted, must be completed prior to the issuance of an occupancy permit.

14. The applicant shall obtain a street opening permit from Mass Highway or applicable local approval through the Department of Public Works. All work within the right-of-way shall be properly cut, patched, and sealed/infrared or overlaid with pavement as required by the property permitting agency. ?
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. Any proposed change(s) from the approved site plans or additional site work deemed substantive by the 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 shall then act accordingly on the change(s). Approved revisions shall be illustrated on plans and submitted to the Board.
17. The drainage system shall be functional (re: soil stabilized, rip-rap installed, basins grassed, etc.) prior to an occupancy permit being issued for the structures.
18. All conditions in the approval shall be in addition to the conditions set forth by the Conservation Commission in relation to the Wetlands Protection Act. Any overlap in conditions, the stronger conditions shall supersede.
19. As built plans and a stamped affidavit shall be submitted to the Planning Board and Building Commissioner after construction is complete and prior to the release of the performance guarantee.
20. Any deficiencies that may occur after submittal of the final As-built plan or stamped affidavit in sidewalks, paved areas, catch basins, or any other areas that may affect vehicular, pedestrian, or public safety is the sole responsibility of the applicant or property owner, and shall be remedied at the owner's expense.
21. Any release of performance guarantee by the Planning Board due to substantial completion does not constitute final approval and any items not fully completed would constitute a Zoning violation and subsequent enforcement.
22. Site plan approval shall lapse if construction is not commenced within twenty-four (24) months from the date of approval.
23. 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.
24. Fire lane access shall be provided per the Fire Dept. comment letter.

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.

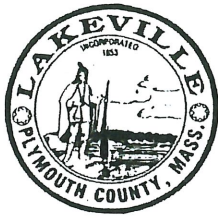
Appeals to this decision shall be made pursuant to Section 6.7.8.2 of the Zoning Bylaws within twenty (20) days of the filing of this decision with the Town Clerk.

Planning Board approval covers site plan review elements and gives no determination on wetlands, water supply, or any other disciplines under the jurisdiction of other Boards, Committees, Commissions, or departments. The applicant agrees to return to the Planning Board if any issues, changes, or the need for a variance arises after this approval date.

I, Mark Knox, Chairman of the Lakeville Planning Board, do hereby certify that the above “Site Plan Approval” authorizing the construction of three (3) additional storage buildings within the currently paved footprint on the site at 156 County Street has been voted by the majority of the Lakeville Planning Board (__ : __) at its regularly scheduled meeting on January 25, 2024.

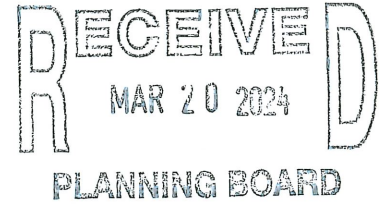
SIGNED: _____

DATE: _____



Date Submitted: _____

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



FORM A

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

To the Planning Board:

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

PLAN TITLE: Approval Not Required Land ^{Plan of} Date: 3-5-24

1. Owner's Signature: William Kowalski Date: March 3, 2024

2. Owner's Name (Please Print): William Kowalski

Owner's Address: 92 Howland Road Lakeville, MA 02347

3. Name of Land Surveyor: Zenith Land Surveyors, LLC

Surveyor's Address: 1162 Rockdale Ave. New Bedford, MA 02740

Surveyor's Telephone: (508) 995-0100

4. Deed of property recorded in Plymouth Registry,

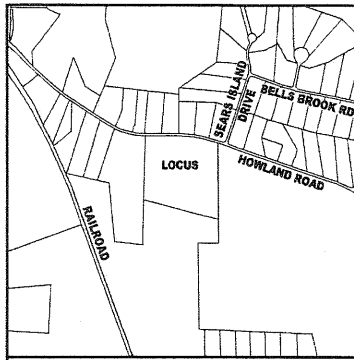
Book 46667 Page 228

5. Assessors' Map, Block and Lot (MBL) 12-2-26

6. Location and Description of Property: 92 Howland Road

7. Plan Contact Name and Telephone Number:

Contact Name: Hyles Zager Telephone: (508) 947-4208



LOCUS MAP
SCALE: 1"=1,000'

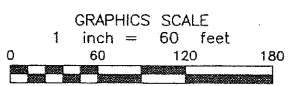
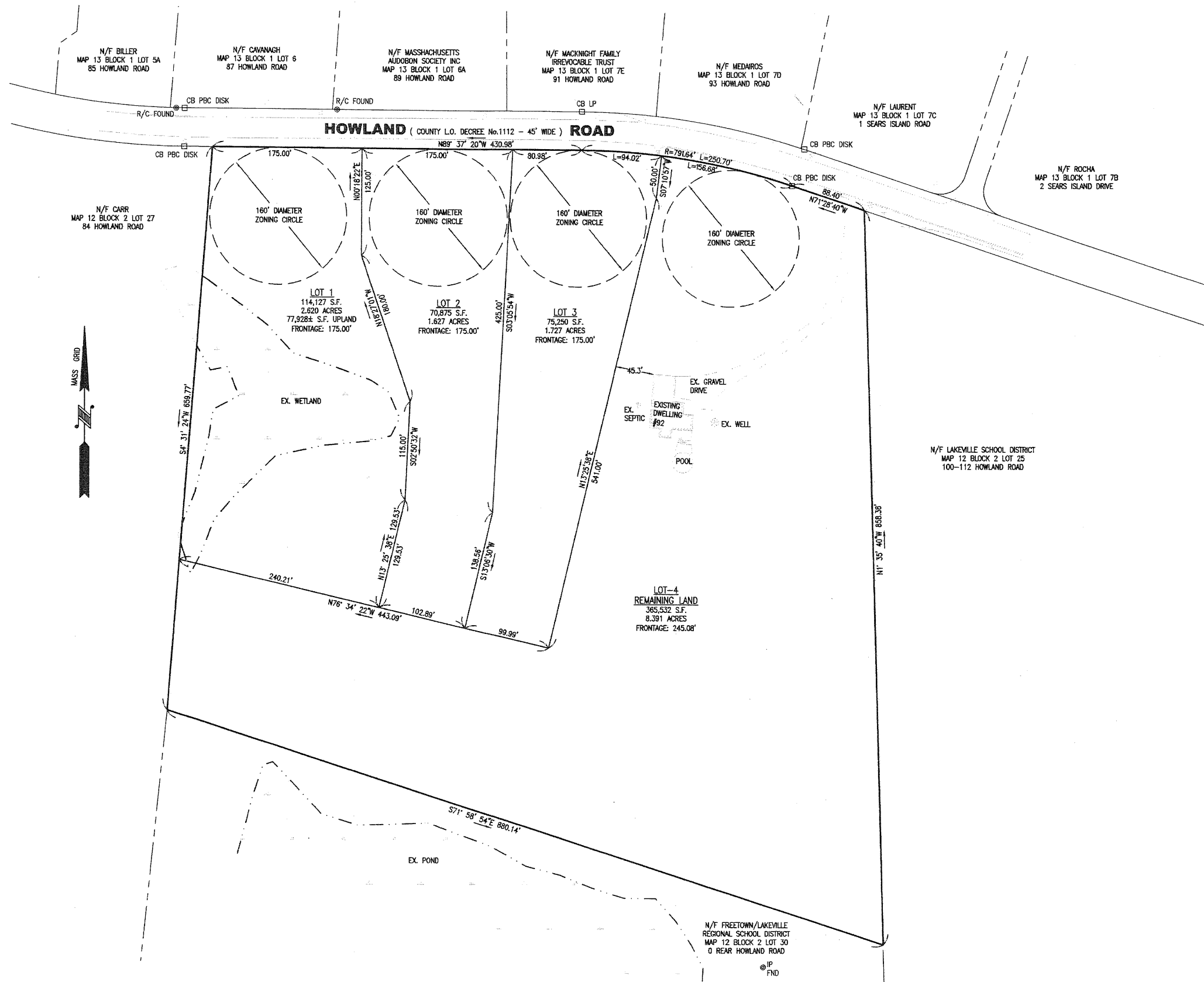
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE FOUR FORM A LOTS, (LOTS 1, 2, 3 & 4) FROM ASSESSORS MAP 12 BLOCK 2 LOT 26. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, LLC. IN MARCH OF 2024.
2. PLYMOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 46667 PAGE 228
PLAN REFERENCE:
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023C0436J, MAP REVISED 7-17-12.

ZONING SUMMARY TABLE (RESIDENTIAL DISTRICT)	
CRITERIA	REQUIRED
LOT AREA	70,000 S.F.
FRONTAGE	175'
FRONT BUILDING SETBACK	40'
SIDE BUILDING SETBACK	20'
REAR BUILDING SETBACK	20'
CONTIGUOUS UPLAND	52,500 S.F.
IMPERVIOUS COVER	25%

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jonathan J. Piel 02/07/2024
PROFESSIONAL LAND SURVEYOR DATE



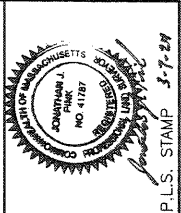
FOR REGISTRY USE ONLY

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

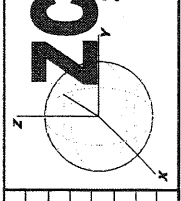
DATE: _____

APPLICANT
L & B REALTY TRUST
113 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346

OWNER
WILLIAM F. & SUSAN M. KOWALSKI
TRUSTEES OF KOWALSKI LIVING TRUST
92 HOWLAND ROAD
LAKEVILLE, MA 02347
ASSESSORS MAP 12 BLOCK 2 LOT 26
DEED BOOK 46667 PAGE 228



ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.

APPROVAL NOT REQUIRED
PLAN OF LAND
PROJECT SITE: 92 HOWLAND ROAD
LAKEVILLE, MASSACHUSETTS
CLIENT INFO: L & B REALTY TRUST
113 EAST GROVE ST
MIDDLEBOROUGH, MA 02346

DRAWN BY: WBC
DESIGNED BY: WBC
CHECKED BY: NCZ
APPROVED BY: NCZ

DATE: 3-5-24
PROJECT NUMBER: 0107-147-01
DRAWING SCALE: 1"=60'
SHEET ID: ANR

S:\Civil Engineering Projects\Lakeville\Howland Road\DWG\Frm A Plan - 92 Howland Road - Lakeville.dwg



651 Orchard Street, Suite 101
New Bedford, MA 02744
Phone: 508-993-0406
Fax: 508-993-4386
www.rasem.realtor

Tuesday, March 19, 2024

Lakeville Planning Board
346 Bedford Street
Lakeville, Ma, 02347

RE: Community Housing and Inventory Production

Dear Chairman Knox and Members of the Board:

It has been brought to our attention that you have asked your residents and members of the general public for input on current inventory levels and the future of housing production in Lakeville. The REALTOR® Association of Southeastern Massachusetts would like to be a resource for the town as it pertains to housing information, statistics or analysis. Our members are comprised of residents throughout Southeastern Massachusetts, and as such, we are committed to having discussions with all local leaders about the various ways to increase housing production in towns such as Lakeville.

Please feel free to contact me if you'd like to talk further. We would also be happy to submit testimony at a future meeting of the Council or other town boards that you deem appropriate. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Trevor J. Chasse". The signature is written in a cursive style.

Trevor J. Chasse
Public Policy Coordinator



The purpose of the REALTOR® Association of Southeastern Massachusetts is to **educate** through professional development and communications, **advocate** legislatively on behalf of REALTORS® and property owners and **empower** members to be successful within their communities and serve consumers in a professional and ethical manner.



**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, February 22, 2024**

On February 22, 2024, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:07 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; Jack Lynch

Members attending remotely:

Michele MacEachern, Vice-Chair

Public Hearing (7:00) Site Plan Review, continued - 2 & 4 Bedford St.

Mr. Knox advised this was a continued public hearing which had been opened previously. The applicant had requested the hearing be continued to their next meeting. Ms. MacEachern noted that there have been a number of people showing up for this hearing which they have kept on continuing. Is it worth asking them to withdraw and resubmit when they are ready to move forward? Mr. Knox asked if anyone had called into the office regarding this. Ms. Murray replied they had. Mr. Knox understood the issue that had been raised. They would continue for tonight, but reach out to the engineer to voice their concerns.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Site Plan Review hearing for 2 & 4 Bedford Street until March 14, 2024, at 7:00 p.m.

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

ANR Plan – 37 Myricks Street – Zenith Consulting Engineers

Mr. Robert Forbes from Zenith Consulting Engineers was present. He advised this is a Form A plan where they have a lot and a parcel of land that do not constitute a building lot. This Form A combines the two of those and creates a building lot. It is because of the upland area and the building circle that they do not currently conform to zoning. There is an easement along Narrows Lane that can't be included in the required area for the lot. Mr. Knox said that was the one concern that he had. Would they be able to take measures ensuring that the drainage swale would not be interrupted by a driveway? Mr. Forbes said yes, and that was why there was an easement there.

They should not be allowed by deed to put anything there or interrupt anything in that easement. The intent is for that driveway to go out onto Myricks Street.

Mr. Knox said there is the appearance that this ANR lot, when it's filed, has significant frontage on the subdivision. He was assuming that they will not pay Homeowner Association Fees. Mr. Forbes said the individual that developed the subdivision also has control of these two lots. He has no intention of doing that, nor does he want that to be the case. They have done a conceptual layout of this lot and the driveway goes to Myricks Street. Mr. Forbes said that he would relay that information to the applicants.

Ms. MacEachern said her only concern with this was the other three lots did not have to perform the Stormwater Review, and now they have this fourth lot. There had been a lot of concerns with the water and slow perc rates in this area. Mr. Lynch had no other concerns. Mr. Knox said as the lot met all the requirements for an ANR lot, he would make a motion to recommend endorsement of this ANR Plan for 37 Myricks Street. It was seconded by Mr. Lynch.

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

ANR Plan – Pauline's Path – Zenith Consulting Engineers

Mr. Robert Forbes from Zenith Consulting Engineers was present. He advised this was an odd situation where they were removing frontage and area from Lot 2, as to give it the required frontage as far as zoning is concerned. This has to do with the wording of the bylaw which had been picked up by the Building Commissioner, who had then forwarded the information to the Planning Board. They were taking out that small section from Lot 2 and combining it with Lot 1. This will make Lot 2 conforming. Ms. MacEachern and Mr. Lynch had no problem with it.

Mr. Knox made a motion, seconded by Mr. Lynch to recommend endorsement of the ANR Plan for the land swap of Lot 2 and Lot 1 on Pauline's Path.

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

Stowe Estates – Discuss Covenant

Mr. Knox advised that a Covenant had been circulated that had been provided by the applicant of Stowe Estates, and also a recently used draft that had been used for another subdivision. He felt moving forward they might want to look at having a better template in their Rules and Regulations, but for tonight's action this serves the purpose for Stowe Estates. Ms. MacEachern said that she would like to have Town Counsel review the Covenant to make sure that it is properly written.

After reviewing all the documents that had been provided, Mr. Knox said that they will move to vote and request this be sent to Town Counsel to review and make any needed revisions.

Mr. Knox then made a motion, seconded by Mr. Lynch, to send the draft Form D Covenant provided, the previous Covenant for Bella's Way, and the Decision for the Definitive Subdivision Plan for Stowe Estates sent to Town Counsel for review and redrafting based on the Decision for Stowe Estates.

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

Mr. Knox made a motion, seconded by Mr. Lynch, to have Town Counsel provide the Board with a template Covenant moving forward, to be within their Rules and Regulations.

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

Review the following Zoning Board of Appeals petitions:

- a. Dixon – 36 Man Street

Mr. Knox said as this is a business property, he has looked at this. The proposed addition does not encroach any further on the setbacks. He also did not see where it affected parking, loading, or any other means of pedestrian or vehicular traffic.

Ms. MacEachern made a motion, seconded by Mr. Lynch, to make no recommendation regarding 36 Main Street.

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

Open Space Residential Development (OSRD) – update

Mr. Knox said when looking through the draft, there had been some comments from Town Counsel. Had those been addressed? Ms. MacEachern said that she believed those comments had been unhidden, but she thought they had gone through all of them. Mr. Knox asked if there was anything that she wanted to go over on it. Ms. MacEachern asked if it had been reviewed by Conservation yet. Mr. Knox said their last meeting had been cancelled, but he would try to discuss this at their next meeting on Tuesday.

Mr. Knox said he thought they were waiting to hear back from the Building Commissioner. They could then discuss if they wanted to do a recirculation to Town Counsel with the changes that were more current, and then be ready to post for a public hearing. This item will be placed on the next agenda as they wait for comments back from the Building Commissioner.

Discuss possible warrant items – OSRD

Mr. Knox said the first item is the OSRD. Were they committed to trying to get that on Town Meeting? Ms. MacEachern said she thought so. Mr. Knox then made a motion, seconded by Mr. Lynch, that the Planning Board request a placeholder on the warrant for the Open Space Residential Bylaw.

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

Discuss possible warrant items – Mixed-Use Development

Mr. Knox said the next possible warrant item was possible changes to the Mixed-Use Development Zoning District. Mr. Knox said that he thought most people were dissatisfied with the zoning for the age qualified housing component within that zoning. Ms. MacEachern said she thought they should get rid of it, revisit it, and decide if and where it should be placed again. There are a number of items within that bylaw that are concerning and that 55+ wording is just one of them. She noted that Rhino has already submitted their preliminary plan, and they would submit a definitive plan. This is protection for future developments in that area. They should get this on Town Meeting and look to remove it as it's currently written.

Mr. Knox then made a motion, seconded by Mr. Lynch, that a placeholder be put on the warrant for possible changes to the Mixed-Use Development Zoning District.

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

Discuss update on 40R Zoning Overlay

Mr. Knox advised they had a joint meeting with the Select Board about two weeks ago. From there, they created a small working group to work with Counsel and the State regarding the requirements and possibilities of 40R Zoning Overlays. There was also outreach to Rhino Development to see if they would be interested in working with a 40R instead of their 40B. Rhino acknowledged it and said they would consider it, but at this point that has been the only response. As there has not been a lot of updates, it is probably time to reach back out as from a time standpoint for the Town, the clock is ticking and a lot of information would be needed.

Mr. Knox then made a motion, seconded by Mr. Lynch, that a placeholder be put on the warrant for a possible 40R Zoning Overlay District to be added.

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

Discuss update of regulations

Mr. Knox said he did not see anything in the packet. Ms. Murray advised the Building Commissioner had a document and an updated one had also been found in the shared file. She would send out both versions to the Board to review and see which one they preferred. Ms. MacEachern said they had updated their fees, and she wanted to make sure that the version they have has the fees as they had most recently updated. Mr. Knox said that they had done that in a public meeting, but never advertised a public hearing which is a minimum requirement to change the rules and regulations.

Approve Meeting Minutes

Ms. MacEachern made a motion, seconded by Mr. Lynch, to approve the January 25, 2024, meeting minutes.

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

Next meeting

The next meeting is scheduled for March 14, 2024, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

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

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

Meeting adjourned at 7:41.