



TOWN OF LAKEVILLE MEETING POSTING & AGENDA **REMOTE MEETING**

Town Clerk's Time Stamp
received & posted:

LAKEVILLE TOWN CLERK
ROUD 2024 FEB 8 PM 1:15
[Signature]

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:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, February 15, 2024 @ 7pm
Location of Meeting:	<u>REMOTE MEETING</u>
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

In accordance with the provisions allowed by Chapter 2 of the Acts of 2023, the **February 15, 2024**, public meeting of the **Zoning Board of Appeals** will be held remotely. **However, to view this meeting in progress, please go to facebook.com/LakeCAM (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

Petition hearings (votes to be taken)

1. **Benatti hearing, continued** – Appeal from Decision of the Building Inspector/Zoning Enforcement Officer relative to business activity in the residential district at **434 Bedford Street**
2. **Approve Meeting Minutes for January 18, 2024.**
3. **Discussion regarding scheduling upcoming meetings for LeBaron Residential**
4. **Next meeting . . . Thursday, March 21, 2024 at the Lakeville Public Library.**
5. **Adjourn**

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

Cathy Murray, Planning Department Clerk

From: John Benatti <jpsd1105@msn.com>
Sent: Wednesday, February 7, 2024 8:29 AM
To: Cathy Murray, Planning Department Clerk
Subject: Re: ZBA hearing

Hi Cathy I'm respectfully requesting a continuance. Thank you

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March 21, 2024

From: Cathy Murray, Planning Department Clerk <cmurray@lakevillema.org>
Sent: Tuesday, February 6, 2024 1:52:21 PM
To: John Benatti <jpsd1105@msn.com>
Subject: ZBA hearing

Hi John,

Just wanted to check in with you. Your continued hearing is scheduled for February 15th. Were you going to be able to attend this hearing?

Cathy

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
January 18, 2024**

On January 18, 2024, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:03 p.m. LakeCam was making a video recording. No one else was recording the meeting.

Members present:

John Olivieri, Jr., Chair; Jeff Youngquist, Vice-Chair; Christopher Campeau, Member; Christopher Sheedy, Member

Benatti hearing, continued – an appeal related to 434 Bedford Street

Mr. Olivieri opened the continued Benatti hearing at 7:04. He advised the applicant had submitted an email requesting the hearing be continued until the Board’s February meeting.

Mr. Youngquist made a motion, seconded by Mr. Sheedy, to continue the Benatti hearing until February 15, 2024. The time would be at 7:00 p.m. The **vote** was **unanimous for**.

The hearing closed at 7:04.

Meeting minutes

Mr. Youngquist made a motion, seconded by Mr. Campeau, to approve the meeting minutes from the December 21, 2023, meeting. The **vote** was **unanimous for**.

Discuss updating Comprehensive Permit regulations

Ms. Murray said the Comprehensive Regulations were last updated in 2004. She noted that there is a Town comparison that is used in HR that looks at communities with similar population, budget, etc. She looked and pulled out several of those. A lot of those Towns had nothing posted, but she had tried to limit it to Towns within Bristol or Plymouth County. Mr. Olivieri said he did not expect to come up with new wording or anything this evening, but was looking for suggestions on the best way to tackle this. His suggestion was to review this individually, and then identify glaring areas that they should focus on to start with.

Ms. Murray stated that they will see that a lot of the language is the same. It originally came from Town Counsels and had gone out to the Towns. She said that just looking at it today, she had noticed that some of the CMR’s had been changed, so that is something that will need to be updated. Mr. Olivieri said if the laws have changed, then their document needs to be updated to match the law. However, rather than trying to reinvent the wheel, do they have Town Counsel tell

them what areas have to be updated in a certain way or do they tackle it themselves? Mr. Youngquist said that it would be better for them to have Town Counsel go through it and bring it into compliance to what is required by the State. From that point, they could then modify it. Mr. Youngquist noted that the ZBA is limited in their decision for a 40B. Mr. Olivieri agreed, but said that there are some areas where they have a little flexibility. Maybe the best option would be to have Counsel update what is required and then give the Board guidance on the areas they have flexibility and could focus on.

Next meeting

The next meeting is scheduled for February 15, 2024, at 7:00 p.m. at the Lakeville Public Library.

Adjourn

Mr. Youngquist made a motion, seconded by Mr. Sheedy, to adjourn the meeting. The **vote** was **unanimous for**.

Meeting adjourned at 7:13.

February

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15 Zoning Board meeting	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21 Zoning Board meeting	22	23
24	25	26	27	28	29	30
31						