

**Zoning Board of Appeals  
Lakeville, Massachusetts  
Minutes of Meeting  
January 20, 2022  
Remote meeting**

On January 20, 2022, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

**Members present:**

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Nora Cline, Clerk; Gerald Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Sheedy, Associate

**Others present:**

Mark Resnick, Town Planner; Cody Velozo, applicant

**Agenda item #1**

Mr. Olivieri 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.

**Velozo hearing – 300 Pond Lane**

Mr. Olivieri opened the Velozo hearing at 7:01 p.m. and read the legal ad into the record. He asked Mr. Velozo to explain what he wanted to do. Mr. Velozo advised he wanted to build a carport next to his existing garage to store his boat. Mr. Olivieri asked how far he was from the sideline. Mr. Velozo replied it would be 6' 2". Mr. Olivieri noted that correspondence from the Planning Board, Board of Health, and Conservation Commission indicated each Board had no issue with the petition. He then asked if Board members had any questions.

Mr. Youngquist said it appears that he has a very large garage. Would the boat fit into that? Mr. Velozo said that it would not. Mr. Youngquist asked if the structure would be on pilings with just a gravel floor. Mr. Velozo replied that was correct. He noted the neighbors on either side had no objection. Mr. Carmichael asked how close the other garage was on lot 303. Mr. Velozo estimated it to be 30 feet away. Mr. Sheedy stated that as long as it was just footing and crushed stone, he didn't have a problem with the petition.

Mr. Noble joined the meeting at 7:10.

Mr. Youngquist then made the motion, seconded by Ms. Cline, to approve the petition as applied for. Mr. Carmichael suggested amending the motion to include the condition that neither the garage or structure would be habitable. Mr. Youngquist made that amended motion. Ms. Cline seconded it.

**Roll Call Vote:** Mr. Youngquist-Aye, Mr. Sheedy-Aye, Ms. Cline-Aye, Mr. Carmichael-Aye, Mr. Olivieri-Aye

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:12.

**Documents distributed for the hearing:**

Petition packet

Legal ad

Board of Health email of January 18, 2022

Conservation Commission correspondence of January 19, 2022

Planning Board correspondence of January 19, 2022

**Approve meeting minutes**

Mr. Youngquist made a motion, seconded by Mr. Noble, to approve the meeting minutes from the November 18, 2021, meeting.

**Roll Call Vote:** Mr. Sheedy-Aye, Mr. Youngquist-Aye, Mr. Noble-Aye, Mr. Olivieri-Aye, Ms. Cline-Abstain, Mr. Carmichael-Abstain

**Old Business**

There was no old business.

**New Business**

Mr. Resnick said that he has two items he wanted to inform the Board of. The first item is related to 40Bs. He was looking into the Safe Harbor provision of becoming a certified community. This means a certain amount or percent of units have been approved within the community. However, it appears that they may be too late for this filing for certification. The certification allows the community to say no to a project during the two-year period. It means you don't have to review and approve certain projects, but if it was felt the project was too impactful or not well done, the option would be there of putting it off until the expiration of the certification process. He will follow up with the State concerning this.

Mr. Resnick said that the Board does have some rules and regulations for Comprehensive Permits, but he had not yet had the chance to look through them. That is something that he will be doing and can be discussed at a future meeting. He advised the last item was more informational. There are some new regulations that have been drafted by the State for MBTA communities. The guidelines indicate that in order to continue to be eligible for a variety of State grants, you need to comply with this new requirement to zone areas around the train or bus stations for high density housing by right. They will need to create the opportunity for 750 units to be built. He noted that

there was some high-density housing there and that land still counts within their area. The Town will have to, at some point, adopt this new zoning or overlay district. Mr. Resnick stated that the Town has until 2023 to have something in place, and some grant assistance for communities to do the analysis will be provided.

### **Adjourn**

Mr. Carmichael made a motion, seconded by Mr. Youngquist, to adjourn the meeting.

**Roll Call Vote:** Ms. Cline-Aye, Mr. Youngquist-Aye, Mr. Carmichael-Aye, Mr. Noble-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye

Meeting adjourned at 7:35.