

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
November 17, 2022**

On November 17, 2022, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:17 p.m. LakeCam was making a video recording. He advised there were only three members present. That prevents them from opening any hearing, as they would need four members. However, he would invite petitioners to have an informal conversation with the Board.

Members present:

John Olivieri, Jr., Chair; Chris Carmichael, Vice-Clerk; Christopher Campeau, Member

Others present:

Marc Resnick, Town Planner

Sign Design/Conway hearing – 10 Main Street

Mr. James Chase was present. He briefly explained the new sign proposal which would replace the sign that was currently there. Mr. Resnick said the total size of the sign is 52.2 square feet which exceeds the maximum allowed of 32 square feet. The internally illuminated portion of 15.6 square feet does comply with the bylaw. The red background would need to be reduced. After discussion, Mr. Olivieri asked that Mr. Chase confirm with the Town Planner that he had asked for the correct relief before their next meeting.

Chosid hearing – 17 Dunbar Road

Mr. Chosid was present. Mr. Olivieri noted that even if there had been a quorum tonight, the newspaper, in error, had not run the legal notification, so they would not have been able to take any action on this petition. Mr. Chosid briefly explained his proposal to replace an old deck, which would be smaller than what had been there. His neighbors also supported the proposal.

North Bedford Crossing LLC hearing, continued – 109 Bedford Street

Mr. Olivieri advised they had received correspondence from the petitioner requesting they continue their hearing until December 15, 2022. Mr. Carmichael made a motion, seconded by Mr. Campeau, to continue the North Bedford Crossing LLC hearing until December 15, 2022, at 7:00 p.m. The vote was **unanimous for**.

The Residences at LeBaron Hills, LLC

Mr. Olivieri said the only action they would be taking tonight is to vote on the peer review, which was considered an administrative task. He advised Mr. Resnick had sent to them for review, proposals from three engineering firms. Mr. Resnick said all of the three firms Environmental Partners, the firm the Town currently uses, Beals & Thomas, and BSC Group are qualified firms that have done peer review for 40B developments, as well as other types of developments.

After discussion about the various firms, Mr. Carmichael made a motion to use Beals & Thomas for this peer review. It was seconded by Mr. Campeau. The **vote** was **unanimous for**.

Meeting minutes

The meeting minutes for October 20, 2022, will be placed on the next agenda.

Next meeting

The next meeting is scheduled for December 15, 2022, at 7:00 p.m. at the Lakeville Public Library.

Adjourn

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

Meeting adjourned at 7:55.