

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
December 15, 2022**

On December 15, 2022, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:00 p.m. LakeCam was making a video recording. Chairman Olivieri welcomed Mr. Anthony Zucco to the Board as an Associate Member. However, as they were short on members this evening, Mr. Zucco would be acting as a full member.

Members present:

John Olivieri, Jr., Chair; Chris Carmichael, Vice-Clerk; Christopher Campeau, Member; Christopher Sheedy, Associate; Anthony Zucco, Associate

Others present:

Marc Resnick, Town Planner

Sign Design/Conway hearing – 10 Main Street

Mr. Olivieri opened the Sign Design/Conway hearing and read the legal ad into the record. Mr. Sheedy recused himself from participating in this hearing. Mr. James Chase was present. He briefly explained the new sign proposal, which would replace the sign that was currently there. This is part of Conway's re-branding process. He then distributed copies of the proposal. Mr. Chase said some questions had come up during the discussion last month concerning the square footage of the backing panel exceeding the minimum square footage of 32 square feet. He advised the sign is back lit and the letters meet the maximum square footage allowed under the bylaw. He thought the sign was attractive, and he was seeking further input from the Board. The request for relief from the maximum height from the crown of the road is based on the size of the building and the replacement of the sign originally there.

Mr. Olivieri then read the October 28, 2022, correspondence from the Conservation Commission into the record. There were no conservation issues. The November 14, 2022, memo from the Planning Board recommended the size and illumination of the sign comply with the bylaw. They had no issue with the height of the sign. Ms. Claire Lapointe of 61 Main Street then read her letter to the Board into the record. She was not in favor of the proposal. She thought a sign that was 52.2 square feet was too large, and the Board should vote to either adhere to the bylaw or find a compromise limit that is closer to the bylaw.

Mr. Carmichael noted that there is presently one street sign on a pole. Mr. Chase said that was correct, and there is one sign on the building. Mr. Carmichael asked if that was installed as an allowed right. Mr. Chase said yes, it had been installed in 1999. Mr. Campeau asked what the sign would look like if the size was reduced to 32 square feet. Mr. Chase replied it would be slightly narrower. He noted the letters were back lit but the backing was not. The illumination of the letters was within the bylaw. He then distributed an amended sign proposal with the size reduced to 32 square feet. Mr. Olivieri said that he could not see an extreme difference with

complying with the current bylaw. Mr. Carmichael said they have had quite a few sign petitions, and the Board has mostly stuck with the bylaw. Mr. Zucco agreed with that. Mr. Resnick noted that a Special Permit would still be required for the height of the sign and the internally illuminated sign.

Mr. Carmichael made a motion, seconded by Mr. Campeau, to approve the internally illuminated sign request and the height of above road at 20 feet but not allow the sign to exceed 32 square feet. The **vote** was **unanimous for**.

The hearing closed at 7:18.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Conservation Commission correspondence of October 28, 2022
- Planning Board correspondence of November 14, 2022

Chosid hearing – 17 Dunbar Road

Mr. Olivieri opened the Chosid hearing and read the legal ad into the record. Mr. Chosid was present. He advised he was requesting to replace a deck that is falling apart and unsafe. The deck had also been placed over the septic tank. The new deck will be 222.8 square feet whereas the old deck was 240 square feet. The intrusion into the setback would also be decreased. He noted that both neighbors support the proposal.

Mr. Olivieri then read the November 7, 2022, correspondence from the Board of Health into the record. They had no objection to the petition as long as the proposed deck did not come within five feet of the septic system. The letter also noted that a Title V inspection had not been done at the time of the sale of the home. The Board of Health would like to know why this had not been done, or that they be provided a completed Title V inspection. The November 14, 2022, memo from the Planning Board had no comment regarding the petition. Mr. Olivieri also read the October 8, 2022, letter from Daniel Shaughnessy and the October 14, 2022, letter from Jeanne Kinsella and Roland Goncalves. Both abutters supported the project. In regards to the Board of Health comments, Mr. Olivieri suggested Mr. Chosid go speak to them directly. There were no additional comments or questions from Board members or the public.

Mr. Olivieri said he would entertain a motion to approve the Special Permit as applied for. Mr. Zucco made that motion. It was seconded by Mr. Campeau. The **vote** was **unanimous for**.

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

The hearing closed at 7:25.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health correspondence of November 7, 2022
- Conservation Commission correspondence of November 16, 2022
- Planning Board correspondence of November 14, 2022

North Bedford Crossing LLC hearing – 109 Bedford Street

Mr. Olivieri read the December 14, 2022, letter from Atty. Michael O'Shaughnessy into the record. It was a request to continue the North Bedford Crossing LLC hearing as Mr. Youngquist was not present and would not be able to attend a meeting until January. Mr. Carmichael made a motion, seconded by Mr. Campeau, to continue the North Bedford Crossing LLC hearing until January 19, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Mr. Resnick said they had received proposals from Beals & Thomas and BSC Group in regards to this project. It is similar to the previous proposals with hourly rates based on the type of personnel working on the project and the estimated cost based on the plan. After discussion, 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

Mr. Campeau made a motion, seconded by Mr. Sheedy, to approve the meeting minutes from the October 20, 2022, meeting.

Mr. Campeau, Mr. Sheedy-Aye; Mr. Carmichael, Mr. Zucco, Mr. Olivieri – **Abstain**

Mr. Campeau made a motion, seconded by Mr. Sheedy, to approve the meeting minutes from the November 3, 2022, meeting.

Mr. Carmichael, Mr. Campeau, Mr. Sheedy, Mr. Olivieri -Aye; Mr. Zucco – **Abstain**

Review draft meeting dates for 2023

The meeting dates for 2023 had been distributed. The Zoning Board meets the third Thursday of each month.

Next meeting

The next meeting is scheduled for January 19, 2023, at 7:00 p.m. at the Lakeville Public Library.

Adjourn

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

Meeting adjourned at 7:32.