

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, January 11, 2024**

On January 11, 2024, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 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; Michele MacEachern, Vice-Chair, John Cabral, Jack Lynch

Public Hearing 156 County Street(7:00) Site Plan Review, continued

Mr. Garrett Piccirillo of Greenman, Pedersen, Inc. (GPI) was in attendance to present the Site Plan. He advised he had been in front of the Board in November. The comments that came out of that meeting have now been addressed. He also had provided a response letter. He would now like to review those comments and how they had been addressed. He noted that they had received approval from the Conservation Commission.

Mr. Piccirillo advised that in regards to the peer review of the drainage design, the Board should be aware that they had received a substantial review letter from the peer review consultant. He had spoken with Mr. Resnick who had agreed there were three items in the letter that needed to be addressed that were within the scope of the review. The first one was to add riprap at the flared end at the drainage outlet. They added that, and the pipe has also been upsized. Regarding an Operations and Maintenance Plan (OMP), Mr. Piccirillo advised that with what they are proposing there is not a lot to maintain. He stated they are not proposing to touch any of the existing drainage, where there should have been an OMP, which they were unable to locate. However, it was agreed that he would submit one, which he did. It covers all the general maintenance and housekeeping and includes the whole site.

Mr. Piccirillo stated the final comment was to look at the pipe size and calculations for the 25-year storm intensity. They looked at everything, and he provided calculations for those pipes. The counts were right on the edge of being at capacity, so they have been upsized to be conservative, as he previously mentioned. The following changes were made from feedback from their last meeting. There are some areas in the back that are meant to be pedestrian access. Bollards have been placed in that area to prevent vehicle access, as well as on the corners of the building for safety.

Mr. Piccirillo said the next comment was in regards to an existing fence that is along the southerly portion of the property, and the possibility it would be disturbed during construction. He has

shifted the fence back as far as possible before the tree line. The final comment was in regards to building elevations. They had not been provided with their original submittal. He displayed the three sheets that had been distributed with that information, and said he would take any questions in regards to it. He noted the proposed wall lighting is also now shown. Ms. MacEachern said she had no questions, but the sign was still too bright. Mr. Piccirillo said that he would mention that again. Other members had no additional comments.

Mr. Knox then said that they would draft a decision. They would add a condition that all additional lighting would be dark sky compliant. They would also need to submit an As-built to the Building Department showing catch basins elevations, and things he doesn't require to make sure everything meets what was said. They will vote on this now, but it will take one more meeting for them to vote on the final conditions and sign it.

Mr. Knox made a motion, seconded by Mr. Cabral, to approve the Site Plan as presented, and they will draft final conditions to include in the decision. The **vote was unanimous for.**

Meet with Paul Pederzani

Mr. Pederzani had not shown up, nor contacted the office, so the Board moved on to the next agenda item.

Pauline's Path update

Mr. Logan had submitted funds for a performance bond. This subdivision had been handled incorrectly and a covenant holding the lots had never been recorded. Before Mr. Resnick left, he had given the Building Commissioner authorization to release the permits for the lots. Mr. Knox said that he could follow up with Mr. Darling.

Discuss Priority Protection Areas (PPA) and Priority Development Areas (PDA)

Ms. MacEachern displayed a map and indicated PPA and PDA areas. As Lakeville was lacking compared to surrounding communities, she would like to see additional areas designated. Mr. Darling has suggested designating land that is currently in Chapter land as protected. Mr. Knox questioned why Betty's Neck had not been included as protected. She wondered if they could do some type of an overlay with the protected areas, the water resource, and the Lakeville habitats, it would pull out those areas. They should also look at where they want business development.

Ms. MacEachern would like to find out how much they have left for SRPEDD hours, and if they had a way to overlay those maps, so they could go through and pick what they wanted designated. Mr. Knox asked Ms. MacEachern if she was willing to do this work with SRPEDD. She replied

she was. Mr. Knox noted that Ms. Cline had resigned from the Board. They are now down a member, and she had been their SRPEDD representative member. Although it was not on the agenda, and they could not appoint her tonight, if the Board agreed, and there was a SRPEDD meeting between now and their next meeting, that they would allow Ms. MacEachern to attend as the SRPEDD representative. Members were okay with that, and the reappointment of a SRPEDD representative would be put on their next agenda.

Ms. MacEachern said she would also like to reach out and see what they have for hours left and get whatever information that had been shared with Mr. Resnick before he left. Mr. Knox asked if there were any notes from those discussions. Ms. Murray replied as far as she knew there were no notes, there was a discussion, and SRPEDD would probably be contacting the Town this month.

Review existing zoning areas compared to current uses

Ms. MacEachern said regarding the next item was this something SRPEDD could do and provide a zoning outline on the map, and they could then make the zoning more conforming with the actual current use. That is something that would require more work. Mr. Knox said they have talked about this several times. It would make sense while they were looking at the development portion of that to update the zoning. The biggest discrepancy is their business zoning compared to actual use. Ms. MacEachern said that SRPEDD would be a big help in getting these maps done.

Approve Meeting Minutes

Ms. MacEachern made a motion, seconded by Mr. Lynch. to approve the minutes from the November 9, 2023. The vote was **unanimous for**.

Correspondence

There was no correspondence.

Next meeting

The next meeting is scheduled for January 25, 2024, at 7:00 p.m. at the Lakeville Police Station.

Discuss recommendation for the Select Board regarding Town Planner position

Mr. Knox said that he had been asked to attend the Select Board meeting in regards to the exit of Mr. Resnick, the Town Planner, and what would happen next. He made the recommendation to not fill the position for at least three months, and to see how things go. He felt that they could do this based on what was in front of them. They need to take a vote on this position and whether or

not it stays vacant, gets filled, or gets altered. Ms. MacEachern has sent around job descriptions of Planners from other Towns, and the problem he has with two of them is that it is under the purview of the Town Administrator. He would, at the least, like that changed. After discussion, Mr. Lynch said that he would defer to Mr. Knox regarding the needs of the Board.

Ms. MacEachern said with the anticipated budget shortfalls, she would rather see the needs of Public Safety addressed. If it comes down to there is a need, she would like to see some sort of combined position with a reevaluation of the structure and job description. She has already reached out to the Select Board to be included in budget discussion, and they could also get a consultant budgeted. Mr. Knox said there are a few things they are looking at, but they need to make one recommendation. He would like that to be; the Planning Board would like to see the position not be filled for at least three months, and then report back at the end of that time. The second task would be to take some of the information they had regarding Planner positions and make a recommendation to alter the position so it worked better. He thought the biggest problem they had was the lack of communication. That would need to be called out in the job description as paramount.

Mr. Knox made a motion, seconded by Mr. Cabral, to make a recommendation to the Board of Selectmen to not fill the Planner position for at least three months, and they will report back at the end of that time with further recommendation of what the Board's needs are. The **vote** was **unanimous for**.

Ms. MacEachern said there would be a CPA Public hearing on February 29, 2024. That is an opportunity for input from the public about how they want their CPA funds spent. She was unsure of the time, but it could potentially be at 6:30.

Adjourn

Mr. Knox made a motion, seconded by Mr. Lynch, to adjourn the meeting. Mr. Knox noted before they voted to adjourn that he had discussed adding to an upcoming agenda looking at the rules and regs of the Planning Board. They were looking at doing either Site Plan Review only or Subdivision Control only. There are a number of things in both that need to be updated. A check list was also discussed. These items will be placed on the next agenda.

The **vote** to adjourn was then **unanimous for**.

Meeting adjourned at 7:36.