

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, February 8, 2024**

On February 8, 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 (7:00) Site Plan Review, continued - 2 & 4 Bedford St.

Mr. Knox advised this was a continued public hearing which had been opened at their last meeting. The applicant had requested the hearing be continued to their next meeting. Mr. Knox then made a motion, seconded by Mr. Cabral, to continue the Site Plan Review hearing for 2 & 4 Bedford Street until February 22, 2024, at 7:00 p.m. The **vote was unanimous for.**

Planning Board Goals

Mr. Knox then read through the Planning Board goals. There was discussion regarding goal #5 having the buildable land area calculated. Ms. MacEachern said her thought would be as they are using their SRPEDD hours for the Housing Production Plan, they could potentially use their hours starting on July 1st for this. Therefore, the date of July 2024 could remain. Regarding if there was a need for an Adult Entertainment District, Mr. Knox said there is a need for this district because if there wasn't one, it could go anywhere.

Ms. MacEachern said the other goal of reviewing the current zoning and existing uses was what she was hoping could get done by SRPEDD as well. Mr. Knox said that they probably would want to, as a Board, look at that map so they have answers. They can't just turn it over to SRPEDD and have them drive around Town. They need to do the background. Ms. MacEachern said they do have a map that shows current uses. Mr. Knox said there are some inaccuracies on that. They are the ones that will ultimately need to make the decision if they want to rezone for business growth or to change zoning that is not feasible. These are the things they need to do internally before they turn it over to SRPEDD. Ms. MacEachern clarified that she wanted SRPEDD to do an overlay of the zoning on top of the use.

A goal of identifying the 40B, 40R, and 3A and applicable property was then discussed. Ms. MacEachern said that has already been done by SRPEDD, and the action plan has been approved. Mr. Knox felt they could move this up to the top of the list, as it appeared it would be able to come off the list soon. The next goal discussed was meeting with other Board such as CPC and Conservation. It was decided to change the date to September.

Regarding meeting with the Master Plan Committee, Mr. Knox said that he had met with them in December and advised the Planning Board would update them quarterly. Based on the review of this list, he felt he could give them an email update in March. The next goal was to adopt the Stormwater Management bylaw. Mr. Knox said the Town has a draft. Ms. MacEachern added that Environmental Partners had come up with a draft for the Town a couple of years ago. She thought it was just a matter of getting it through the chain of approval, including the DPW Director, Building Commissioner, Select Board, etc. and was unsure if this would be a Zoning or General bylaw.

Mr. Knox said the next goal is to update Priority Protection and Priority Development areas. Ms. MacEachern said the last update from SRPEDD is supposedly within the next month, they should have drafts for the communities to review. She did not know what information had been exchanged between the Town and SRPEDD prior. It sounded like some areas had been designated. Mr. Knox said he would then add in process in the timebound column.

Review Use Chart in Zoning By-law was the last goal. Ms. MacEachern clarified it was not the same as goal #6. One is the map and this is to see if the zoning use chart is compatible to what they want to see in Town. Mr. Lynch asked if they had heard from the residents. Ms. MacEachern replied that this would be a good opportunity to get input from them. Mr. Knox said some of that information is in the Master Plan, but because some uses are not listed in the use chart, the next most similar use is called out. This would be a chance to clarify that language within the use chart in their zoning. This agenda item will be placed on a March agenda.

Discuss update of regulations

Mr. Knox said he knew that Ms. MacEachern had been working on this. It was noted that this was not in a word document. Ms. MacEachern then began with some of the following changes:

- She changed the purpose to add language that mirrors Site Plan Review, and adding septic, and stormwater. She noted that there are also a lot of Sections mentioned. They should check to make sure that none of these have changed.
- On page 13, under inspection fees, it has the numeric four rather than it being spelled out.
- The upland circle has to be changed to the front yard circle
- Everywhere it says 14 days for an ANR Plan change to 21 days.
- Highway Department should be changed to DPW
- Board of Selectmen should be changed to Select Board
- Under Definitive Plan Submission different forms are mentioned. Were these available in an appendix? She thought if they were referencing forms they should be viewable.
- Upland circle referencing a section in the bylaw needs to be verified
- Review by other Town officials and then having the developer responsible for doing that. This is something that is not being done anymore and needs to be changed.
- Looking at areas where the Town Planner is referenced.
- Referencing additional forms related to covenants

Mr. Knox asked that this be placed on their next agenda.

Approve Meeting Minutes

Ms. MacEachern made a motion, seconded by Mr. Lynch, to approve the January 11, 2024, meeting minutes. The **vote** was **unanimous for**.

SRPEDD contract extension – informational

The contract had been received and forwarded to the Town Administrator for his signature.

Sign peer review invoice

Mr. Knox made a motion, seconded by Mr. Cabral, to allow the Chairman to sign the peer review invoice for 156 County St. The **vote** was **unanimous for**.

Old Business – OSRD update

Mr. Knox advised they met with the Board of Health last night. It had been a constructive meeting, and they had received some input and feedback from them. Ms. MacEachern is in the process of working on a copy that is accepting all of the edits. He would bring this to Conservation because they have already met and were satisfied with the previous version. They were doing all the Boards again because they want to make sure they have full support.

Mr. Knox continued that a copy will also have to be circulated to the Building Commissioner for his review. He noted that there is also some relief factored in for the open space percentage if a senior component is included in the developed portion. This would also benefit the Master Plan initiative to bring senior housing in to Town. If everyone agreed with that, they will keep that language in place and would have to consult with Town Counsel to ensure that it would be in perpetuity.

Next meetings

The next meeting is a joint meeting with the Select Board scheduled for February 12, 2024, at 5:45 p.m. at the Lakeville Police Station. The next regular Planning Board meeting is scheduled for February 22, 2024, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

Mr. Knox made a motion, seconded by Mr. Cabral, to adjourn the meeting. The **vote** to adjourn was then **unanimous for**.

Meeting adjourned at 7:33