

Lakeville Planning Board Minutes

May 19, 2008

Members present: J. Marot, B. Hoeg, G. Kashgajian, K. St. George and W. Healey

Meeting called to order at 7:30 p.m. at the Lakeville Library.

CVS

Jim – are you ready to make your presentation. Bob Mather – I am here with Chris Hollis and Tom Pacheco (Engineer) Engineer – we have noted the information as concerns the landscaping. The front of the septic field has been changed. The trees have been moved back it is approximately 25 feet from the curb to the street. The pole heights have been adjusted. We are looking at 24 poles 3 feet pedestal. We have added 2 poles. Lower would create spots. Jim – we suggest a minimum of 24. Engineer – We were talking 6 before now it is 8. Jim – does it have to be there in the back? I would like to see these under over here. C. Hollis – we can look at it. Jim – it is better then in the middle of the parking lot. Bob Mather – we can work with taking out that pole and working with the bushes in front of the septic. We will be looking at #3 on the last page from Chris. Marcus – I don't think we can do anything with that since we have to have certain requirements for the turtle basin as it will also serve as a nesting for the turtles which comprises of a 5 year plan. Once the vegetation is in and has expanded it has to be hand pulled. Chris – the side slope needs to be seeded so that it will not erode. They need to be stabilized. Jim – what is the bottom of the basin now? Eng. – side slope will be New England wild and the bottom will be left blank. I believe that it is. Jonathan – I did not bring the figure with me. Jim – it needs to have vegetation. Engineer – it could be hydro-seeded. The binder will go down in the first step. Chris – as long as the grass holds. Engineer – we have taken a look at these items and I don't see a problem. Jim -- #7 I believe that most of us are in agreement about going north on 105. Mather – I believe we were going with what Mass Highway has said. Jim – I am very concerned about these being confined between 2 lights. I don't see the left turn at this point. Mather – I would be more than willing to go back with them. So I am gathering from this conversation that the Board would like to see no left turn there. Chris – has a traffic study been done? Mather – this was done as a CVS. Chris – I am sure you will run into the curb. Jim – At this time I would like to request that we put this on hold since we have a hearing that was advertised for 8 p.m. concerning Kensington Estates.

Kensington Estates Hearing

Notice as it appeared in the Middleboro Gazette was read by Jim. Notice appeared May 1, 2008 and May 8, 2008. Greg – I make a motion that we continue with the petitioner's permission this hearing until we have finished with CVS. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

CVS

Bob Mather – I am going to address the construction of the building. Jim – we have had a request from the Fire Department concerning the land area between the building and the island. Engineer I will look into it further but I believe that there is ample room for a fire truck in that area. We have also have had some questions concerning the guard rail. It is buried and is one foot above. There is a 6" curb. Jim – what is it. Engineer – granite. Chris – I just was looking at it as a safety item. It is about an 8 foot drop. Engineer - #9 it is an increase in the storm water management. Text can be put on the plan. A plan will be done prior to construction. Chris – as long as it is included. Jim – once we have agreed this plan is signed by the Planning Board and the petitioner. It would be a good idea to reference it on the plan. Chris – you have room on one of the sheets. Mather – I listened and feel that you may be less than happy with it. The Selectmen wanted Type A brick. Jim – do you have a copy of what Norton looks like? Mather – we just showed the Board of Selectmen a colonial type but the Board of Selectmen said they were okay with this Type A Brick. Jim – Norton is similar to that but not quite as large. The Walgreen's across the street is that much better again. Across the street the bank is more colonial. If you were given the ability to do something you would come up with a better looking building. Engineer – we have looked at what our client's want. This is 13000 square feet. The majority of the roof is flat. It is a balancing act. Kevin – not one person liked this building. Mather – the cost is a major concern. CVS is a New England chain. It would be a competitive thing. Jim – this civil engineer has detailed 40% of the lot. They didn't take in the difference in 79 and the drain easement. If they did it would be more than 50%. We are asking now. If the town was asking for this it would be a different issue. We need to know what will actually be there. I think there is a give and take here and I would like to see what we can do. Mather – CVS does not want to come into town without an agreement about the building. Jim – I am sorry that I did not get to look at other CVS buildings in the area. Mather – we would like to present different options. They would be more than willing to look at this style. Jim – if you were given the ability to do something you would come up with a better looking building. Even Walgreen's has a flat roof. Greg – the building down the Cape does not have all this roof and it would save them some money. Mather – this is the one in Holbrook. Greg – I know they have to have other pictures. Jim – could you do that? Mather – we are looking to work with the Board. We would be willing to come back with additional alternatives. Pauline – June meeting will be 6/2/08 and 6/16/08. Mather – we will return on June 2, 2008.

Kensington Estates Hearing

Jim – I want to thank Jonathan White for allowing us to finish up with CVS before starting on his modification. Jonathan – due to economic conditions condo's just are not moving and the bank is reluctant to lend us money so we are looking to change the condo's to rental units. The plan will remain the same except for the change from condos to apartments- 204 units. The agreement has been signed for 108 apartments and 96 condos. As I said the problem is that condo market has gone to zero. I have talked to the state and they want both. Jim – will that be all apartments across the street then. Jonathan – if the market improves I would rather do for sale. We are looking for flexibility. Originally it was 108 apartment unit and 96 Condos. 24 affordable. We are looking for the option of condos or apartments. We are 52affordable. Greg – how will it affect the 40R. Jim – it will not. Jonathan – 100 affordable I met with DHCDS. We would like to do it as 2 parts. Attorney Freeman – the affordable number is clearly met. Jim – we are just giving them a little more flexibility. Kevin – I am happy with it. Jim – do you need a subsequent agreement. Attorney – we need approval. Jim – we would need

you to prepare an agreement and we will have it looked over by Town Counsel. Greg – I make a motion that we give them tentative approval. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Deerfield Crossing

Pauline – I checked with Debbie and the town has a letter of credit in the amount of \$32,500. Jim – so basically we are holding \$32,500. this is less than the amount suggest in Chris' letter. Chris – essentially it is just paving and it should cover it. Kevin – I make a motion that we approve him extending his letter of credit to December, 2009. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bill Markson

When I was here before I told you that the Building Inspector is concerned above the pavement. Your next meeting is June 2, 2008. I am many months in arrears to open and all that I am asking is for a letter to Bob stating that as long as the binder coat is down you do not have a problem. Jim – we met before Town Meeting and we were concerned about the pavement. I don't know about how it would work wit just the binder. Bill – the curb will send it back to the drainage. It has a large retaining basin. We are concerned with the erosion. Bill 90% of the area is in. We are going to hydro seed. I would like to be able to open before June 1, 2008. Greg – I understand your problem but we have not agreed on the Temporary Occupancy. Bill – all that I am asking you to say is that if he is satisfied that it will work. Greg – How long of a temporary occupancy permit are you looking for? Bill I would say 6 to 9 months and I should be ready to put down the final coat. Greg – are we talking one access. Bill yes. Greg – if we push for finish are we talking temporary on the other phase. Jim – It would be better to let the base coat settle. Greg – this is temporary for 6 months or are we talking it going longer. Jim – 6 months is a long time. We usually do 60 days. Bill – can you give me 90 days. Greg – are we exposing the town to anything? Jim – once it has been given it is hard to take it back. Jim – we are holding an asset on Deerfield Crossing. Bill – I would like a chance to continue. Jim – I think a 60 days request is okay and to look at it again after that. Greg – I make a motion that we send a letter to the Building Inspector recommending that a 60 Day Temporary Occupancy Permit be granted provided that a base coat has been put in place and approved by the Superintendent of the Highway Department and all the requirements have been met to the satisfaction of the Building Inspector. Chris – it is going to hold 1 ½". Bill – the water has to be inspected and the septic in. Greg – how many more buildings. Bill – 2 more slabs are down. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Jim – I would hope you move forward with the retention basin. Bill – yes before the end of the week. Jim – what about the trees? Bill – after the grass. Bill – when I took down the trees all were dead except 1. That was an extra \$1,500. Jim – we talked with you about this before. We thought it was a 40 foot no cut zone. Bill – we would be putting in trees and it will look nice.

Jim – our next meeting will be June 2, 2008.

Greg – I make a motion that we adjourn. Kevin – second the motion. Jim – all in favor. Vote was unanimous.

Meeting adjourned at 10:45 p.m.