

October 15, 2007

Meeting called to order at 7:30 p.m.

Present: J. Marot, K. St. George and W. Healey

Notes for meeting taken by W. Healey

Form C

Rachel's Way – requested hearing date. Hearing scheduled for November 12, 2007 at 8 p.m. Petitioner Randall White. Jim – he is asking for 20 feet of pavement vs 24. Chris Peck did review plan one lot and 2 lot alternatives. See file for copy of Chris Pecks suggestions. A motion was made by Kevin St. George suggesting that we send a copy of the Rachel's Way Plan to the Town Clerk's Office. Walter 2nd the motion. Jim – all in favor. Vote was unanimous.

Form A

Jon Pink – Form A Glenn A. Chistolini – 1 Elliot's Way – cutting off home from bog. Kevin St. George – I make a motion that we approve the same. Walter Healey – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$200.00 was received.

Huntinghouse Brook

Jim – the 21 day appeal period has expired. Plan was signed.

Board of Appeals – Vermette

Jim – This is property in Clark Shores. They are talking raising the 750' dwelling by 11%. We do not have information from the Board of Health or Conservation; however, it does not seem to be a problem if there is no increase in the bedrooms. Walter – I make a motion that we recommend to the Board of Appeals that we do not have a problem if there is no increase in the number of bedrooms. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Site Plan Review

Jim – New England Rent All – Prime Engineering—Lot 2B Main Street Lakeville—Letters from Open Space Committee, Christopher Peck, and (2) letters from Conservation. Letters were made a part of the file. Presentation was made by Prime Engineering. Jim – I think that I would like to have a letter from Massachusetts Highway Department. It will also be necessary to have Prime include on the plan the structural plan, light pole information plus cement bounds and lights to be a maximum of 20'. Several additional options were given for plantings. Prime Engineering needs to make several corrections to plan; needs to note what is to be used for retaining wall and provide cut plan for lights. Owner has agreed to lower sign. Petitioner need to reconvene with the board on

October 29, 2007. Petitioner is to return to the October 29, 2007 meeting. Tentative approval was given subject to receiving the changes requested on site plan.

Anderson Way – Leo Bisio

Leo – would like to provide a \$25,000 bond in place of the \$25,000 passbook. Kevin – I make a motion that we accept the bond. Walter – 2nd the motion. Vote was unanimous. Leo to return to our October 29, 2007 meeting with letter for Planning Board signature.

Demoranville Drive – Charves & Cincotta

Paul Cincotta – looking for release of funds concerning Demoranville Drive. Kevin St. George – I make a motion that we retain \$9,000 of the funds being held by the Treasurer as allowed by the Boards Rules & Regulations. Said Funds are to be held until the town accepts the road. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meeting adjourned – no time noted.

Notes taken by Walter Healey.

October 29, 2007

Meeting called to order at 7:30 p.m.

Present: J. Marot, B. Hoeg and W. Healey

Massachusetts Federation of Planning & Appeals Boards

Walter – I checked into the Massachusetts Federation of Planning & Appeals Boards. It seems to me that it would be worthwhile spending the money to join. Jim – why don't we suggest to Rita that it be paid for by the town since it would benefit both the Planning Board and the Appeals Board. Pauline – there is money in our budget. Jim – I know but check with Rita as to the availability of funds.

Mail

Pauline – GAF has sent a letter concerning the continuation of the Morgan's Place hearing until November 5, 2007 – new deadline date 12/14/07. I also have a request from a Mr. John Davison from Rockland Trust asking that he be placed on my list of e-mails concerning the Planning Board Agenda's. He also requested minutes information. I advised him that the agenda and minutes are posted on the web site but I do not have a problem with adding him to my e-mail list. Jim – I have a report here from Ken Motta. Chris have you reviewed this list. Chris—there are only 3 or 4 things left on the list. The rest have been done. 2, 4 and 7 need to be done. For the most part the site looks pretty good. Pauline – I received an e-mailed from Susan Price of the Sharon Planning Board requesting information concerning the upland circle and the exclusion of areas less than 50 feet in width. Jim – I will take the e-mail and get back to her with the requested information. Jim – this is a letter which was sent to Bill Markson.

Bills

Jim – I have bills from the following:

W. B. Mason -- \$38.24 - Brian – I make a motion that we approve the same for payment. Walter – 2nd the motion. Jim – all in favor. Vote was unanimous.

Secretarial Services -- \$275.67 Walter – I make a motion that we approve the same for payment. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Site Plan – New England Rent All

Jim – we have a letter here from Chris. He said everything conforms. Chris – I have asked them to have the test pet noted on the plan. Jaime (Prime) the Board asked for the lighting information. I have enclosed a pole spec. – the

lighting is at a reduced height. Jim – it will have to be adjusted so that the lighting id down. Jamie – it will be done. We have added plantings to the front of the building basically Mountain Laurel and Azalea. We have a letter from National Heritage. Brian – what is the height of the wall. Jamie – 2 – 4 feet. Brian – is the edge of the pavement up to the wall. Jamie. We will get documentation. We have added the rip rap detail is on the page as requested. Mass. Highway approval has not been received as of yet. Walter – I make a motion that we approve the site plan and lighting plan. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Board of Appeals

Mastrangelo – Jim – I would suggest that this be held until the next meeting as both Walter and I live in that area and do not feel that we should vote on this matter. The letter from Bob Darling was read and made a part of the file.

O'Connor –letter from Bob Darling was read by Jim to the members. Jim -- They are asking for a waiver of the side line from 20 to 14. There is no hardship. The building can be relocated. Walter – I recommend that we deny the request as the home can be relocated. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Lewis/Perreault -- 1 Main Street

Jim – I don't know how the remainder of the Board feels but I don't think we have enough information. I believe that the information is inadequate for our to vote on. Brian – I recommend that we suggestion denial of the same as we do not have sufficient upon which to make a recommendation. Walter – 2nd the motion. Jim -- all in favor. Vote was unanimous.

Next regular meeting will be November 26, 2007.

Meeting adjourned at 10:15 p.m.