

Lakeville Open Space Committee with Planning Board Committee      November 1, 2010 (exact time not noted)

Members present: Brian Reynolds, Mike Schroeder, Linda Grubb, Don Foster

Nate Kelly of Horsley-Witten presented his company's code reform proposals for Lakeville pertaining to

- 1) Using peer review, especially for stormwater issues
- 2) Pond-side home conversions
- 3) Stormwater standards: Lakeville zoning calls for compliance with MA standards; subdivision regulations need to be made consistent. Site plan review is a time for discussion so compliance requirement belongs as a later stage in process.

Jim Marot noted that rules and regulations could be worked on now but bylaw changes would be made in the spring. There was discussion about the Low Impact Development recommendations. Nate explained that the idea is to take care of runoff close to the source, with a credit system that avoids requirement to build big basins making LID cost effective in the long run. The Planning board sought specific information such as LID roadway, sidewalk and swale design, the significance of impervious cover, the use of green roofs in big box construction. Width of right of ways is a sticking point as safety issues are seen to conflict with ideal stormwater management. Chris Peck expressed a number of his concerns. He will provide the language for any new regulations.

At some point in the discussion Jim noted that 3000 square feet of disturbance triggers requirement that a plan be presented to the Planning Board and asked opinion of Open Space Committee if that was an appropriate trigger. The OS Committee will report back to him.

There was discussion of the Harding Street plan for a big box construction and it was noted that there is a cold water stream involved. There was mention of a 150 no-disturbance buffer. Nate said he would provide information to the Board on this.

Zoning meeting is to come in June.

It was conveyed that Horsley Witten has met its meeting requirement.

Time of Open Space Committee's leaving the meeting was not noted.