

Lakeville Planning Board Minutes
Meeting- June 7, 2011

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

Present: J. Marot, G. Kashgagian, K. St. George and Sylvester Zienkiewicz

New England Rental

Jamie Bissonnette – Prime Engineering. – At this time I would like to make sure that we are all on the same page. We are keeping the buffer and you have requested a 12 foot wide buffer. It has been re-staked and it is shown on the plan. I have also noted the plantings. It will be a 3 to 1 slope on the side. We will be using ground up stumps. It will be done in phases. It will be done over from 1 to 3 years. There will be no disturbances for 40 feet around the vernal pool. Jim – where is the construction entrance? Jamie – it is in this area. It will be 1 ½ stone. Chris – these basins are an issue. It needs to be checked so that it will not go into conservation areas. Chris I assume that silt sacks will be used. Jamie – he has ordered reprocessed material for this area. Jim –how big? Jamie – 2 x 2. Jim – will that be silt sock. Jamie – 12” unless conservation requests 18”. Greg – what is going to be used? Jamie – they will be taking out the loam and then butting it back. Greg – why take out all of the vegetation. Jamie – the roots will all get compressed. Greg—I don’t think 12 feet is enough. Jim – what will be here? Jamie – I believe the plan is to cut this area and stabilize the soil. All trees will be put in at once. Jim – he is going to clear the area and then put in the trees. Greg – if he going to need to see us or go as he wants. Jamie – he will have to get a new permit each year. Chris – what about protection for the slope. Jamie – this is very sandy soil. Jim – It is my understanding that all vegetation and there will be cypress and mulch in the area. Jamie – there will be a berm in this area here 101, 102 & 103. Jim – it will still run down hill. It will need to be seeded immediately. Where will he stock pile the loam? Jamie – he has to have a silt fence around it. We have a number of notes on the plan. We also have to do a storm water plan. If he goes over, he will be held responsible. Zinc – is there a minimum 1 – 3 or max 1- 4. Linda Grubb – Are you aware of the fact that there are abutters that do not even know what is going on. The buffer is 100’ for a sub-division. Why is this being handled differently why 12’ instead of 100’? Why not just remove the numbers from the by-law? Jamie – My understanding is that the intent is not to comprise the building to the right of way. Linda – In looking at the by-law I guess my question is why 12 and not 100? Jim – read by-law Linda – I think it gives people a false sense of security. I think that it is a serious problem with the way that the by-law is written. Jamie – from a long term aspect the earth remove is not for the money. The time frame for National Heritage is 5 years. There was a swap made. We have to take it to them and show the intent. I see this as a benefit to

the back side. We would have to build a wall of material. I think the burm is better as far as I am concerned. Jim – this property was under National Heritage. Why they have the ability to swap I am not sure but they have made the exchange. Linda – did the town receive money. Greg – what exactly are we doing with the gravel removal? Linda – I believe the Selectmen are going with 2 ½ years and your saying National Heritage is working with the plan they have approved. He really does not have approval. Jim – I think there are a number of issues. The Board of Selectmen requested our input concerning commercial abutting residential. Most have to have 40 – here 12 – by law 100 feet or not a detriment to the neighbor. We need a reasonable figure and I do not think that 12 feet makes it. Linda -- People will not realize it until it actually happens. I don't see it as a benefit to the town. Jim – most all state laws are written from the town's health and safety. Zinc – this is a hole we need to see what are the plans. It would be easier to see with a building. Greg – I think it should be proposed at that time. I am not happy with the terms or the setbacks. I am not in favor. Greg – I make a motion that we not recommend this project. Kevin – 2nd the motion – I feel that we need more information. Jim – we are not denying it, we would just be making a recommendation. I think I would like him to go back to the Board of Selectmen. We are looking for time and setbacks as a main concern. We need to have a time schedule with more definitions as to the completion. We need to know setbacks and stages. We need more information on the abutting property lines. We need to have 50 feet or something more than 12 feet for a buffer. We need the hours of operation. We will also require tree sizes. All in favor. Vote was unanimous.

Winthrop E. Holloway – Form A – Taunton Street

Jim – This is a Form A. Greg – I make a motion that we approve the same. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$200.00 was received

Millennium Circle

My name is Glen Ducharme – I am here to find out what we would have to do to get the town to accept Millennium Circle as a town accepted way. The road is in excellent condition except for this area. Jim – you would need to go to the town and ask them to accept the road but I have to tell you that it will not be ease. We would need an as built of what is there and it has never been completed. Chris – we do not usually take private ways. Jim – you would need to get a definitive plan. The plans was to complete it to our approval.

Bob Mather – Commercial Drive and Riverside Drive

Commercial Drive and Riverside Drive has been in existence for 2 years and it still has not been approved. We have received a covenant from Can Pro. There were able to supply us with the road – we only have an easement. I can tell you that the Board of Selectmen will not move forward with out a plan. Chris – the finished pavement has been done for over 2 years. Jim – make sure that there is

a bond in place. Zinc – I make a motion that we approve the same. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Energy Advisory Board

Pauline – I have contact Walter about staying on the Energy Advisory Board and he has asked that the Board appoint someone else. Kevin – I recommend that we appoint Jim as our representative. Greg – 2nd the motion. Jim – All in favor. Vote was unanimous.

Bills

Jim – I have a bill for secretarial services from 3/11/2011 through and including 5/17/2011. Kevin – I make a motion that we recommend approval of the same. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Outdoor Lighting

Jim – As the Board is aware that was quite a bit of discussion concerning the lighting by-law. The feeling of the people present was that it should be tabled until we have more time to work on it. We are not disagreeing with the work that Mike has done. It was a great deal of help to the Planning Board. My concern is that it is quite lengthy and that might not get it passed at Town Meeting. Personally I felt that it would be better to be able to fine tune the same and present it acceptance at the fall meeting. Greg – that would give us the opportunity to further discuss it. Mike – I came up with some changes. I heard a lot of comments concerning technical words but I do believe that some of the words will be necessary. Jim – if you have time it would be good to check other towns and download there lighting by-laws. At that point we could see what works for them. Linda – are you saying that you would be working with it further and not just tabling it. Greg – I make a motion that we withdraw the lighting by-law and recommend that we work on it further. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meetings

Pauline – Where the Board is going to try to schedule one meeting a month for July and August. How about 7/12/2011 and 8/16/2011. Jim – that is fine.

Zinc – I make a motion that we adjourn. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Meeting adjourned at 10:40 p.m.