

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
March 19, 2013, – 7:30 PM
Town Office Building

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

Present: Jim Marot, Chairman, Brian Hoeg, Sylvester Zienkiewicz and Donald Bissonnette

Jim – I would like to advise the members and audience that we are being video and audio recorded . Notice as it appeared in the Middleboro Gazette was read by Jim. Ad appeared 2/21/2013 and 2/28/2013. I would ask the Building Commissioner to make the presentation. Bob – I am the Building Commissioner and Chairman of the Master Plan Committee. We are showing the same on the map numbering from 1 to 31. Yellow is the proposed business., red is existing business and green is existing Industrial. We were looking to try to make the zoning areas more clearly. The A Frame was used as a starting point and going south. Parcel 10 is . the cranberry bog. It is presently zoned as residential and we would be looking to change it to business. Further up Route 18 (Rhode Island Road.. Russo and the Old House on one corner are included. Certain property owners requested to be added in. In this other proposal we would be going further north on the west side of the road Parcel 8. Parcel 17 is included. We were looking for more opportunity to stretch our business basis. Jim – Are there any question from the Board of the audience. Zinc – what would this be. Jim Lot 10. That is a cranberry bog and I suggest that it be Industrial. Jim – Russo should be changed to business. Bob -- We need tio take a look at it. We have the house on the corner. And it stops at the intersection. Jim – Parcel 8 is Gene Bartlett’s property. I think it was made a part of if to incorporate the area. Nelson Pratt – didn’t we meet some time ago and wasn’t there something to water. Jim – I don’t remember at this time. We wanted a right to control. We would think a zone with more control. Linda – Grubb – as far as Gene’s property is concerned we wanted a right to control. We would think a different zone with more control. We have a better control. The agreement that the Selectmen had with the sand and gravel permit was that there would only be one house. I don’t think it was a problem . We need to protect the resources that are there. Jim – Rita can you enlighten us. Rita –there is a covenant for a 1 family home. Jim – have you discussed it. Scott – we have not had any discussion. Joe Chamberlain – do we know who the owners of record are. Richard Brown – 50 Taunton Street. I would like some feedback. 12 Taunton Street is with it. , Eric Moynmihan did not have any comment. #15 seems to be larger than most house lots. #5 not for the idea. 4 – all for it. #28 not home. 30 & 32(Lot 6 & 7 are for it. Barlett is also for it. I did not have much luck with Russo. 139 Bedford Street (Lot48) I spoke with his son. 19, 20, 21, 22 – no comment. We own #17 and we

want it. My thoughts are that we picked 2 corners and we feel that makes sense. Nelson Pratt – does Ocean Spray own any. Bob – 2 of the 5 (11, 12 and 13). They are all yellow parcels but they have issues. 14, 15 & 16 have not been spoken to. Nelson Pratt – Is this the size of that lot.? Bob I – about ½ an acre. Nancy – 23 & 24 about business. Jim – are they the same owner. Rita – I think it is. Checking into it further most of the other bogs are zoned Industrial. This cannot be changed on the floor. RITA – This would have to be re-advertised. Richard B -- Taunton Street – I spoke with Gerry White and he thought it was a good idea. Jim – do you own the next 2 lots. Richard – yes. What about Joe's and around the pond. Lot 17 is separate from 7 Taunton Street .Jim – at this point I will say that we will be discussing it further to come up with a recommendation but I will close the hearing.

Kennel Hearings

Hearing called to order at 8:10 p.m.

7.4.6 – delete language.

Notice as it appeared in the Middleboro Gazette was read by Jim. Notice appeared on 2/21/2013 and 2/28/2013.. Jim – I would ask the Building Commissioner. Bob – 7.46 delete and put special permit for all kennels. Last year we pulled it at the last minute we tried to make changes and we came up with different kennels. We will be using the existing from last meeting. #30 in the previous article #28. Add #29. Household allowed without Special Permit. Town Council asked for animal hospital, kennel hobby , kennel household; Linda Grub – kennel home or kennel private. My own or someone else. Household mean all my dogs. Bob household kennels – your pets. The guideline was the number of dogs so that we would not have to do a special permit. We were looking for commercial in neighborhood. Chris Poulous. Private and household kennel . Commercial – household pets are private no sale or rental. Commercial is a business the key is 10 dogs. They can do whatever it is a business. Kennel hobby/private hobby – I think hobby and private should be combined. The difference is the number of pets. Dr. Wolfe – how will it impact my personal business. Bob – it will have no impact on the existing conditions. You would just pay for a kennel license. Jim – they are talking 3 months or older. What would you suggest for the age. Dr. Wolfe – 6 to 8 weeks. Bob – I think that this was put together for guidelines. It will not please everyone. Ms Poulous – I agree with guide lines but I don't think it is fair to the abutters. We have a kennel by law—it should not be in a residential district – pre-existing need to be protected. Jim == Rita how much money has been collected for fines. Any violations—The enforcement officer would be David. Linda Grubb A kennel is residential it but neighbor against neighbors, ??? 12 Applehouse Road – We do not want to pit neighbor against neighbor. You need to be respectful of your neighbors. Bob – This is for something that has been here for a long time. We are trying to put up

some guidelines to solve an issue. Jim – looking at the definitions commercial is more than 10 dogs. Private does not say the same as household not for breeding puppies . I think this is a step in the right direction. A Special Permit is a use allowed under certain conditions. Bob – most is residential zone. Special Permit to police There are issues. Rita – 3 months is by state law.

Curb Cut

Hearing called to order at 8:40 p.m.

Notice as it appeared in the Middleboro Gazette was read by Jim.

Ad appeared on February 21, 2013 and February 28, 2013.

Jim – this is being suggested to reduce the time involved in obtaining a curb cut.

This would allow the Dept of Streets to expedite this matter. Rita – this is basically to streamline the process for residents. Bob – When the Planning Board approves it , it could be handled twice by the Planning Board. Chris can handle it quickly. Brian – I make a motion that we recommend approval of the same. Zinc – 2nd the motion. Jim - all in favor.

Form A

LeBaron

Jason – Outback Engineering – this is just a housekeeping issue for the association – (183A – 7 years) The time is running out. We have created some parcels A and B two of units on Lot 3. Lot 1 and Lot 2 – 3 parcels 3 lots for a total of 6. A, B, & C are not buildable unless Lot 1 is brought into play. Brian – I make a motion that we sign the plan. Don – 2nd the motion. Jim – all in favor. Check in the amount of \$600.00 was received.

Bills

Bill for Nancy \$162.16. Zinc – I make a motion that we approve the same for person. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bill for hearings from Middleboro Gazette in the amount of \$1,252.90. Don – I make a motion that we approve the same for payment. Zinc. – 2nd the motion. Jim – all in favor. Vote was unanimous.

Water Extraction

Rita Town Counsel had concerns. The Selectmen asked that it be sent to the Planning Board and Conservation. If we adopt all the changes the by-law still works. I am happy with the Lancaster one. Scott – I am comfortable with it. Jos Chamberlain—I think it does what we wanted. Zinc – I am completely for it now. I was against before. Pauline – we need to set a date for the hearing

Meetings

Pauline – next regular meeting April 2, 2013 and April 16, 2013. Jim – are these dates okay with the Board – no objections noted.

Adjourn

Zinc – I make a motion that we adjourn. Don – 2nd the motion. Jim – all in favor.
Meeting adjourn at 10:45 p.m.

.