

TOWN OF LAKEVILLE
Lakeville Planning Board Minutes
September 8, 2014 –7:30 PM
Town Office Building

On September 8, 2014 the Planning Board held a meeting at the Town Office Building in Lakeville. The meeting was called to order at 7:30 PM by Chairman Brian Hoeg. Planning Board members present were: Brian Hoeg, Peter Conroy, Sylvester Zienkiewicz and Janice Swanson.

Brian – Is there anyone present who is recording this meeting. No one present

Traci's Woods Subdivision

Don Bissonnette – abstained and left the hearing.

Notice as it appeared in the Middleboro Gazette was read by Brian. Ad appeared 8/21/2014 and 8/28/2014. Jamie – as the Board is aware I was in initially and the Board had made some suggested changes. The only change to the plan were concerning the paved area from 12 to 14 feet,, 2 feet of stone on both sides and the roof drains as requested. There are 2 parcels on Hill Street and one has an existing house. We are putting in a 40 foot right of way. Lot 1 and 2 are off Hill Street – the road will service 4 lots. We have requested waivers and feel that they are in the best intention in the neighbor. Lot 4 has not perked. Zinc – you are an abutter correct. Jamie – yes I presently have 20 acres.. Zinc – this will never become a public way. Jamie – correct. Janice – you are asking for 10 waivers. It is a nice location and I have no objections but you are asking for 10 waivers. Are these waivers of any benefit to the residents> I don't understand why do we allow all of these waivers? Brian – One of the reasons is it is a large area and he could get more houses on this then what he is asking for now. If we waive certain things on the road, it will never be accepted as a town road and it reduces the cost to the builder so that he does not have to put in as many lots. So basically it reduces the cost of the subdivision and it allows a private road and decreases the number of lots. Janice – are we representing the builder or the residents. Brian – we are looking out for the benefit of the town. Janice – we need to take a look at the requirements. Zinc – you need to ask about the waivers if you are wondering. I think the monuments' are needed and a fair think to ask. Jamie – we are hoping to keep the trees. Zinc – you need to check into the monuments Janice – we do not have a retreat lot. I am thinking that we could do something so that we do not have to have so many waivers. Jamie – in many towns things are done individually. Zinc –one option is square footage and no frontage. Brian – does anyone have any other question. Sherry Bernier to Jamie. Can you show me where I am. Jamie and Janice – showed Sherry where her property is located. Zinc – I make a motion that we send the plan upstairs to the Town Clerk for the 21 day appeal . Janice – 2nd the motion. Brian – all in favor. Vote was unanimous. Zinc – I make a motion that we close the hearing. Peter – 2nd the motion . Brian – all in favor. Vote was unanimous. Hearing closed at 7:55 p.m.

Curb Cut – Traci's Woods

Brian – I have here a curb cut request concerning Traci's Woods. Does anyone have any concerns or questions. Zinc – I make a motion that we recommend acceptance subject to the concerns of the Highway Superintendent of Streets. Pettier – 2nd the motion. Brian – all in favor. Vote was unanimous.

Hearing Zoning Change from Residential to Business

Hearing called to order at 7:55 p.m. Notice as it appeared in the Middleboro Gazette on August 21, 2014 and August 28, 2014 was read by Brian. Brian – is there anyone here that would like to speak for or against the zoning change from Residential to Business. Elizabeth Croutworth. – I would like to state that I am in favor of the change. I would ask that the Planning Board recommend the change at Town Meeting. Zinc – the request makes sense to me. I make a motion that we support the change in zoning at Town Meeting. Peter – 2nd the motion. Brian – all in favor. Vote was unanimous.

Cedar Pond

Mike Renzi – I am a 7 year resident. We are seeing the road become worse as each year goes by. I actually mow the road in front of my home. We need a solution or a compromise between everyone. I am not happy with his attorney and what he has had to say. Brian – we knew it was coming. Mike – I am assuming he is within his right. Peter – He has no more money and it will not be enough with what we are holding. Mike – he is still working on other jobs. He does have other things going. Zinc – the next time he needs a bonding company he will have a problem ?? I purchased my home last December. We have to plow ourselves out. ??? There are approximately 14 – 15 kids to get to school and home each day. Brian – what are you asking for. Mike – the immediate thing is to get the road done. Brian – if we release the money there is nothing we can do to keep him in town for the next 2 years. Mike – if the town takes over what happens then. Brian – at this point we are in favor of letting them finish the road.. We need to check with Town Counsel. Don – are you saying let him finish? Brian – I would say release the money and let him get the road finished. Peter – the problem is can he do everything. We need to have the pavement done first and monument last. Peter – we need to have repairs done before the top coat. Mike – we need to keep track of the costs. Don – we need to have the top coat done and let him take care of it. Mike we had the same problem last year. Brian – he has fixed the drainage. We now have no leverage. Mike – the Boat house was a problem but we at least has his cooperation. He is not a bad guy but does not want to deal with this. Brian – any further comments. Zinc – we need to worry about just the road. We have \$250,000. I think we should have Jeremy do what he can do. Brian – how long do you think it will take. I think it will take time no matter who is handling it. If we allow Ron to finish the road it would have to be do the asphalt, the as built and then the monuments. Peter – I make a motion that we release the funds to have the asphalt, the as built and then the monuments. Don – 2nd the motion. Brian – all in favor. Vote was unanimous. Peter – to Cedar Pond residents. – I think you need to plan for snow removal for the winter Mike – we will talk with the residents.

Meetings

Pauline – I will be gone from October 1, 2014 to October 27, 2014. How is October 6, 2014 and October 27, 2014 for the Board. Brian – those dates seem to be good.

Pauline – regular meeting on October 6, 2014 and October 27, 2014 would be a hearing concerning the Cell Tower Zoning By-law.

Joshua Estates

Pauline – I received a phone call from Amy at AG S asking about the amount of the bond. Peter – I make a motion that we send him a letter requesting \$98,400 as a bond

Zinc – I make a motion that we adjourn. Unanimous.

Adjourn

T make a motion that we adjourn. Peter – 2nd the motion. Brian – all in favor. Vote was unanimous. Meeting adjourned at 10:30 p.m. . . .