

**TOWN OF LAKEVILLE**  
**Lakeville Planning Board Minutes**  
**April 1, 2014 – 7:30 PM**  
**Town Office Building**

On April 1, 2014 the Planning Board held a meeting at 7:30 PM .at the Town Office Building in Lakeville. The meeting was called to order at 7:30 PM by 8 AM by Chairman James Marot. Planning Board members present were: James Marot, Donald Bissonnette, Peter Conroy, Sylvester Zienkiewicz and Brian Hoeg..

**Mark Woodford Hearing**

Hearing called to order at 7:30 pm. Notice as it appeared in the Middleboro Gazette on March 13, 2014 and March 20, 2014 was read by Jim. Jon Pink – this is a 2 lot subdivision . We have gained the frontage on Kingman Street. We are asking for a waiver for a 12 foot driveway. We are asking that we be allowed to waive the drainage and pavement. Further build out will never be possible. There is no way that we could do an additional lot (3) unless we are able to acquire more land. I have met with Jeremy and there is a letter in the file. Ray Smale 6 Greenlot Circle. – you are talking only a 12 foot driveway off Kingman with no drainage. Jon – no. Jim – just gravel. Jon – yes R. Smale – this will never be a town accepted road. Jim – never. R. Smale – drainage is terrible to begin with in this area. Jim – nothing is going on to Kingman. DeMoranville –87 Kingman. Which way are they moving it. Jon – about 15 feet. It will still be the same as it is now. It should not change. Mr. DeMoranville – that is water that will be going on to my property. Jon – I don't believe it will. This driveway will be smaller than it is now. Mr. DeMoranville – this is not fair. Jim – it is going toward Reed Farm Road. (83 Kingman – what is the driveway off. Jon – Kingman. ?? will there be trees? Mr. Woodford – I don't see a problem. Zinc – if it wasn't Industrial B would that change your plans? Jon – we could have done something, I would think. It is off Kingman and one for the existing house on 12 acres. Jeremy Peck – I wondered if it would be developed.. I would like to have the Board send a request for things to be allowed in the future. He said 40 – Board calls for 50 only under these circumstances. Brian – if less – no further development and not a town road only 50 feet. If smaller it will not be accepted. It is not in writing. Zinc – what about new rules with less coverage. Jon P – the road is smaller can a fire truck turn around. Brian – usually it can be. Mr. DeMoranville – where is the second one. Mr. Woodford – it is only 1. Jon – it is noted on the front. Jim – you went over this with Jon Pink since we considered that it is adequate for this project. Jon Pink – the pitch of the driveway is 2%. I do not see any further problem. R. Smale – I am only concerned with the out driveway for one house. Jon Pink – the drainage is going away from Kingman. Jim – the plan is what we are voting on. It would have to come back – no drainage is shown DeMoranville – if the house is here. – how about the house at Reed Farm Road. ?? How about in front of my driveway? The drainage has to stay where it is. Resident – 4 Reed Farm Road— why can't you put in a drainage basin. Jon – it is further away – it flows toward Reed Farm Road. Jim – there will be drainage for this house. Brian – there will be basins when the houses are constructed. Resident – 92 Kingman Street – which way is the

house going to be facing. Jim – It will have a Kingman Street address. Zinc – do you have the waiver as far as the monuments are concerned. Jon – the will not be a problem. Mr. Woofford – I do not have an issue with that. Mr. DeMoranville – I think you will have a lot of problems. Jim – since I hear no additional information I would like a motion to close the hearing. Zinc – I make a motion that we close the hearing at this point. Peter – 2<sup>nd</sup> the motion. Hearing closed. Jim – anyone making any additional comments. Zinc – I make a motion that we approve the plan subject to the elimination of #5. Don – 2<sup>nd</sup> the motion. Jim – all in favor. Voting in favor – James Marot, Donald Bissonnette, Peter Conroy and Sylvester Zienkiewicz, Abstained vote Brian Hoeg

### **Cold Storage – Site Plan.**

Jon Pink – we are basically talking connection the 2 building. We would be taking out 2 sections of paving, using existing drainage. We are attempting to use the existing coverage – 61% coverage for a combined figure. Jim – it should be on the plan. Jon – he said he is fine with any steps he has to work with. Brian – you could move the trees. Jim – the is an area that should have trees added Jon – the lighting is on the building There are 2 street lights out front. Jim – we will need a landscaping plan. Basically about a half dozen additional . Jon – Right now between the buildings are pine. We will reset as many as we can. Jim – I would like to see additional trees but not against the building. Something with mulch would look nice. Brian – what is the story on this easting drain. Jon – it is a catch basin. It is a dead end. Brian – it would require an as built and survey doe done . There are close out ports – 3 on it for roof drains. It will involve moving or adding at least 6 trees – new loam – seed on raised mulched bed with trees in each side. Move the existing trees. Survey an as built for the whole site. Brian – are you going to overlay or patch the front parking lot. Jon – probably patch it. Linda Grubb—I am concerned about the lot coverage. The 2 lots age 50 now 61 – the by-law says 50. Jon – it is one lot. Jim – do we need that much paving. Jon – we are not sure Linda – it is an increase. Jim – see if there is a way to reduce the pavement for parking in the back. Jon – you have to look at the area – you have to look at the basins in the area. Jim – I would like to see them get the amount of impervious down. Jim – 54%. Jon I have dropped everything that I can. We might be able to get rid of one or the other. Jim – it would not affect how the trucks get in and out. Jon – I could ask about getting rid of some of the parking. Brian – I make a motion that we sign the same as amended. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous. Plan signed as amended.

### **Joshua Estates**

Jon – this was approved with the sidewalk to the back – 1<sup>st</sup> lot is an abutter. We would like this section about 4 feet and then blend it back in and the remainder as is. Brian – I make a motion to approve the same. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Invoices**

Jim – I have a bill from W. B. Mason in the amount of \$43.98. Zinc I make a motion that we approve the same. Brian – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.

### **Meetings**

Next regular meeting April 19, 2014 – Saturday

### **Adjourn**

Brian – I make a motion to adjourn. Peter – 2<sup>nd</sup> the motion. Jim – all in favor. Vote was unanimous.