

` **TOWN OF LAKEVILLE**  
**Planning Board Meeting Minutes**  
**May 19, 2016**

On May 19, 2016 the Planning Board held a meeting at 7:30 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Hoeg at 7:30 PM. Planning Board Members present were: Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson, Peter Conroy, Donald Bissonnette and Pauline Ashley, Recording Secretary. LakeCam was not recording.

**Baldie's**

Pat Rand – I have concerns about the outdoor smoking and lighting. They put up a fence yesterday on top of the wall. We met on the property and I believe that they have explained most of concerns. I understand that beyond the fence there will be trees. I also understand that the parking has changed. There is a pipe at the end of the wall and if any water is released it will be going on to my property. It is my understanding that there will be no water released at that point. ?? -- It is necessary to have the pipe because of the wall. Brian Hoeg – it is the truth. It is the recommendation of the wall manufacturer. Pat Rand – the meeting on the property cleared up most of my concerns. Brian Hoeg – as concerns the smoking, there is no smoking by-law in town. ?? Basically the dumpster paid is where it was. The dumpster paid is 18 x 12 enclosures with fencing.

**Warren Trask Company**

Dan Maher – I spoke with Nathan Darling concerning an addition that we would like to put on to our building and he suggested that I come and advise the Board as to what we were planning. It is basically a canopy overhand. There will be no paving and nothing additional on the ground. We have received a proposal from Space Building. Janice Swanson – Nate just wanted to make you aware of what was going on. Dan Mather – We need to put a mahogany product under cover. Brian Hoeg – does the Board have any questions or comments? Sylvester Zienkiewicz – I do not have a problem with giving them the okay to proceed with the Building Department without further Site Plan Review. Brian Hoeg is someone willing to put that in the form of a motion.

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy, it was:

VOTED: To allow Warren Trask Company to proceed without further Site Plan Review  
Vote was unanimous

**Derek Maksy**

Jamie Bissonnette – I am here on behalf of Maddigan Land Surveying. They represent Derek Maksy and a possible sub-division on Harcourt Avenue – it consists of 3 lots with only 2 being buildable. We were thinking 14 feet of pavement and 3 foot shoulders to meet the fire code. Janice Swanson is it one lot. It is separate. Brian Hoeg – what about access to Lot 1 and Lot 3. Janice Swanson – is it one lot. It is by special permit on this lot. Derek Maksy – The gate is what is covered. Jamie Bissonnette – We have to go before ZBA for Special Permit. 1988 Special Permit and 1993 another one was. Does it have access or frontage or still part of the golf

course. Jamie Bissonnette -- we will look it to it further. Brian Hoeg – this is a Form A Special Permit notwithstanding. Janice Swanson – you need frontage. Jamie Bissonnette – A would be the frontage. Brian Hoeg – we need access across the frontage. Would the person in this lot have rights to the road. Jamie Bissonnette – the road is the same no matter how many lots. Janice Swanson – we are talking 2 lots and 1 lot unbuildable. This lot has solar panels on it. Jamie – if we need to remove them we could. Derek Maksy – this was one of the first in Lakeville. Jamie Bissonnette – this includes a topographical graph and prepared drawings. Sylvester Zienkiewicz—what is the frontage on lot 1. Where is the golf course. Is Lot 2 buildable. Maddigan – it is over 70,000. Peter Conroy what is the size of the driveway. Jamie Bissonnette – Lot A 14 foot pavement and 3 feet on each side for the shoulders. The other driveway is off Harcourt. Janice Swanson – is this business? Jamie I believe it is residential and business and we need a Special Permit. Peter Conroy – are we just voting on an opinion? Jamie – the roadway will be owned by the residents. We want to keep the access. Brian Hoeg – this will be an unbuildable lot forever. Peter Conroy – is the area drivable. Derek Maksy – yes. Peter Conroy – how will lot 1 work. Jamie Bissonnette -- we will have to sit down and show how it will work before the definitive. Lot 2 is not buildable . Address for Lot 1 is a private way. Brian Hoeg – is the Board willing to let this go. Peter Conroy – the driveway will not change Parcel A

### **ZBA Petitions**

Brian Hoeg we will be looking at several applications Vacca, Prea, Markson and Perrotta.

### **Shelley Vacca.**

Upon a motion made by Peter Conroy and seconded Sylvester Zienkiewicz, it was:

VOTED: That we send a letter of no opinion as concerns Vacca. Vote was unanimous.

### **Robert Rea**

Upon a motion made by Peter Conroy and seconded Sylvester Zienkiewicz, it was:

VOTED: That we send a letter of no opinion as concerns Robert Rea. Vote was unanimous.

### **William Markson**

Brian Hoeg – I have another Board of Appeals application concerning Bill Markson. Does the Board want to make a recommendation concerning the site plan that we approved on April 7, 2016.

Upon a motion made by Peter Conroy and seconded by Sylvester Zienkiewicz it was

VOTED: That we send a letter that the Board had no concerns on this application and that the Board had signed a site plan concerning the same on April 7, 2016. Vote was unanimous.

**Bills**

Brian Hoeg – This is a bill concerning the advertising that was recently done concerning the zoning articles for the Town Meeting in the amount of \$188.67.

Upon a motion made by Peter Conroy and seconded by Sylvester Zienkiewicz, it was

VOTED: That we approve the Middleboro Gazette bill in the amount of \$188.67. Vote was unanimous.

**SRPEDD**

Pauline – It is time to appoint a Planning Board representative to SRPEDD. Sylvester Zienkiewicz -- at this time I would like to suggest that we put off the vote until we have a full board.

**Reorganization of the Board**

Upon a motion made by Sylvester Zienkiewicz and seconded by Peter Conroy, it was

VOTED: That we nominate Brian Hoeg as Chairman. Vote was unanimous.

Upon a motion made by Peter Conroy and seconded by Brian Hoeg, it was

VOTED: That we nominate Sylvester Zienkiewicz, Vice Chairman (as Acting Chair) . Vote was unanimous.

**Meetings**

Pauline Ashley – How are June 2, 2016 and June 16, 2016 for our June meetings? Also we need to bear in mind that the annual town meeting is June 6, 2016?

**Adjournment**

Chairman Brian Hoeg –At this time I would entertain a motion to adjourn

Upon a motion made by Peter Conroy and seconded by Janice Swanson , it was:

VOTED: To adjourn the meeting at 10:45 PM.  
Vote was unanimous.