

TOWN OF LAKEVILLE
Planning Board Meeting Minutes
March 24, 2016

On March 24, 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, Donald Bissonnette and Pauline Ashley, Recording Secretary. LakeCam was recording.

Malloch Construction – Julia’s Way

Pauline Ashley – The 21 day appeal period has expired and to the best of my knowledge no one has filed an appeal. We do have a letter from Board of Health which I do not believe affects the Planning Board but I felt that the Board should see it. Brian Hoeg – I do not plan on reading this but you are aware of it. Does anyone have any questions at this time? If not, I would entertain a motion to sign the same. Jamie Bissonnette – I have the covenant.

Upon a motion made by Janice Swanson , and seconded by Sylvester Zienkiewicz, it was:

VOTED: That we approve the plan as the 21 day appeal period has passed on no appeal has been filed. Vote was Brian Hoeg, Sylvester Zienkiewicz, Janice Swanson voting in favor and Donald Bissonnette abstained.

Gillian Dr.

Jamie Bissonnette This is property that is owned by my dad. As far as he is concerned he would like to make the sub-division but is willing to put in the deed that there will no further sub-division We are talking 2 lots. There is presently one house there. Sylvester Zienkiewicz – what did you have in mind concerning the road. Jamie Bissonnette We would be looking for a waiver of the construction of the road. This would be a private way. Linda Grubb – you are talking to put in a deed restriction. Jamie Bissonnette it can be a deed restriction. Do you think I am headed in the right direction. Janice Swanson – I would like to see in something written to protect the town from further development. Is this a road now. Jamie Bissonnette – Yes, this is my dad’s driveway and this one is to my house

Upon a motion made by Sylvester Zienkiewicz, and seconded by Janice Swanson, it was

VOTED: to allow Jamie Bissonnette to go ahead with a Form C. Vote was Brian Hoeg, Sylvester Zienkiewicz and Janice Swanson voting in favor and Donald Bissonnette abstained.

Lakeville Country Club

Brian Hoeg – this is a site plan review concerning the Lakeville Country Club. Dereky Maksy – it is basically the same foot print as before except for the corner. It is the same type of building. Pauline it is the same type that we recently did for him. It is same design. There are 2 doors in the front and back. It is one building instead of 2 as on the old. The golf is 12 and the garage is 14. The lights are toward the driveway not toward the neighbors.

Upon a motion made by Donald Bissonnette and seconded by Sylvester Zienkiewicz, it was

VOTED to sign the plan as submitted and no additional fees will be charged.

Turner – Ledgewood Estates

Pauline Ashley – I will check with Jeremy to find out if there is any further problem that he is aware of.

Town Meeting

Pauline Ashley – just a reminder that the Town Meeting is scheduled for June 6, 2016. I will post a meeting just in case anything comes up that the Board will have to vote on.

Transit Oriented Housing By-Law

Brian Hoeg – I have a memo from Aaron Burke, Chairman of the Board of Selectmen forwarding the TOH By-Law to the Board so that the same could be scheduled for a public hearing. Sylvester Zienkiewicz,-- There is a process that we have to follow and we have 65 days to hold a public hearing. I would have liked it if they had asked us to review it first. They are asked by right and they want 400 more units at the Railroad Station pr 8 per acre. It is the worst zoning you have ever seen. Something is not right. I think we should allow them to fix it. There are so many errors. Joseph Chamberlain – why the planning board? Brian Hoeg – the Board needs to make a recommendation. Sylvester Zienkiewicz – we don't have to make a recommendation against the package plan. They want a 50 foot buffer zone. We have a 100 foot buffer on the model. They are looking at 15 acres. They are looking at a 4 story apartment. They put a dot in the wrong place and made it 1.5 instead of 15. Brian Hoeg – all they are asking for is just a hearing. Sylvester Zienkiewicz – I think we need to fix it. Brian Hoeg – I think we need to give them the time to fix it. Brian Hoeg – It is at the discretion of the applicant. Sylvester Zienkiewicz – I don't think anyone actually read it. Linda Grubb – I believe that it is a very dense population and am not sure whether or not it is age restricted. Sylvester Zienkiewicz – I saw John Powderly and he did not seem impressed. Janice Swanson – I believe that they are speaking about smart growth. It is near the train station. They are looking at people in business. I didn't think it fits in a small community. Sylvester Zienkiewicz – I think it is an argument for another day. Janice Swanson – I see no benefit to the town. Linda Grubb – it is a sensitive matter. Brian Hoeg – it would be good to have town water if you are going to reduce the lots. More houses usually means more kids. Joseph Chamberlain – you would have to put in water and sewerage. Joseph Chamberlain – water is an important factor. Sylvester Zienkiewicz – What are Grant's thoughts on this. Janice Swanson – they feel it brings economic development. Sylvester Zienkiewicz—this is not good for our town. Linda Grubb – 24 units is what they are looking for. Janice – I believe 4 units. Linda – are we talking single family./ Joseph Chamberlain – they might come in and scare everyone. Brian – this needs to go to Town Counsel. All kinds of questions and grammatical errors. I believe that we should ask the Selectmen if they want us to proceed with a hearing as this is written by April 7, 2016.

Meeting

Pauline – next meeting is scheduled for April 7, 2016

Adjournment

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

Upon a motion made by Sylvester Zienkiewicz and seconded by Donald Bissonette , it was:

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