

Zoning Board of Appeals
Thursday, October 19, 2023
Lakeville Public Library

Members Present: John Olivieri, Jeff Youngquist, Christopher Campeau, Chris Sheedy, and Anthony Zucco. Also present: Marc Resnick.

Continued Public hearing NSA Property Holdings, LLC – 156 County Street

Chair Olivieri opened the public hearing. Chris York from Greenman-Pedersen, inc. was present to represent the applicant. C. York explained that they successfully completed perk tests towards the front of the property just past the paved parking area. They have submitted but have not received approval for the septic system design.

He also explained that they have recently determined that the water line runs under proposed building #2. This is not shown in these drawings but will be shown on the plans submitted to the Planning Board for Site Plan Review. They will relocate the water line to go around the new building.

Chairman Olivieri read the latest memo from the Fire Chief which states that all his concerns have now been addressed.

Motion by C. Campeau to grant the Special Permit with the condition that the water line be relocated, and the septic design receive approval from the Board of Health. Seconded by A. Zucco. Unanimous affirmative vote.

Continued Public hearing Benatti. Appeal from the decision of the building Inspector/Zoning Enforcement Officer.

J. Olivieri read an email from Mr. Benatti requesting a continuance for another month.

Motion by J. Youngquist to continue the public hearing to November 16, 2023, at 7:00 p.m. in the library meeting room. Seconded by C. Campeau. Unanimous affirmative vote.

Minutes – September 21, 2023

There were no corrections to the minutes. **Motion** by C. Sheedy to Approve the minutes of September 21, 2023. Seconded by J. Youngquist. Unanimous affirmative vote.

Update to the ZBA Rules and Regulations - Application

The board reviewed a revised application that C. Murray drafted. The Board liked the new application as it is easier to determine what an applicant is requesting. Motion by J. Youngquist to approve the new application. Seconded by C. Campeau. Unanimous affirmative vote.

M. Resnick explained that at the next meeting C. Murray will have an updated checklist for the Board to review. Over the winter revisions to the Rules and Regulations will be presented to the Board.

The Board then discussed adding the requirement that all applications be accompanied by a surveyed site plan. J. Youngquist thought that it should be required for all applications. He stated that most other communities do require this. J. Olivieri stated that he agrees in most cases but there are some applications where this is not necessary, such as on large lots or for some uses that may require a special permit. M. Resnick said that he will try to come up with some criteria which will help determine which applications should require a surveyed plan.

7:53 P.M. Motion to adjourn by J Youngquist. Seconded by Chris Campeau. Unanimous affirmative vote.