

**Zoning Board of Appeals  
Lakeville, Massachusetts  
Minutes of Meeting  
January 18, 2024**

On January 18, 2024, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:03 p.m. LakeCam was making a video recording. No one else was recording the meeting.

**Members present:**

John Olivieri, Jr., Chair; Jeff Youngquist, Vice-Chair; Christopher Campeau, Member; Christopher Sheedy, Member

**Benatti hearing, continued – an appeal related to 434 Bedford Street**

Mr. Olivieri opened the continued Benatti hearing at 7:04. He advised the applicant had submitted an email requesting the hearing be continued until the Board's February meeting.

Mr. Youngquist made a motion, seconded by Mr. Sheedy, to continue the Benatti hearing until February 15, 2024. The time would be at 7:00 p.m. The **vote** was **unanimous for**.

The hearing closed at 7:04.

**Meeting minutes**

Mr. Youngquist made a motion, seconded by Mr. Campeau, to approve the meeting minutes from the December 21, 2023, meeting. The **vote** was **unanimous for**.

**Discuss updating Comprehensive Permit regulations**

Ms. Murray said the Comprehensive Regulations were last updated in 2004. She noted that there is a Town comparison that is used in HR that looks at communities with similar population, budget, etc. She looked and pulled out several of those. A lot of those Towns had nothing posted, but she had tried to limit it to Towns within Bristol or Plymouth County. Mr. Olivieri said he did not expect to come up with new wording or anything this evening, but was looking for suggestions on the best way to tackle this. His suggestion was to review this individually, and then identify glaring areas that they should focus on to start with.

Ms. Murray stated that they will see that a lot of the language is the same. It originally came from Town Counsels and had gone out to the Towns. She said that just looking at it today, she had noticed that some of the CMR's had been changed, so that is something that will need to be updated. Mr. Olivieri said if the laws have changed, then their document needs to be updated to match the law. However, rather than trying to reinvent the wheel, do they have Town Counsel tell

them what areas have to be updated in a certain way or do they tackle it themselves? Mr. Youngquist said that it would be better for them to have Town Counsel go through it and bring it into compliance to what is required by the State. From that point, they could then modify it. Mr. Youngquist noted that the ZBA is limited in their decision for a 40B. Mr. Olivieri agreed, but said that there are some areas where they have a little flexibility. Maybe the best option would be to have Counsel update what is required and then give the Board guidance on the areas they have flexibility and could focus on.

### **Next meeting**

The next meeting is scheduled for February 15, 2024, at 7:00 p.m. at the Lakeville Public Library.

### **Adjourn**

Mr. Youngquist made a motion, seconded by Mr. Sheedy, to adjourn the meeting. The **vote** was **unanimous for**.

Meeting adjourned at 7:13.