

**AGENDA ITEM #11
JANUARY 10, 2022**

**DISCUSS REQUEST FROM MASSHOUSING FOR COMMENTS IN
REGARDS TO PROPOSED DEVELOPMENT KNOWN AS NORTH
BEDFORD CROSSING AT 109 BEDFORD STREET**

Mark Resnick, Planner, will be present for the discussion.

I have attached the documentation for the above proposed development. MassHousing has provided an extension for the Board to be able to submit comments.



RECEIVED
DEC - 2 2021
SELECTMEN'S OFFICE

Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000
FAX: 617.854.1091 | www.masshousing.com
Videophone: 857.366.4157 or Relay: 711

December 2, 2021

Evagelia Fabian, Chair
Board of Selectmen
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

RE: **Proposed 40B—North Bedford Crossing
Lakeville, MA
MH ID No. 1136**

Dear Chair Fabian:

The Massachusetts Housing Finance Agency (MassHousing) is currently reviewing an application for Site Approval submitted by North Bedford Crossing, LLC (the Applicant). The proposed development will consist of 20 units of homeownership housing on approximately 5.4 acres of land located at 109 Bedford Street in Lakeville, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plans for North Bedford Crossing. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office by Tuesday, January 4, 2022, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for North Bedford Crossing has been

tentatively scheduled for Tuesday, December 21st at 11 a.m. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the tentatively scheduled site visit.

Please note that if and when an application is submitted for a Comprehensive Permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at kbosse@mhp.net.

If you have any questions, please do not hesitate to email me at mby@masshousing.com.

Thank you for your assistance.

Sincerely,

Michael Busby
Relationship Manager

Law Office of
Michael P. O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
Fax: (508) 947-9130
E-mail: mike@mpoesq.com

RECEIVED
DEC - 2 2021
SELECTMEN'S OFFICE

December 1, 2021

Town of Lakeville
Select Board
Ms. Evagelia Fabian, Chair
346 Bedford Street
Lakeville, MA 02347

Re: Notice of Application for Project Eligibility/Site Approval
109 Bedford Street, Lakeville, MA ("Property")
Map 25, Block 3, Lot 21

Dear Ms. Fabian:

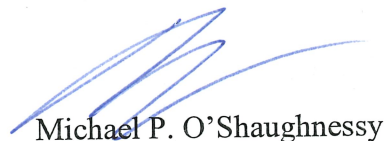
On behalf of my client, North Bedford Crossing, LLC, and pursuant to 760 CMR 56.04(2), please be advised that my client has submitted a Project Eligibility/Site Approval Application to the Massachusetts Housing Finance Agency under the Housing Starts Program ("Housing Starts") of the Massachusetts Housing Finance Agency and/or the New England Fund Program ("NEF") of the Federal Home Loan Bank Boston for the above referenced project.

The project will consist of Twenty (20) for sale, condominium units with a mix two and three-bedrooms. Five (5) of the units will be affordable under NEF or Housing Starts.

A copy of the application and its attachments accompany this letter.

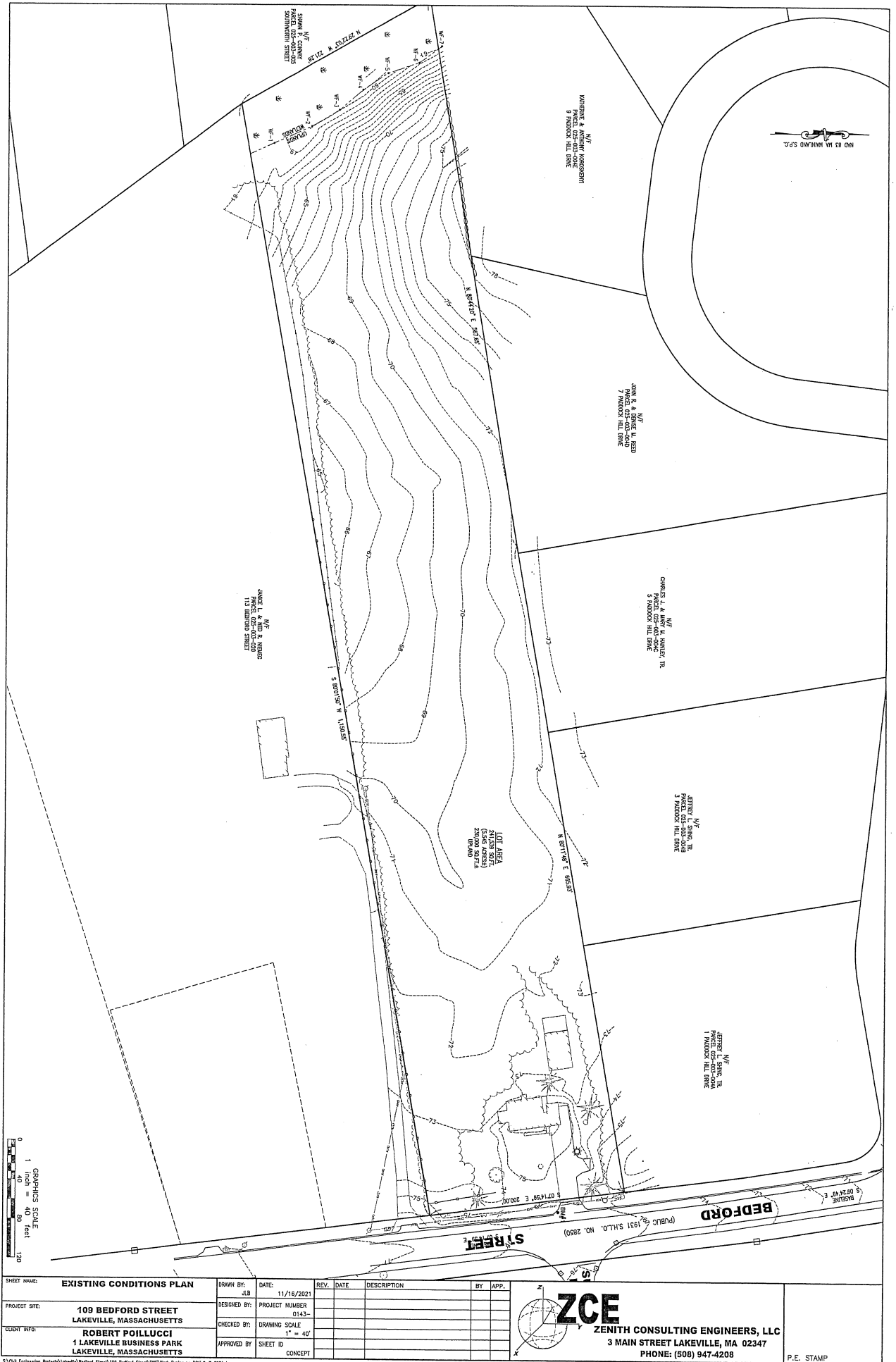
If you have any questions, please contact this office. Thank you.

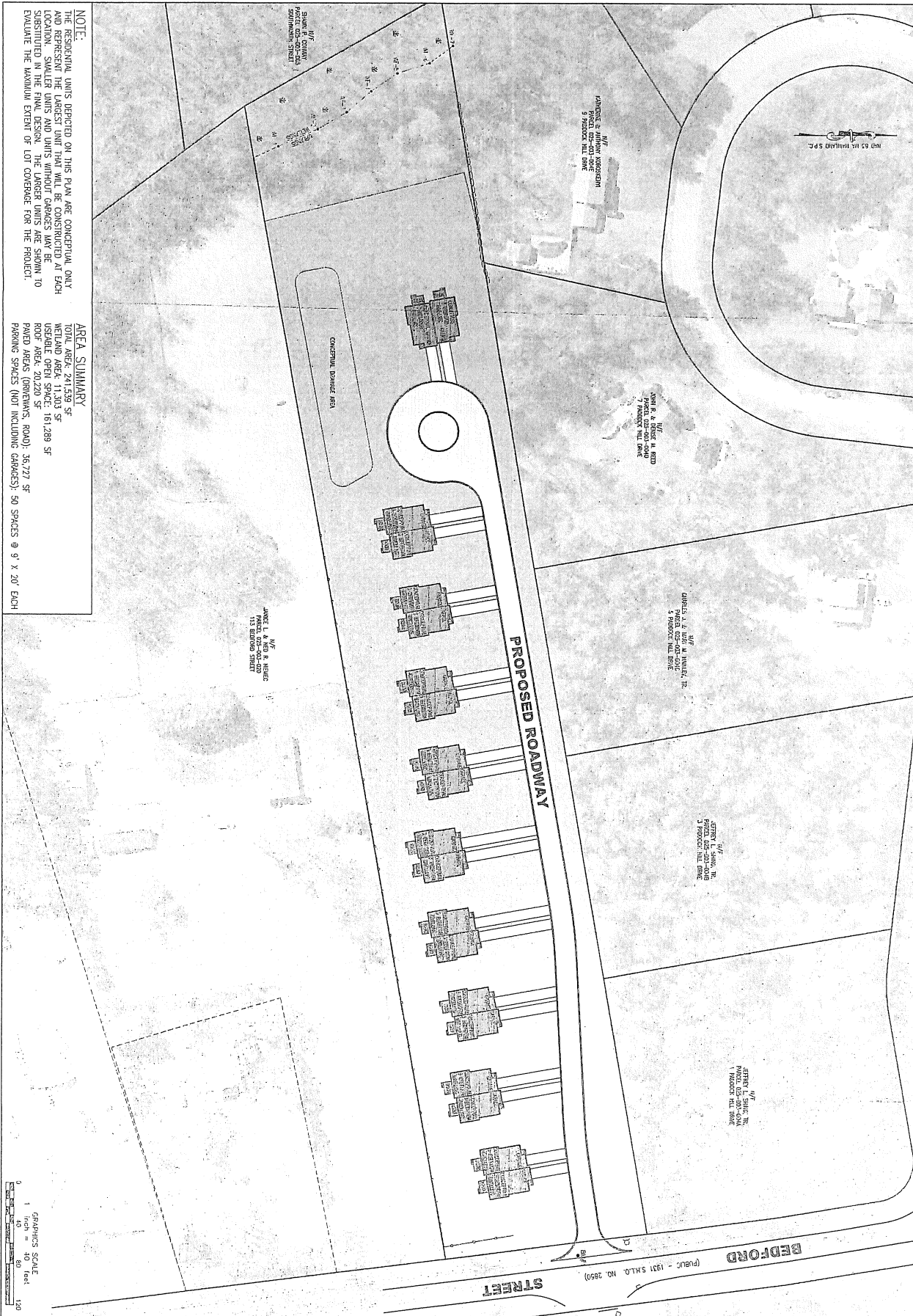
Very truly yours,



Michael P. O'Shaughnessy

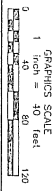
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NOTE:
THE RESIDENTIAL UNITS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND REPRESENT THE LARGEST UNIT THAT WILL BE CONSTRUCTED AT EACH LOCATION. SMALLER UNITS AND UNITS WITHOUT GARAGES MAY BE SUBSTITUTED IN THE FINAL DESIGN. THE LARGER UNITS ARE SHOWN TO EVALUATE THE MAXIMUM EXTENT OF LOT COVERAGE FOR THE PROJECT.

AREA SUMMARY
TOTAL AREA: 241,539 SF
WETLAND AREA: 11,303 SF
USEABLE OPEN SPACE: 161,289 SF
ROOF AREA: 20,220 SF
PAVED AREAS (DRIVEWAYS, ROAD): 36,727 SF
PARKING SPACES (NOT INCLUDING GARAGES): 50 SPACES @ 9' X 20' EACH

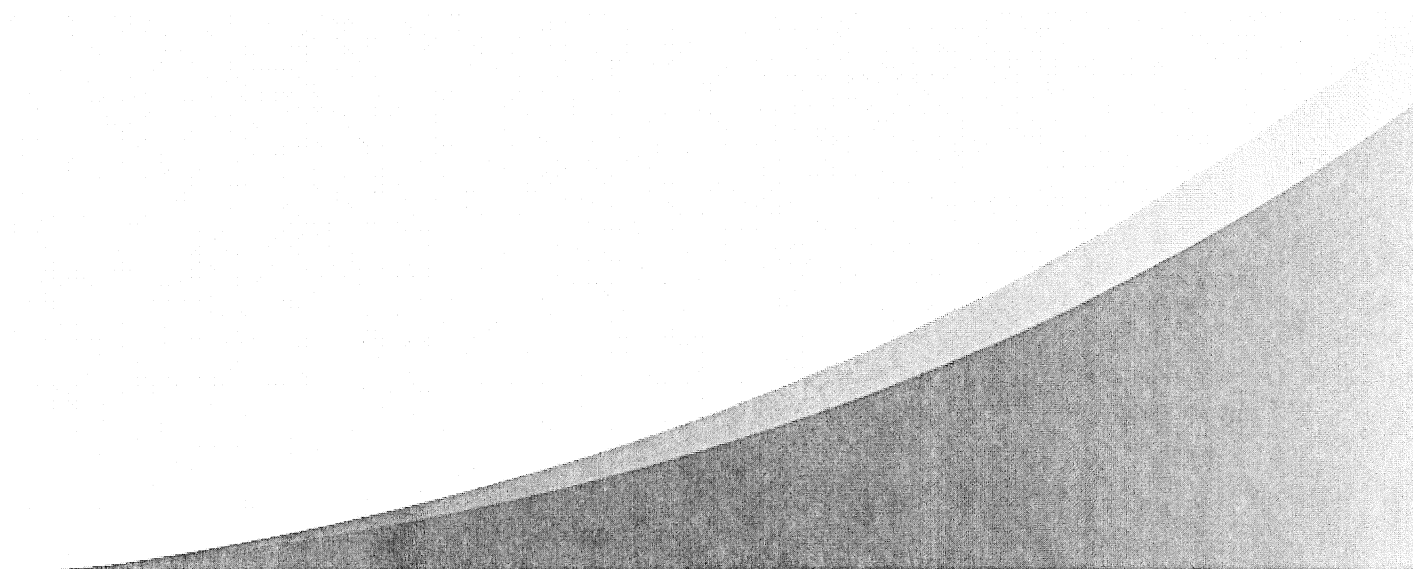


CONCEPTUAL PLAN PROJECT SITE: 109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS CLIENT INFO: ROBERT POILLUCCI 1 LAKEVILLE BUSINESS PARK LAKEVILLE, MASSACHUSETTS		DRAWN BY: J.B. DESIGNED BY: CHECKED BY: APPROVED BY:	DATE: 11/29/2021 PROJECT NUMBER: 0143- DRAWING SCALE: 1" = 40' SHEET ID: CONCEPT	REV. DATE DESCRIPTION BY APP. 1 11/29/2021 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	ZCE ZENITH CONSULTING ENGINEERS, LLC 3 MAIN STREET LAKEVILLE, MA 02347 PHONE: (508) 947-4208	CONCEPT P.E. STAMP
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**Comprehensive Permit
Site Approval Application
Homeownership**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Homeownership

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: North Bedford Crossing

Municipality: Lakeville

County: Plymouth

Address of Site: 109 Bedford Street

Cross Street: Surrey Drive

Zip Code: 02347

Tax Parcel I.D. Number(s): 025-003-021

Name of Proposed Development Entity North Bedford Crossing LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes

State Formed: Massachusetts

Name of Applicant: North Bedford Crossing LLC

(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address:

Does the Applicant have a related party relationship with any other member of the development team? Yes

If yes, please explain:

Applicant, or its related businesses, will act as the general contractor for the project

Primary Contact Information:

StateDesc

Contact Name: Robert Poillucci

Relationship to Applicant:

Company Name: North Bedford Crossing LLC

Address: 1 Lakeville Business Park

Municipality: Lakeville

State: Massachusetts

Zip: 02347

Phone:

Cell Phone: 774-930-7184

Email: ssbobbp1@gmail.com

Secondary Contact Information:

Contact Name: Michael O'Shaughnessy	Relationship to Applicant:	
Company Name: Law Office of Michael O'Shaughnessy	Attorney	
Address: 43 East Grove Street, Suite 5		
Municipality: Middleboro	State: Massachusetts	Zip: 02346
Phone: 508-947-9170	Cell Phone:	
Email: mike@mpoesq.com		

Additional Contact Information:

Contact Name: Robert Poillucci	Relationship to Applicant:	
Company Name: South Shore Real Estate Development	South Shore Real Estate Development is a related business entity of the Applicant	
Address: One Business Park Drive, Suite 2A		
Municipality: Lakeville	State: Massachusetts	Zip: 02347
Phone: 508-946-6953	Cell Phone:	
Email:		

Anticipated Financing: NEF

Name of Lender (if not MassHousing financed): BlueStone Bank

Age Restriction: None

Brief Project Description:

The project will be a 20 condominium unit for sale project in 10 duplex style building on a 5.5 +/- acre parcel of land.

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

Total Site Area:	5.40
Wetland Area (per MA DEP):	0.26
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.26
Total Buildable Area:	5.14

Current use of the site and prior use if known:

Single family residence

Is the site located entirely within one municipality? No

If not, in what other municipality is the site located?

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

Residential

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

None

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	No	
Storm Sewer	No	
Water-public water	Yes	
Water-private well	No	
Natural Gas	No	
Electricity	Yes	
Roadway Access to Site	Yes	
Sidewalk Access to Site	No	
Other	No	

Describe Surrounding Land Uses:

Residential houses.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	3.10	No
Schools	2.00	N/A
Government Offices	2.50	N/A
Multi-Family Housing	0.50	N/A
Public Safety Facilities	2.50	N/A
Office/Industrial Uses	0.50	N/A
Conservation Land	1.50	N/A
Recreational Facilities	1.00	N/A
Houses of Worship	2.50	N/A
Other	0.00	N/A

Public transportation near the Site, including type of transportation and distance from site:

Town of Lakeville commuter rail station is 2.4 miles from the project site

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	Yes
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	Yes
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units:	20	Total Number of Affordable Units:	5
Number of Market Units:	15	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	5

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Sales Price	Condo/HO Fee
Market	2 Bedroom	2.5 Bat	3	1,428	\$380,000	\$150
Affordable Unit - Below 80%	2 Bedroom	2.5 Bat	1	1,428	\$201,000	\$150
Market	3 Bedroom	2.5 Bat	9	1,632	\$399,900	\$150
Affordable Unit - Below 80%	3 Bedroom	2.5 Bat	3	1,632	\$220,000	\$150
Affordable Unit - Below 80%	3 Bedroom	2.5 Bat	1	1,663	\$220,000	\$150
Market	3 Bedroom	2.5 Bat	3	1,663	\$419,900	\$150

Approach to calculating any additional fees relating to Condominium Association or Homeowners Association:

The condominium fee is based upon the Applicant's experience with other project of this size

Percentage of Units with 3 or More Bedrooms: 80

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Handicapped Accessible Units - Total:	0	Market Rate:	0	Affordable:	0
Gross Density (units per acre):	3.7037	Net Density (units per buildableacre):	3.8911		

Building Information

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	2	27	20,220	10

Will all features and amenities available to market unit residents also be available to affordable unit residents?

No

If not, explain the differences:

Parking

Total Parking Spaces Provided: 50 Ratio of Parking Spaces to Housing Units: 2.5

Lot Coverage

Buildings:	9%	Parking and Paved Areas:	15%
Usable Open Space:	66%	Unusable Open Space:	10%
Lot Coverage:	24%		

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

Section 4: SITE CONTROL

Grantor/Seller: Kathleen E Mann and Bonnie L Cruz

Grantee/Buyer: North Bedford Crossing, LLC

Grantee/Buyer Type: Development Entity

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 06/02/2021

Purchase Price: \$285,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: 0.00

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sales / Revenue

Market:	\$6,013,800
Affordable:	\$1,081,000
Related Party:	\$0
Other Income:	\$0
Total Sales/Revenue:	\$7,094,800

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$285,000
Reasonable Carrying Costs:	0
Subtotal - Pre-Permit Land Value:	\$285,000

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$0
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Total Acquisition Cost (Actual)	\$0
 Construction Costs-Residential Construction Costs (Hard Costs):	
Building Structure Costs	\$3,299,800
Hard Cost Contingency	\$100,000
Subtotal - Residential Construction (Hard Costs)	\$3,399,800
 Construction Costs-Site Work (Hard Costs):	
Earth Work	\$130,000
Utilities: On-Site	\$75,000
Utilities: Off-Site	\$0
Roads and Walks	\$700,000
Site Improvement	\$575,000
Lawns and Plantings	\$60,000
Geotechnical Condition	\$0
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
Subtotal - Site Work (Hard Costs)	\$1,540,000
 Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$100,000
Builder's Overhead	\$50,000
Builder's Profit	\$100,000
Subtotal - General Conditions, Builder's Overhead & Profit	\$250,000
 General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$2,000
Lottery	\$5,000
Commissions/Advertising-Affordable	\$32,430
Commissions/Advertising-Market	\$240,552
Model Unit	\$0
Closing Costs <i>(unit sales)</i>	\$60,000
Real Estate Taxes	\$10,000
Utility Usage <i>(during construction)</i>	\$10,000
Insurance <i>(during construction)</i>	\$8,000

Security <i>(during construction)</i>	\$0
Inspecting Engineer <i>(during construction)</i>	\$0
Construction Loan Interest	\$84,000
General Development Costs (Soft Costs) - <i>continued</i>	

Item	Budgeted
Fees to Construction Lender:	\$0
Fees to Other Lenders:	\$0
Architectural	\$20,000
Engineering	\$94,000
Survey, Permits, etc.	\$63,200
Clerk of the Works	\$0
Construction Manager	\$0
Bond Premiums <i>(payment/performance/lien bond)</i>	\$0
Legal	\$85,000
Title <i>(including title insurance)</i> and Recording	\$0
Accounting and Cost Certification <i>(incl. 40B)</i>	\$25,000
Relocation	\$0
40B Site Approval Processing Fee	\$7,650
40B Technical Assistance / Mediation Fee	\$3,500
40B Land Appraisal Cost <i>(as-is value)</i>	\$5,000
40B Final Approval Processing Fee	\$17,500
40B Subsidizing Agency Cost Certification Examination Fee	\$0
40B Monitoring Agent Fee	\$0
40B Surety Fees	\$25,000
Other Financing Fees	\$0
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Soft Cost Contingency	\$41,241
Other Development Costs	\$0
Subtotal - General Development Costs (Soft Costs)	\$839,073
Developer Overhead:	
Developer Overhead	\$40,000
Subtotal Developer Fee and Overhead	\$40,000

Summary of Subtotals

Item	Budgeted
Sales/Revenue	\$7,094,800
Pre-Permit Land Value	\$285,000
Residential Construction	\$3,399,800
Site Work (Hard Costs)	\$1,540,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$250,000
General Development Costs (Soft Costs)	\$839,073
Developer Fee and Overhead	\$40,000

Summary

Total Sales/Revenue	\$7,094,800
Total Uses (TDC)	\$6,353,873
Profit (Loss) from Sales Revenue	\$740,927
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	11.6610

Application for Chapter 40B Project Eligibility / Site Approval for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary
North Bedford Crossing LL	Robert Poillucci	Developer	Yes	Yes	Yes
Law Office of Michael O'Sh	Michael O'Shaughnessy	Attorney	No	No	Yes
South Shore Real Estate D	Robert Poillucci	Contractor	No	No	Yes
Zenith Consulting Engineer	Jamie Bissonnette	Consultant - Architect and Engineering	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	Yes	North Bedford Crossing LLC, Robert P
Architecture and Engineering	No	Zenith Consulting Engineers, Jamie Bi
Construction Management	No	South Shore Real Estate Development
Finance Package	Yes	North Bedford Crossing LLC, Robert P
Local Permitting	No	Law Office of Michael O'Shaughnessy,
Local Permitting	Yes	North Bedford Crossing LLC, Robert P
Local Permitting	No	Zenith Consulting Engineers, Jamie Bi

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
South Shore Development	Robert Poillucci	Related Affiliate	Development Entity
South Shore Real Estate	Robert Poillucci	Related Affiliate	Applicant

Previous Applications:

Project Name:	Filing Date:
Municipality:	Decision Date:
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agree- ment or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____

Name: Robert Poillucci

Title: Manager

Date: 11-30-2021

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	08/11/2021
Date of Pre-Application Meeting with MassHousing:	11/17/2021
Date copy of complete application sent to chief elected office of municipality:	12/01/2021
Date notice of application sent to DHCD:	12/01/2021

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the MHP Cover Letter

Fee	Amount	Instructions
MassHousing Application Processing Fee:	\$7,650	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$1,000	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$3,500	(Payable to Massachusetts Housing Partnership)

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MasHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 1 - Redevelop First

If Rehabilitation:

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

If New Construction:

- Contributes to revitalization of town center or neighborhood	No
- Walkable to:	
(a) transit	No
(b) downtown or village center	No
(c) school	No
(d) library	No
(e) retail, services, or employment center	No
- Located in municipally-approved growth center	No

Explanation (Required):

Method 2 - Consistency with Sustainable Development Principals

Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles* as shown in the next section below.

If the development involves strong municipal support, the development need only meet four (4) of the Sustainable Development Principles. However, one (1) of the Principles met must be **Protect Land and Ecosystems**. Please check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- | | |
|---|----|
| - Letter of Support from the Chief Elected Official of the municipality * | No |
| - Housing development involves municipal funding | No |
| - Housing development involves land owned or donated by the municipality | No |

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- | | |
|---|-----|
| - Higher density than surrounding area | Yes |
| - Mixes uses or adds new uses to an existing neighborhood | No |
| - Includes multi-family housing | Yes |
| - Utilizes existing water/sewer infrastructure | No |
| - Compact and/or clustered so as to preserve undeveloped land | No |
| - Reuse existing sites, structured, or infrastructure | Yes |
| - Pedestrian friendly | No |
| - Other (discuss below | No |

Explanation (Required)

The proposed project proposed a density of 3.63 units per acre whereas zoning requites 1 unit per 1.83 acres. The units are duplex units and is a reuse of an existing site

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

- Concerted public participation effort (beyond the minimally required public hearings)	No
- Streamlined permitting process, such as 40B or 40R	Yes
- Universal Design and/or visitability	No
- Creates affordable housing in middle to upper income area and/or meets regional need	Yes
- Creates affordable housing in high poverty area	No
- Promotes diversity and social equity and improves the neighborhood	No
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community	No
- Other (discuss below)	No

Explanation (Required)

The project will be permitted under 40B and creates affordable housing in a middle to upper income area

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

- Creation or preservation of open space or passive recreational facilities	No
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands	No
- Environmental remediation or clean up	No
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)	No
- Eliminates or reduces neighborhood blight	Yes
- Addresses public health and safety risk	No
- Cultural or Historic landscape/existing neighborhood enhancement	No
- Other (discuss below)	No

Explanation (Required)

The existing, aesthetically displeasing single family residence will be razed and replaced and improved with new units.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- | | |
|---|----|
| - Uses alternative technologies for water and/or wastewater treatment | No |
| - Uses low impact development (LID) for other innovative techniques | No |
| - Other (discuss below) | No |

Explanation (Required)

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- | | |
|--|-----|
| - Includes rental units, including for low/mod households | No |
| - Includes homeownership units, including for low/mod households | Yes |
| - Includes housing options for special needs and disabled population | No |
| - Expands the term of affordability | No |
| - Homes are near jobs, transit and other services | Yes |
| - Other (discuss below) | No |

Explanation (Required)

Project creates 20 units of housing with 5 units of affordable housing. The project is a short drive to the MBTA commuter rail station

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- | | |
|---|----|
| - Walkable to public transportation | No |
| - Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) | No |
| - Increased bike and ped access | No |
| - For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations | No |
| - Other (discuss below) | No |

Explanation (Required)

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

- | | |
|--|----|
| - Permanent Jobs | No |
| - Permanent jobs for low- or moderate- income persons | No |
| - Jobs near housing, service or transit | No |
| - Housing near an employment center | No |
| - Expand access to education, training or entrepreneurial opportunities | No |
| - Support local business | No |
| - Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) | No |
| - Re-uses or recycles materials from a local or regional industry's waste stream | No |
| - Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials | No |
| - Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products | No |
| - Other (discuss below) | No |

Explanation (Required)

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources No
- Other (discuss below) No

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)
All units will be energy star efficient

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

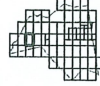
- Consistent with a municipally supported regional plan No
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing No
- Measureable public benefit beyond the applicant community Yes
- Other (discuss below) No

Explanation (Required)
The affordable units will be marketed to those communities outside of the Town of Lakeville

**TOWN OF
LAKEVILLE**
Plymouth County
Massachusetts
2016
Assessors Maps

- LEGEND**
- Hatched
 - State Grid
 - Roads
 - Elements
 - Tracts
 - Open Space
 - Municipal, 2016, 146
 - Open Water
 - Reservoir (with PVED)
 - 2016 List number
 - 2016 Assessment
 - 2016 Parcel dimensions

MAP LOCATION



21	24	67
30	25	60
19	26	59

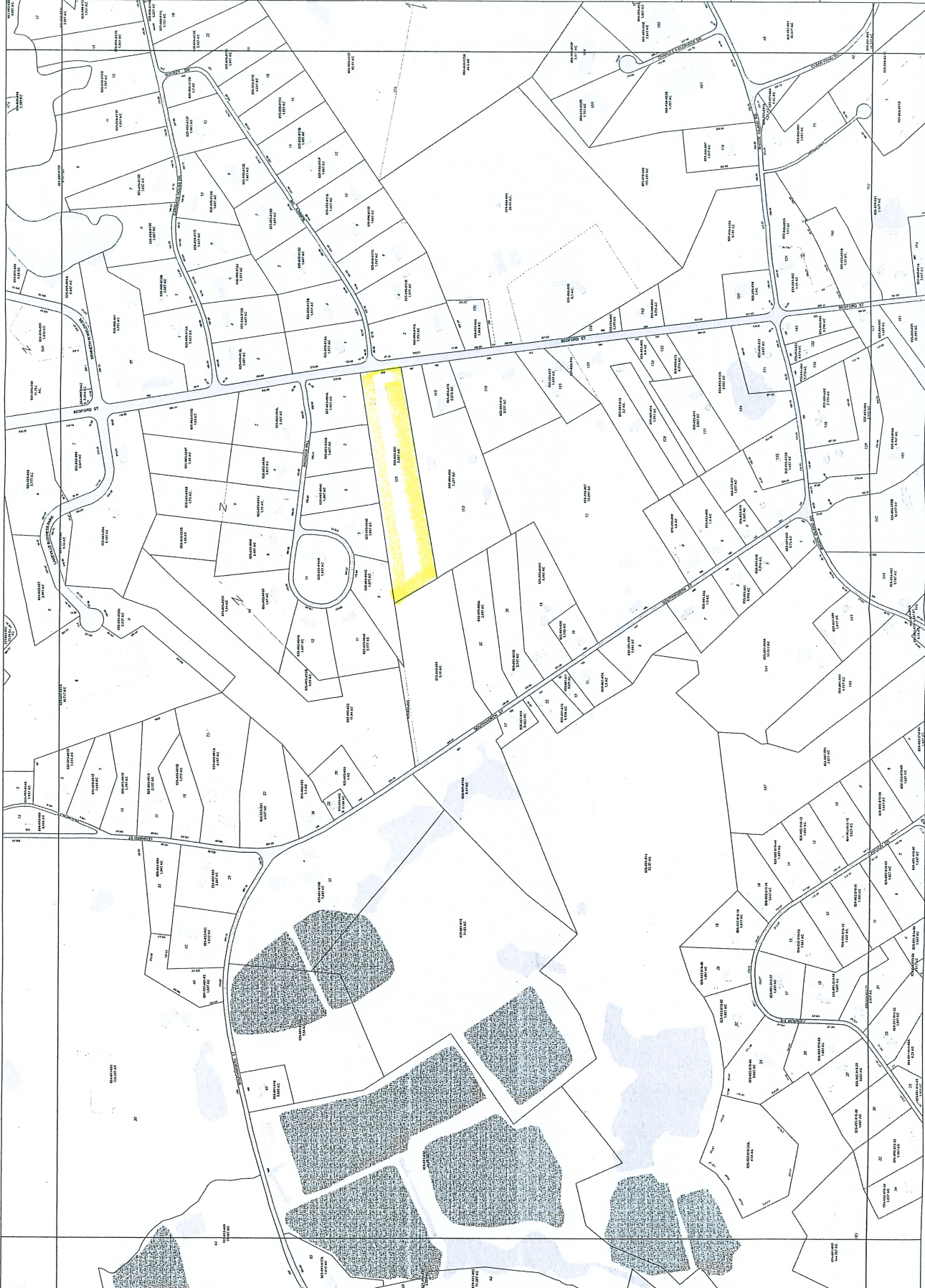


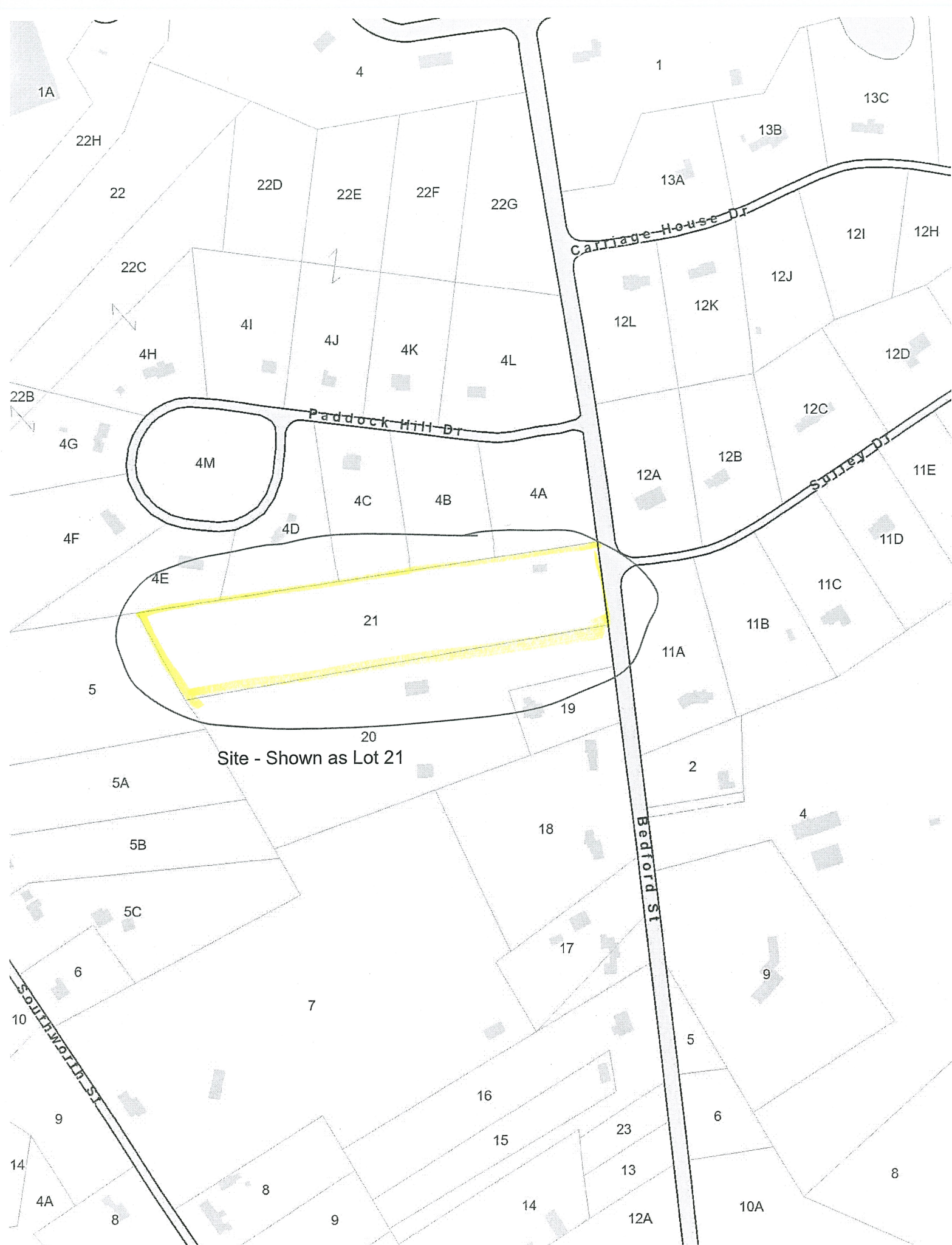
1 inch = 200 feet



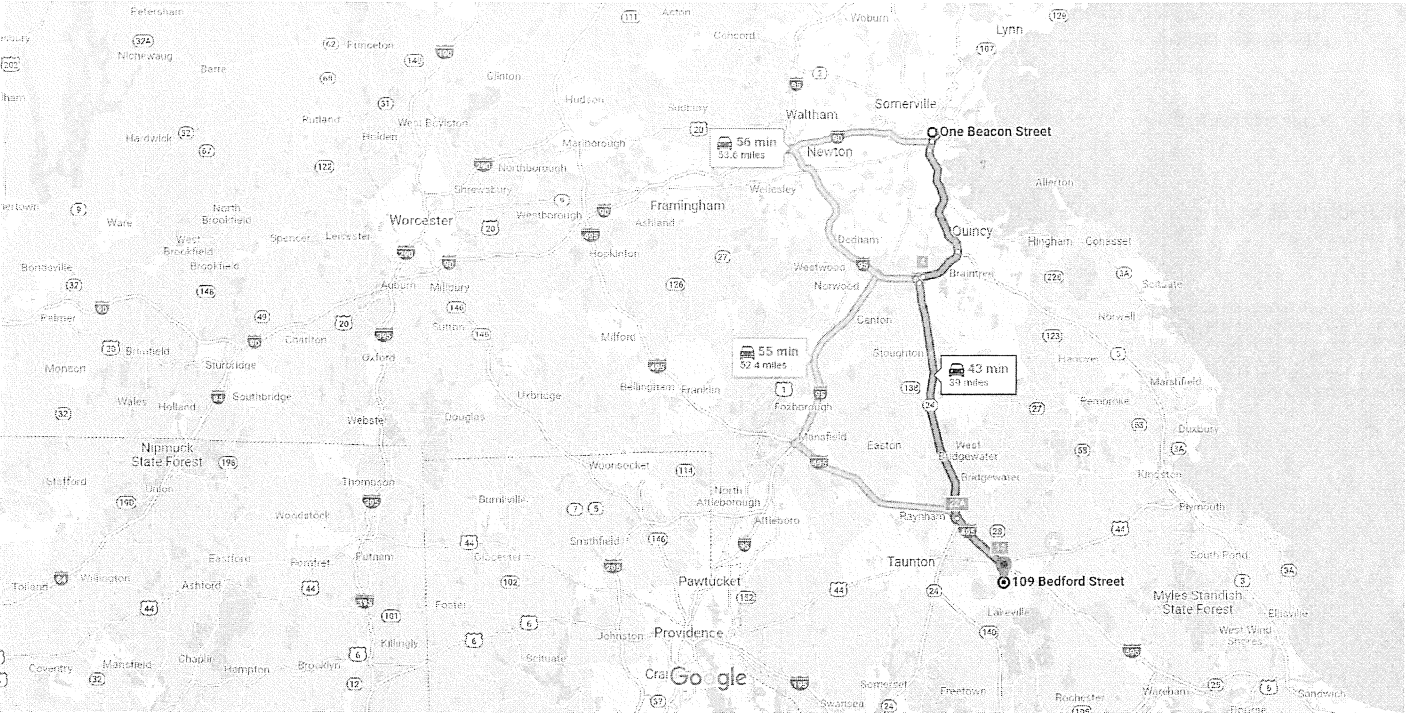
DISCLAIMER:
This map was produced for assessment purposes only and is not to be used for any other purpose. The Assessor's Office is not responsible for any errors or omissions.

Assessors Map
Number: **25**





Site - Shown as Lot 21



Map data ©2021 5 mi

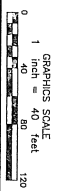
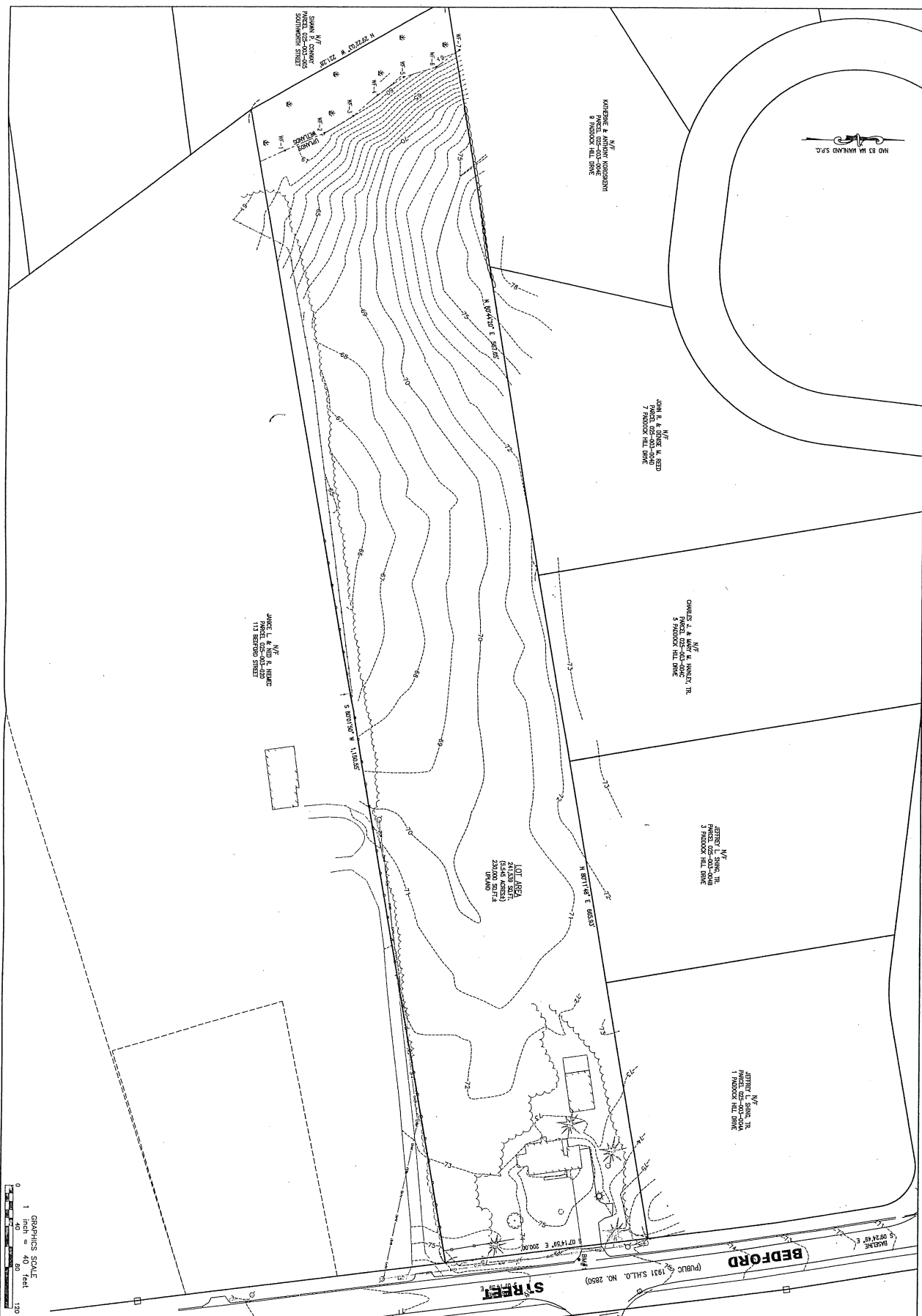
One Beacon Street
1 Beacon St, Boston, MA 02108

Get on I-93 S from Congress St


- 5 min (1.1 mi)
- ↑ 1. Head east on Beacon St toward Freedom Trail/Tremont St
164 ft
 - ↑ 2. Continue onto Freedom Trail/School St
0.1 mi
 - ↶ 3. Turn left onto Freedom Trail/Washington St
108 ft
 - ↷ 4. Turn right onto Water St
463 ft
 - ↷ 5. Turn right onto Congress St
0.3 mi
 - ↷ 6. Turn right onto Purchase St
43 ft
 - ⤴ 7. Take the I-93 S ramp on the left to I-90 W/Quincy/Worcester
0.5 mi
 - ⤴ 8. Keep left at the fork, follow signs for I-93 S and merge onto I-93 S
433 ft

Follow I-93 S, MA-24 S and I-495 S to MA-18 S in Middleborough. Take exit 14 from I-495 S

- 37 min (36.6 mi)
- ⤴ 9. Merge onto I-93 S
0.7 mi
 - ↶ 10. Keep left to stay on I-93 S
8.4 mi
 - ↷ 11. Keep right to stay on I-93 S
3.4 mi
 - ↶ 12. Take exit 4 on the left for MA-24 S toward Brockton
0.6 mi
 - ↑ 13. Continue onto MA-24 S
17.8 mi



SHEET NAME: EXISTING CONDITIONS PLAN		DESIGNED BY: JLB	DATE: 11/16/2021	REV. DATE	DESCRIPTION	BY	APP.
PROJECT SITE: 109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS		CHECKED BY:	PROJECT NUMBER: 0143				
CLIENT INFO: ROBERT POILLUCCI 1 LAKEVILLE BUSINESS PARK LAKEVILLE, MASSACHUSETTS		APPROVED BY:	DRAWING SCALE: 1" = 40'				
			SHEET ID: CONCEPT				



ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

P.E. STAMP

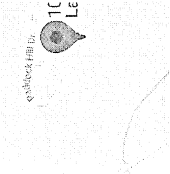


Image capture: Jul 2021 © 2021 Google

Lakeville, Massachusetts

Google

Street View - Jul 2021



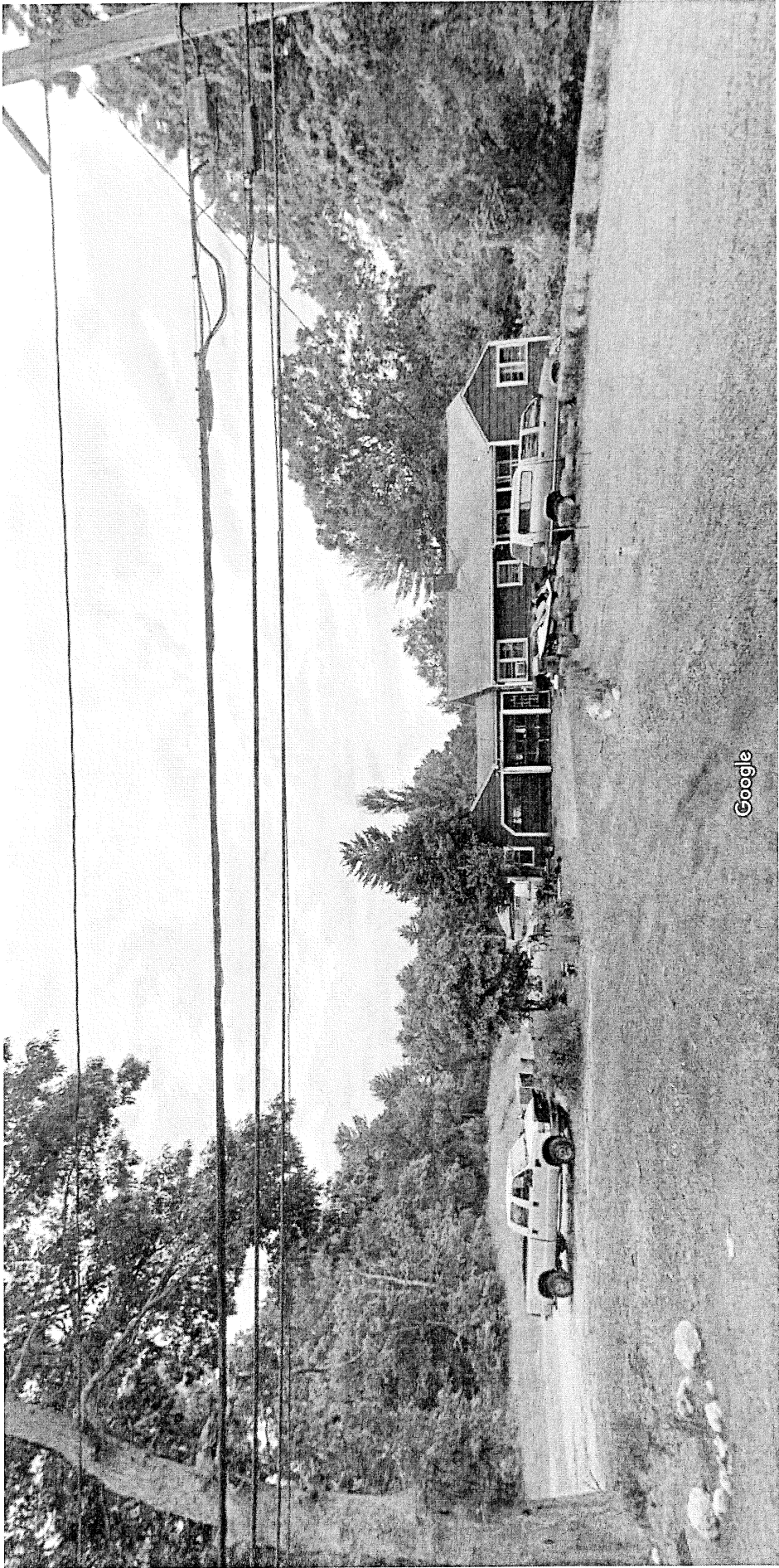


Image capture: Jul 2021 © 2021 Google

Lakeville, Massachusetts

Google

Street View - Jul 2021



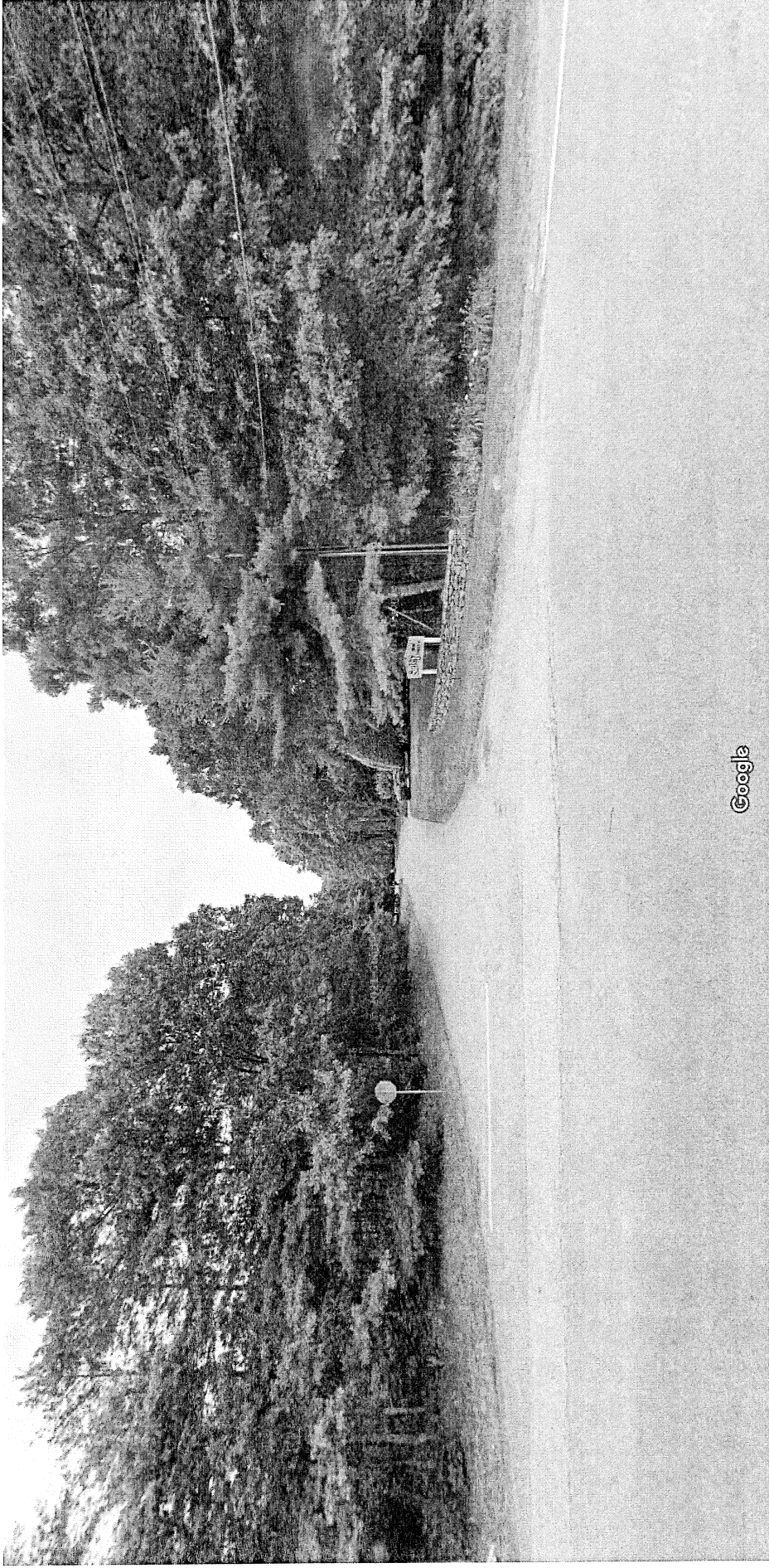


Image capture: Jul 2021 © 2021 Google

Lakeville, Massachusetts

Google

Street View - Jul 2021

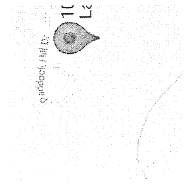




Image capture: Jul 2021 © 2021 Google

Lakeville, Massachusetts

Google

Street View - Jul 2021

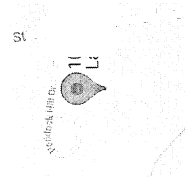




Image capture: Jul 2021 © 2021 Google

Lakeville, Massachusetts

Google

Street View - Jul 2021



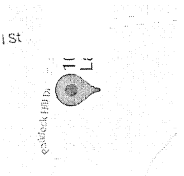


Image capture: Jul 2021 © 2021 Google

Lakeville, Massachusetts

Google

Street View - Jul 2021



National Flood Hazard Layer FIRMette



70°57'36"W 41°52'58"N



70°56'59"W 41°52'31"N

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

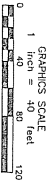
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/16/2021 at 5:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOTE:
THE RESIDENTIAL UNITS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND REPRESENT THE LARGEST UNIT THAT WILL BE CONSTRUCTED AT EACH LOCATION. SMALLER UNITS AND UNITS WITHOUT GARAGES MAY BE SUBSTITUTED IN THE FINAL DESIGN. THE LARGER UNITS ARE SHOWN TO EVALUATE THE MAXIMUM EXTENT OF LOT COVERAGE FOR THE PROJECT.

AREA SUMMARY
TOTAL AREA: 241,539 SF
WETLAND AREA: 11,303 SF
USABLE OPEN SPACE: 161,289 SF
ROOF AREA: 20,220 SF
PAVED AREAS (DRIVEWAYS, ROAD): 36,727 SF
PARKING SPACES (NOT INCLUDING GARAGES): 50 SPACES @ 9' X 20' EACH

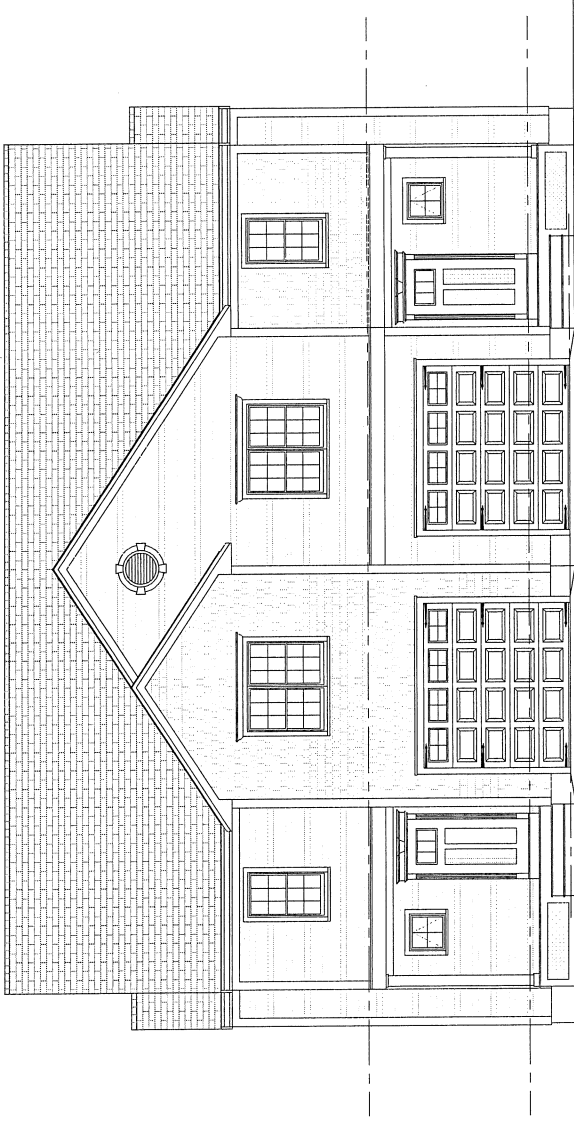


SHEET NAME: CONCEPTUAL PLAN		DRAWN BY: SLB	DATE: 11/29/2021	REV.	DATE	DESCRIPTION	BY	APP.
PROJECT SITE: 109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS		DESIGNED BY:	PROJECT NUMBER: 0145-					
CLIENT INFO: ROBERT POILLUCCI 1 LAKEVILLE BUSINESS PARK LAKEVILLE, MASSACHUSETTS		CHECKED BY:	DRAWING SCALE: 1" = 40'					
		APPROVED BY:	SHEET ID: CONCEPT					

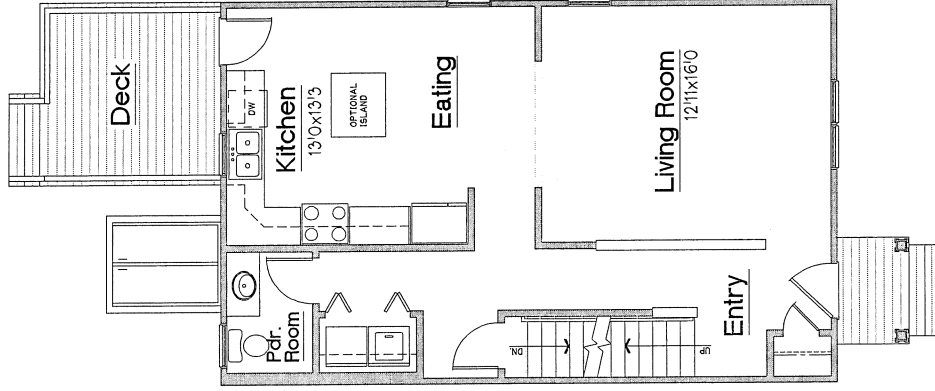


ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

CONCEPT
P.E. STAMP

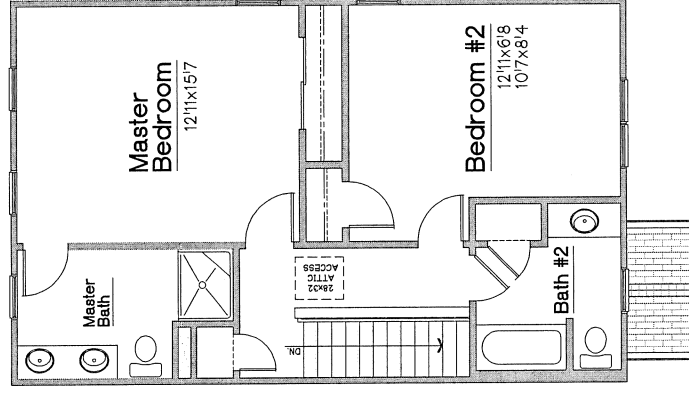


Front Elevation



First Floor Plan

Living Area — 714 SF

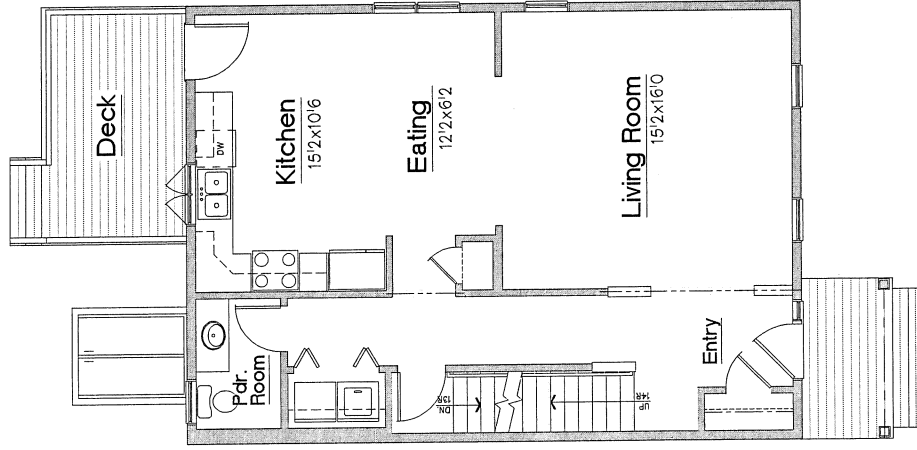


Second Floor Plan

Living Area — 714 SF

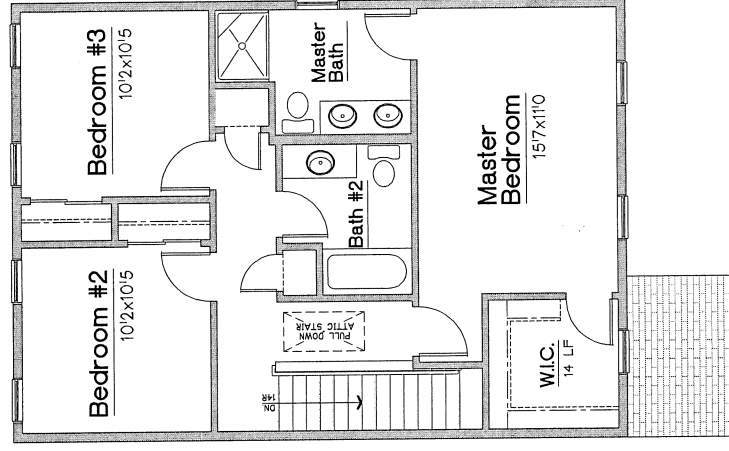


Front Elevation



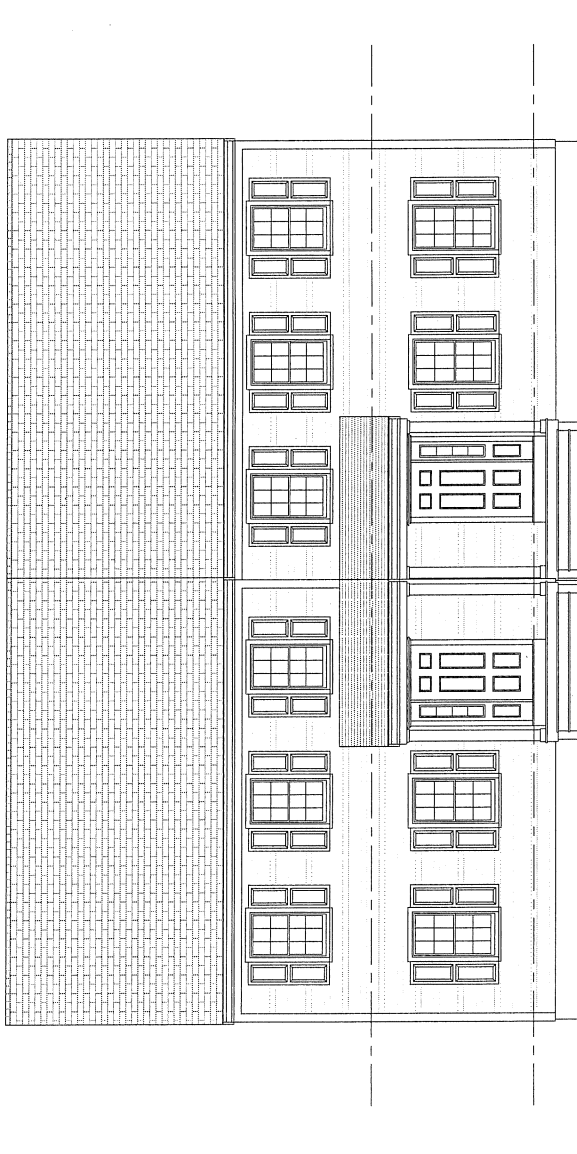
First Floor Plan

Living Area — 816 SF

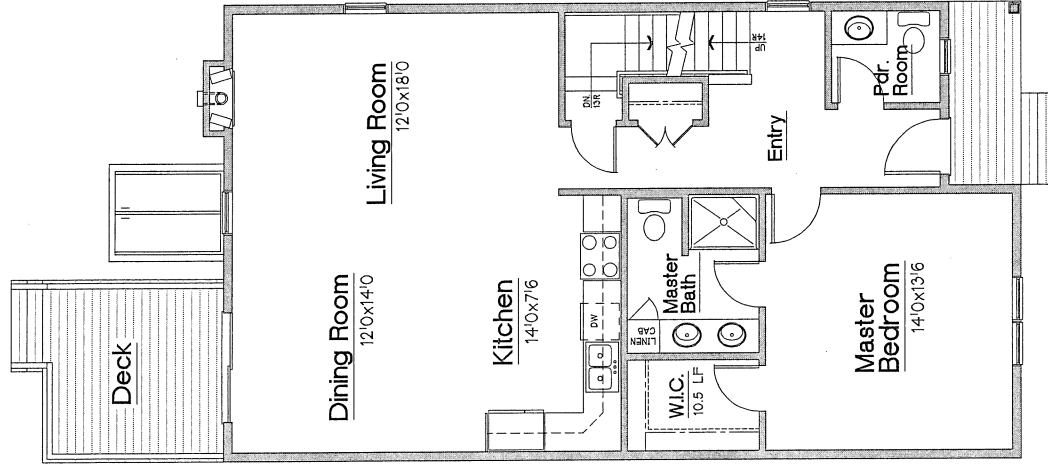


Second Floor Plan

Living Area — 816 SF

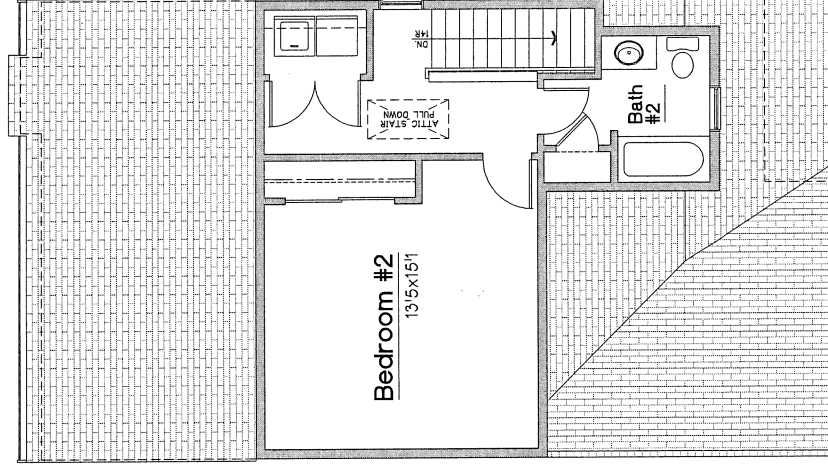


Front Elevation



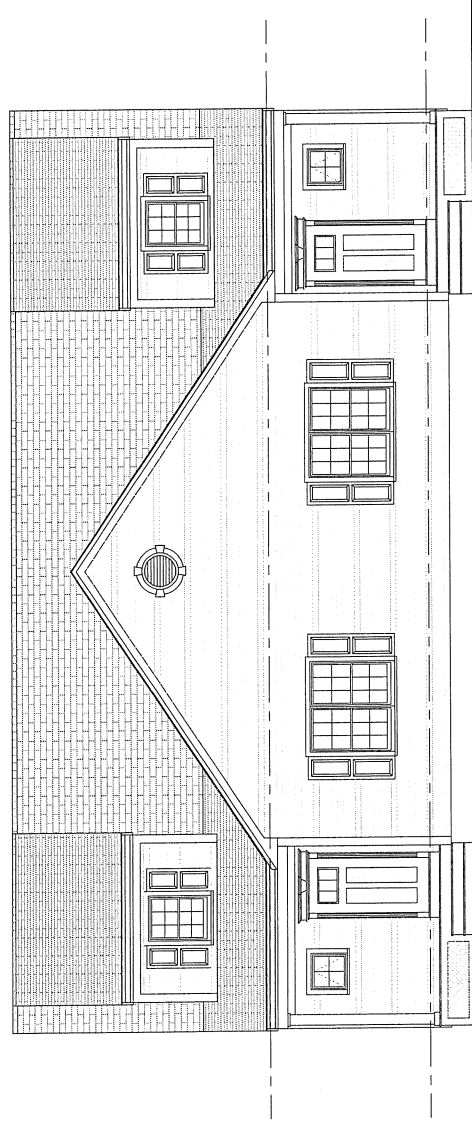
First Floor Plan

Living Area — 1060 SF

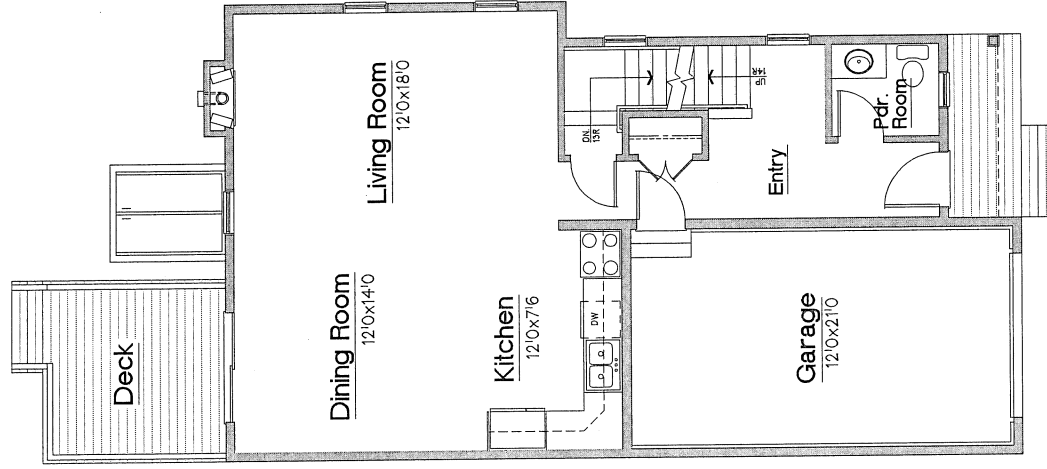


Second Floor Plan

Living Area — 493 SF

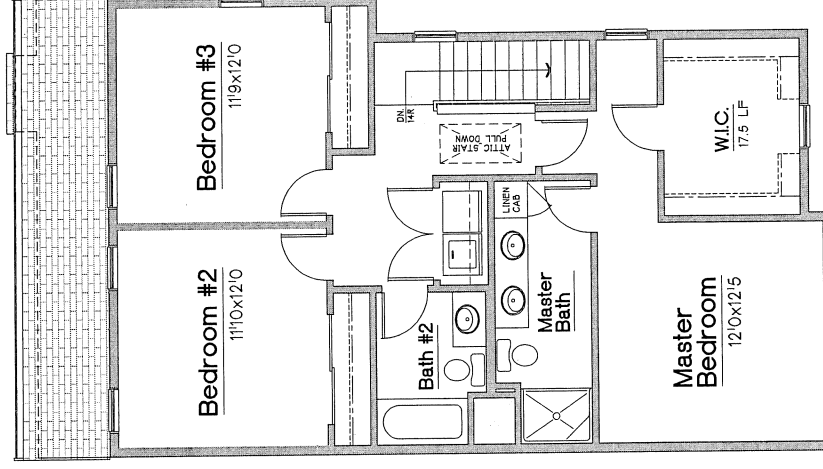


Front Elevation



First Floor Plan

Living Area _____ 730 SF
Garage Area _____ 280 SF



Second Floor Plan

Living Area _____ 937 SF

Site Approval/Project Eligibility Application
North Bedford Crossing
109 Bedford Street, Lakeville, MA 02347

Design Approach

Site Layout

The site of the proposed Project is appropriate for residential development and is consistent with the existing use of the existing neighborhood. The proposed houses are situated along the southerly side of the project site to take advantage of the existing topography to the maximum extent possible.

The existing streetscape is protected as the proposed houses will be located off of Bedford Street. The area of a proposed development is an ideal setting for dense development and the clustered style layout. The clustered styled development was chosen because there is less land disturbance, fewer environmental impacts associated with a cluster style development.

As can be seen in the comparison charts hereunder, the proposed project meets the goals and strategies of the **Lakeville December 2020 Master Plan** and the goals of the **Lakeville 2017 Housing Production Plan**.

July 2020 Master Plan

Goal	Strategy	Synopsis	How Goals and Strategies are Satisfied
3-1 Encourage Variety to Meet Needs of First Time Buyer's and Senior Populations	3-1-1	Reduce zoning area requirements in strategic locations in town such as along Route 18 corridor. Residential Zoning District is 1.6 acres/unit.	The 40B Project allows the Zoning Board of Appeals to grant zoning waivers and allow the construction of 20 units on 5.5 acres (3.64 units on an acre of land) as compared to conventional residential zoning of 1 unit on 1.6 acres. Proposed project located along Route 18 corridor.
	3-1-2	Work in partnership to build senior housing with local developer.	Project proponent is a local developer The proposed units can be configured to allow a master bedroom on first floor. This would allow seniors who may have mobility issues to reside in a home with a first-floor bedroom and remain in the Town of Lakeville.

3-2 Increase the number of units eligible for the Subsidized Housing Inventory (SHI)		Proactively create subsidized housing that meets the requirements of M.G.L. Chapter 40B §§ 20-23 and 760 CMR 56.00 regulations.	Project will be proposed under G.L .c.40B Five (5) units from project will be eligible for inclusion
---	--	---	---

December 2017 Housing Production Plan Comparison

Section	Goal	Synopsis	Project Meets Goals
Section 6A	#1	Produce 19 Units eligible for SHI in each calendar year	Five (5) units from project will be eligible for inclusion on SHI
	#2	Target Multi family housing to Village Areas	Project is a clustered development using 40B as a development tool to develop affordable housing.
	#3	Allow a diversity of housing options to allow young adults and seniors to remain in the community	Project provides opportunities for both young families and seniors who wish to remain in the Town of Lakeville.
	#4	Work with developers to encourage friendly 40B developments	The project proponent has met with the Town Administrator and Building Commissioner in proposing this project and is reaching out to the Board of Selectmen to see if the Board will work support the project.

The buildings are clustered together to achieve greater sense of community. The units have been laid out to the maximum extent practicable to try to avoid the buildings from facing one another.

The Applicant is using architectural detailing, and changes in surface materials, colors, textures and roof lines to create façade divisions to modulate building mass and scale.

As the design moves forward, additional plantings will be added as necessary to soften the project impacts on the area.

Exterior architectural appearance

Each unit will have its own entrance from the street. Entrances are designed on the facades that front on and have a principal pedestrian access to the proposed way. The doors and windows will be energy efficient. The door and window openings are proportional to facade length and height. Landscaping will be added around the buildings and walkways to create a sense of entry into the site through landscaping.

North Bedford Crossing
109 Bedford Street, Lakeville, MA 02347
Preliminary Zoning Waivers
1994 Revision (with Amendments through May 10, 2021)

BY-LAW/REG.	SUBJECT	REQUIREMENT	WAIVER REQUEST																																			
Section 4.0 Use Regulations																																						
4.1.1	Residential Uses	Two family dwellings use not allowed in Residential zoning district	Allow two family dwellings in Residential zoning district																																			
Section 5.0 Intensity Regulations																																						
5.0	Principal Structures	No more than one (1) principal structure shall be built upon any lot	Allow ten (10) structures (buildings) on a lot																																			
5.1	Dimensional Standards	<table><tr><td>Min Lot Size (sf)</td><td>Required</td><td>Provided</td></tr><tr><td>Frontage (ft)</td><td>70,000 sf</td><td>241,539 sf</td></tr><tr><td></td><td>175</td><td>200</td></tr><tr><td colspan="3"><u>Setbacks</u></td></tr><tr><td>Front Yard Setback (ft)</td><td>40</td><td>45</td></tr><tr><td>Side Yard Setback (ft)</td><td>20</td><td>18.8</td></tr><tr><td>Rear Yard Setback (ft)</td><td>20</td><td>235</td></tr><tr><td colspan="3"><u>Max Building Heights</u></td></tr><tr><td>Number of Stories</td><td>2.5</td><td>2.5</td></tr><tr><td>Height in Feet</td><td>35</td><td>27</td></tr><tr><td>Max. % of Land Covered By Parking and Paved Areas</td><td>25%</td><td>24%</td></tr></table>	Min Lot Size (sf)	Required	Provided	Frontage (ft)	70,000 sf	241,539 sf		175	200	<u>Setbacks</u>			Front Yard Setback (ft)	40	45	Side Yard Setback (ft)	20	18.8	Rear Yard Setback (ft)	20	235	<u>Max Building Heights</u>			Number of Stories	2.5	2.5	Height in Feet	35	27	Max. % of Land Covered By Parking and Paved Areas	25%	24%	<table><tr><td>Allow parking areas to be located as shown on plans.</td></tr><tr><td>Allow side yard setback of 18.8 feet</td></tr></table>	Allow parking areas to be located as shown on plans.	Allow side yard setback of 18.8 feet
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<u>BY-LAW/REG.</u>	<u>SUBJECT</u>	<u>REQUIREMENT</u>	<u>WAIVER REQUEST</u>				
<u>Section 6.0 General Regulations</u>							
6.5.1	Access, Parking and Loading	Parking areas shall be accessible from a maximum of two separate entry/exit points, separated by a minimum of fifty (50) feet and no closer than fifty (50) feet from an intersection	Allows single access point				
6.5.3.1	Number of Spaces	Off-street parking shall be provided, according to the standards set forth in the following schedule. <table><tr><td><u>Required</u></td><td><u>Provided</u></td></tr><tr><td>2 per dwelling unit</td><td>3.96 per dwelling unit</td></tr></table>	<u>Required</u>	<u>Provided</u>	2 per dwelling unit	3.96 per dwelling unit	
<u>Required</u>	<u>Provided</u>						
2 per dwelling unit	3.96 per dwelling unit						
6.5.3.4	Dimensions	<u>Required</u> Each off-street parking space shall be a minimum of nine (9) feet in width by twenty (20) feet in length. Provided: nine (9) feet in width by twenty (20) feet in length.					
6.7.1 and its subsections	Site Plan Review	The purpose of site plan review is to ensure that the design and layout of certain developments permitted as of right or by Special Permit will constitute suitable development and will not result in a detriment to the neighborhood or the environment.	Waive in its entirety - Zoning Board to evaluate proposed plan under G.L. c.40B				

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 06/02/2021 03:50 PM
Ctrl# 146510 04606
Fee: \$1,299.60 Cons: \$285,000.00

QUITCLAIM DEED

Kathleen E. Mann and Bonnie L. Cruz, 109 Bedford St., Lakeville, MA

for two hundred eighty-five thousand dollars (\$285,000.00) consideration paid

grants to **North Bedford Crossing, LLC**, a Massachusetts limited liability company with a principal office at 1 Lakeville Business Park Drive, Lakeville, MA 02347

with quitclaim covenants

The land, with the buildings thereon, situated in Lakeville, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at a point in the Westerly side line of Bedford Street, said point being also a corner of land now or formerly of William D. Osborne, being approximately 331.2 feet Southerly from a cement bound, said cement bound being 3.8 feet Northerly from an iron pipe in said Westerly side line;

Thence Westerly approximately 1200 feet in line of land of said Osborne and land now or formerly of N. Merrill Sampson to a set stone in a swamp, being also a corner of land now or formerly of Aaron H. Beech;

Thence Southerly in said Beech's line 220 feet to an iron bar driven in the ground;

Thence Easterly in line of land now or formerly of Howard S. Maher and parallel with the first mentioned line approximately 1100 feet to an iron bar driven in the Westerly side line of said Bedford Street;

Thence Northerly 200 feet in said Westerly side line of said Bedford Street to the point of beginning.

Property Address: 109 Bedford St., Lakeville, MA 02347

The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

Grantors hereby affirm under oath that the property was not homestead property whether recorded or automatic, and no person claims the benefit of the Massachusetts Homestead Act, MGL, Ch. 188, and the property was not the principal residence of the Grantors or any other person.

Meaning and intending to convey the same premises set forth in a deed from William L. Mann dated March 29, 2013, recorded at the Plymouth County Registry of Deeds in Book 42962, Page 208.

PROPERTY ADDRESS: 109 Bedford St., Lakeville, MA 02347

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.
THE NEXT PAGE IS A SIGNATURE PAGE.

Witness my hand and seal this 2^d day of June, 2021.

Bonnie L. Cruz
Bonnie L. Cruz

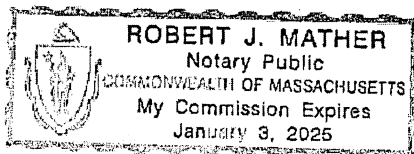
THE COMMONWEALTH OF MASSACHUSETTS

Plymouth: ss

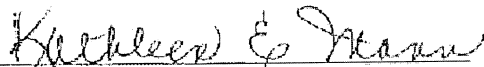
On this 2^d day of June, 2021, before me, the undersigned notary public, personally appeared Bonnie L. Cruz proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and free act and deed.

Robert J. Mather
Notary Public. Robert J. Mather

My commission expires: 1/3/2025



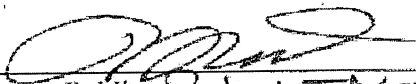
Witness my hand and seal this 27th day of May, 2021.


Kathleen E. Mann

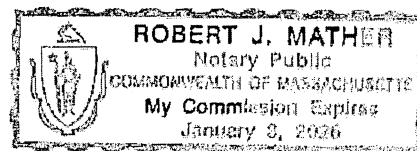
THE COMMONWEALTH OF MASSACHUSETTS

Plymouth: ss

On this 27th day of May, 2021, before me, the undersigned notary public, personally appeared Kathleen E. Mann proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and free act and deed.


Notary Public: Robert J. Mather

My commission expires: Jan. 3, 2025



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THE NEXT PAGE IS AN ADDITIONAL SIGNATURE PAGE.



November 17, 2021

109 Bedford Street LLC or satisfactory nominee
1 Lakeville Business Park Drive, Suite 1A
Lakeville, MA 02347

Re: Letter of Interest for Lakeville, MA project

Dear Mr. Poillucci,

Please be advised that Bluestone Bank would consider providing financing for your pending project, known as 109 Bedford Street LLC (or a name to be determined), as described below:

The site is roughly 6 acres, set off Bedford Street in Lakeville, MA. The property will be improved with a residential access road / driveway and utility services. The site will be developed with a "cluster style" layout of 10 Duplex style buildings, with 20 units in total (mix of 2 and 3 bedroom units), including 5 affordable units. All units are intended to be sold to end users.

As a member in good standing of the Federal Home Loan Bank of Boston, Bluestone Bank has access to their NEF funds, and would utilize these funds as necessary to fund the project.

Please provide additional information for our review as you seek the various approvals for the project. We will begin the approval process for your project as you get closer to the approval of the project.

As always, thank you for considering Bluestone Bank for your commercial financing needs.

Please contact me if you have any questions in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'James M. Duff', is written over the typed name and title.

James M. Duff
Senior Vice President

Date of Appraisal: November 19, 2021

Appraised For: Riverside LLC

Property Appraised: 109 Bedford Street
Lakeville, MA 02347

Description of Property: Duplex style dwelling offering 2 bedrooms, 2.5 bathrooms, first floor open layout design with fireplaced living room, kitchen with granite countertops and stainless-steel appliances, hardwood flooring throughout first floor, unfinished basement.

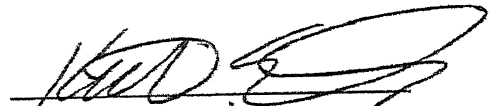
General Condition: Excellent. New Construction

Year Built: 2021-2022

Living Area: 1,428 square feet +/-

Appraised Value: Based on the knowledge of comparable sales in the area, it is the opinion of this realtor that the fair market value of the subject property including land and improvements thereon considered as if held in fee simple on the 19th day November, 2021 is \$380,000.00

Asking Price: Based on the present market conditions an asking price of \$380,000 would be in line.


Katie Elderkin
Realtor

License #
9504792

Date of Appraisal: November 19, 2021

Appraised For: Riverside LLC

Property Appraised: 109 Bedford Street
Lakeville, MA 02347

Description of Property: Duplex style dwelling offering 3 bedrooms, 2.5 bathrooms, first floor open layout design with optional fireplaced livingroom, kitchen with island and stainless-steel appliances, hardwood flooring throughout first floor, unfinished basement.

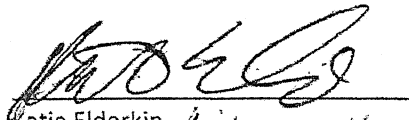
General Condition: Excellent. New Construction

Year Built: 2021-2022

Living Area: 1,632 square feet +/-

Appraised Value: Based on the knowledge of comparable sales in the area, it is the opinion of this realtor that the fair market value of the subject property including land and improvements thereon considered as if held in fee simple on the 19th day November, 2021 is \$399,900.00

Asking Price: Based on the present market conditions an asking price of \$399,900.00 would be in line.


Katie Elderkin
Realtor
License #
9504792

Date of Appraisal: November 19, 2021

Appraised For: Riverside LLC

Property Appraised: 109 Bedford Street
Lakeville, MA 02347

Description of Property: Duplex style dwelling offering 3 bedrooms, 2.5
bathrooms, first floor open layout design with optional
fireplaced livingroom, kitchen with island and stainless-
steel appliances, hardwood flooring throughout first
floor, unfinished basement, one car attached garage.

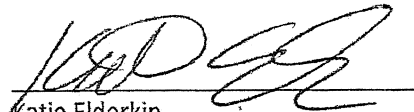
General Condition: Excellent. New Construction

Year Built: 2021-2022

Living Area: 1,663 square feet +/-

Appraised Value: Based on the knowledge of comparable sales in the
area, it is the opinion of this realtor that the fair market
value of the subject property including land and
improvements thereon considered as if held in fee
simple on the 19th day November, 2021 is \$415,000.00 –
\$425,000.00

Asking Price: Based on the present market conditions an asking price
of \$419,900.00 would be in line.


Katie Elderkin
Realtor
License #
9504792

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Photo
Condominium Listings									
72818323	SLD	41 Riverside Drive U:41	Lakeville, MA	5 room, 3 bed, 2f 1h bath Duplex	23	\$364,900	\$364,900	x5	x5
List Office: OwnerEntry.com (617) 542-9300 List Agent: Dave White (617) 542-9300									
Sale Office: OwnerEntry.com (617) 542-9300 Sale Agent: Dave White (617) 542-9300									
72754151	SLD	70 Lebaron Blvd. U:2	Lakeville, MA	7 room, 2 bed, 2f 0h bath Attached	51	\$369,000	\$369,000	x14	x14
List Office: Coldwell Banker Realty - Easton (508) 230-2544 Ext. 1145 List Agent: Carey Flynn (508) 944-8217									
Sale Office: Keller Williams Elite (508) 695-4545 Ext. 1243 Sale Agent: Beth Basler (508) 468-0328									
72818319	SLD	43 Riverside Drive U:43	Lakeville, MA	5 room, 3 bed, 2f 1h bath Duplex	41	\$369,900	\$369,900	x5	x5
List Office: OwnerEntry.com (617) 542-9300 List Agent: Dave White (617) 542-9300									
Sale Office: Keystone Property Group (508) 557-0366 Sale Agent: Crystal Kavanaugh(508) 272-9155									
72758660	SLD	70 Lebaron Blvd. U:12	Lakeville, MA	5 room, 2 bed, 2f 0h bath Garden, Mid-Rise	18	\$419,000	\$424,800	x3	x3
List Office: Coldwell Banker Realty - Easton (508) 230-2544 Ext. 1145 List Agent: Carey Flynn (508) 944-8217									
Sale Office: Coldwell Banker Realty - Easton (508) 230-2544 Ext. 1145 Sale Agent: Carey Flynn (508) 944-8217									
Condominium Listings: 4 Avg. Liv. Area SqFt: 1437.75 Avg. List \$: \$380,700 Avg. List \$/SqFt: \$265 Avg. DOM: 33.25 Avg. DTO: 17.5 Avg. Sale \$: \$382,150 Avg. Sale \$/SqFt: \$266									

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2 Bedroom 2.5 Bath 1,428 sq ft GLA
NO garage \$1,380,000

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Photo
Condominium Listings									
72754151	SLD	70 Lebaron Blvd. U.2	Lakeville, MA	7 room, 2 bed, 2f 0h bath Attached	51	\$369,000	\$369,000	x14	x14
List Office: Coldwell Banker Realty - Easton (508) 230-2544 Ext. 1145 List Agent: Carey Flynn (508) 944-8217									
Sale Office: Keller Williams Elite (508) 695-4545 Ext. 1243 Sale Agent: Beth Basler (508) 468-0328									
72818319	SLD	43 Riverside Drive U.43	Lakeville, MA	5 room, 3 bed, 2f 1h bath Duplex	41	\$369,900	\$369,900	x5	x5
List Office: OwnerEntry.com (617) 542-9300 List Agent: Dave White (617) 542-9300									
Sale Office: Keystone Property Group (508) 557-0366 Sale Agent: Crystal Kavanaugh (508) 272-9155									
72725692	SLD	3 Old Field Way U.13	Lakeville, MA	5 room, 3 bed, 2f 1h bath Townhouse, Half-Duplex	28	\$412,200	\$441,500	x32	x32
List Office: Keller Williams Realty (508) 238-5000 Ext. 486 List Agent: Tom Dixon (508) 889-6534									
Sale Office: Keller Williams Realty (508) 238-5000 Ext. 486 Sale Agent: Tom Dixon (508) 889-6534									
72725693	SLD	6 Old Field Way U.3	Lakeville, MA	5 room, 3 bed, 2f 1h bath Townhouse, Half-Duplex	40	\$427,500	\$439,750	x31	x31
List Office: Keller Williams Realty (508) 238-5000 Ext. 486 List Agent: Tom Dixon (508) 889-6534									
Sale Office: Keller Williams Realty (508) 238-5000 Ext. 486 Sale Agent: Tom Dixon (508) 889-6534									
Condominium Listings: 4 Avg. Liv. Area SqFt: 1588.75 Avg. List \$: \$394,650 Avg. List \$/SqFt: \$249 Avg. DOM: 40 Avg. DTO: 29.5 Avg. Sale \$: \$405,038 Avg. Sale \$/SqFt: \$255									

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3 Bedroom 2.5 Bath 1,632 sq ft GLA
 NO garage \$ 399,900

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Photo
Condominium Listings									
72683368	SLD	4 Bndget's Way U4	Lakeville, MA	6 room, 3 bed, 2f 1h bath Half Duplex Attached	0	\$350,000	\$399,900	📷 x1	📷 x1
List Office: Lakeville Realty (508) 947-1407 List Agent: Katie Elderkin(508) 863-5889									
Sale Office: Lakeville Realty (508) 947-1407 Sale Agent: Katie Elderkin(508) 863-5889									
72776161	SLD	73 Riverside Dr U.73	Lakeville, MA	5 room, 3 bed, 2f 1h bath Townhouse	63	\$399,000	\$397,000	📷 x23 📷	📷 x23
List Office: Charisma Realty, Inc. 📞 (781) 925-0910 List Agent: Kendall Wright 📞 (603) 505-7278									
Sale Office: William Raveis R.E. & Home Services 📞 (781) 828-4550 Sale Agent: Carole McKeon 📞 (508) 889-5737									
72758660	SLD	70 Lebaron Blvd. U.12	Lakeville, MA	5 room, 2 bed, 2f 0h bath Garden, Mid-Rise	18	\$419,000	\$424,800	📷 x3	📷 x3
List Office: Coldwell Banker Realty - Easton 📞 (508) 230-2544 Ext. 1145 List Agent: Carey Flynn 📞 (508) 944-8217									
Sale Office: Coldwell Banker Realty - Easton 📞 (508) 230-2544 Ext. 1145 Sale Agent: Carey Flynn 📞 (508) 944-8217									
72746417	SLD	70 Lebaron Blvd. U.6	Lakeville, MA	7 room, 2 bed, 2f 1h bath Garden, Attached	85	\$443,625	\$443,625	📷 x8	📷 x8
List Office: Coldwell Banker Realty - Easton 📞 (508) 230-2544 Ext. 1145 List Agent: Carey Flynn 📞 (508) 944-8217									
Sale Office: Coldwell Banker Realty - Easton 📞 (508) 230-2544 Sale Agent: Cassidy Flynn 📞 (508) 468-0333									
Condominium Listings: 4 Avg. Liv. Area SqFt: 1524.75 Avg. List \$: \$402,906 Avg. List \$/SqFt: \$265 Avg. DOM: 41.5 Avg. DTO: 31.75 Avg. Sale \$: \$416,331 Avg. Sale \$/SqFt: \$274									

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3 Bedrooms 2.5 Baths 1,663 sq ft GLA
1 car garage \$ 419,900



3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

Jamie L. Bissonnette, P.E.

jamie@zcellc.com

EDUCATION:

University of Massachusetts, Dartmouth

B.S. Civil Engineering, 2003

REGISTRATION:

Massachusetts Registered Professional Civil Engineer (License # 47325)

Certified Massachusetts Soil Evaluator (License # SE2784)

Certified Massachusetts Title V System Inspector (License # SI3712)

SUMMARY OF EXPERIENCE:

Mr. Bissonnette is a Senior Engineer/Manager for Zenith Consulting Engineers, LLC. He has over 16 years' experience planning, designing and managing a wide variety of civil and environmental engineering projects. Mr. Bissonnette has performed a variety of complex design tasks for private and municipal clients throughout Massachusetts.

Mr. Bissonnette's specific engineering experience includes residential subdivision design and permitting; commercial and industrial site design and permitting, drainage analysis and stormwater control design, public and private sanitary sewer assessments and design, wetland permitting and compliance and waterways permitting.

EMPLOYMENT HISTORY:

2016 to Present Zenith Consulting Engineers, LLC.

As an Senior Engineer/Manager, Mr. Bissonnette is responsible for a multitude of tasks including: the management of a variety of projects, the design of civil systems such as wastewater treatment systems, residential subdivisions design and permitting, drainage systems design and permitting, residential, commercial and industrial site layouts, oversight of excavations and installations of drainage basins, subsurface sewage disposal system designs and the permitting for various projects.

2004 to 2016 Prime Engineering, Inc.

As an Senior Project Engineer, Mr. Bissonnette is responsible for a multitude of tasks including: the management of projects and designing civil systems such as small wastewater treatment systems, residential subdivisions design and permitting, drainage systems, and residential, commercial and industrial site layouts, oversight of excavations

and installations of drainage basins, preparation of environmental site assessment reports, and permitting for various projects.

2002 to 2004 Hayward-Boynton & Williams Inc., Taunton, MA

As an engineer, Mr. Bissonnette was responsible for a multitude of tasks including: designing civil systems such as small wastewater treatment systems, drainage systems, and site layouts, oversight of excavations and installations of drainage basins, preparation of environmental site assessment reports, and permitting for various projects.

2000 to 2002 Outback Engineering, Middleboro, MA

As an intern, Mr. Bissonnette prepared various septic designs, surveys, as-builts and pressure dose systems design.

Michael P. O'Shaughnessy, Esq.
43 East Grove Street, Suite 5
Middleborough, MA 02346

Telephone (508) 947-9170

Facsimile (508) 947-9130

E-mail: mike@mpoesq.com

PROFILE

Land Use & Zoning, Real Estate, Corporate & Financial Transactions, Contractor Representation

- Northeastern University, Boston, Massachusetts, B.S. Civil Engineering, 1993
- Project Engineer, Site Superintendent, and Project Manager on heavy/highway and commercial building construction, 1993 -2000.
- New England School of Law, Juris Doctor, 2003
- Admitted to the Massachusetts Bar, 2003
- Admitted to U.S. District Court, District of Massachusetts, 2007

LEGAL EXPERIENCE

Michael P, O'Shaughnessy, Esq.

June 2006 – Present

Freeman Law Group

Centerville, Massachusetts

September 2003-June 2006

Counsel to developers for project permitting. Provide legal counsel and representation before local municipal boards such as Boards of Selectmen, Planning Boards, Zoning Boards, Water and Sewer Boards and Conservation Commissions. Professional expertise and personal relationships to effectively guide clients through the complex web of both local and state regulations. Work and cooperate with local and state governmental officials and agencies in developing innovative solutions to a wide range of land use and development issues. Counsel in all phases of the development and the construction process. Practice goal revolves around contract negotiation and counseling before and during projects with goals of preventing disputes and resolving same in a prompt and efficient manner when issues do rise. Representation before courts and administrative agencies.

Representation of clients in all phases of real estate law. Counsel to all negotiations, land acquisitions, easements, contractual matters, leasing (residential, office and retail), landlord and tenant issues, contractor disputes, land use diligence, environmental analysis, title review and opinion, closings. Provide guidance on construction, engineering, architectural and other professional service contracts and consultation with engineers, architects, surveyors and other expert professionals.

Formation of business entities. Consultation with respect to segregation of operations, and protection of assets. Develop contracts and agreements for contractors and other business entities.

Representation of developers and others for real estate based financing. Loan transactions involve the acquisition and construction of retail, office buildings apartments, and residential properties. Due diligence services, drafting and negotiation of loan documentation.

Representation of construction contractors and subcontractors in contract disputes and litigation.

CONSTRUCTION EXPERIENCE

Roads Corporation 2000

Project Manager

Weston Community Center, Weston, MA

Webster Engineering 1997-1999

Project Manager / Site Superintendent

Central Artery /Tunnel Project – Mass. Pike Pump Station, Boston, MA

Mission Main Housing Project, Roxbury, MA

Walsh Construction Company of Illinois 1994-1997

Project Engineer/Asst. Superintendent

Central Artery/ Tunnel Project - Vent Bldg. #6 South Boston, MA

Central Artery/ Tunnel Project – Haymarket Square Vent Building/Parking Garage,
Boston, MA

Modern Continental 1990-1994

Co-op Student/Project Engineer

Boston Garden Parking Garage

Central Artery/ Tunnel Project - Bird Island Flats Tunnel

Neponset River Bridge

PROFESSIONAL LICENSES

Massachusetts Real Estate Broker License

Massachusetts Construction Supervisors License

CIVIC MATTERS

Member of the Middleborough Conservation Commission 2006 - 2010

Middleborough Youth Soccer Coach 2003 – 2017

Middleborough Youth Baseball Coach 2010

Middleborough Youth Soccer Board of Directors 2013-2015

Robert J. Poillucci
One Business Park Drive, Suite 2A
Lakeville, MA 02347

Mr. Poillucci has been involved in all aspects of real estate and real estate development. Before starting his own business, Mr. Poillucci spent 10 years with Beacon Companies, with his last position with Beacon running a 570 unit apartment building in Brockton, MA. In 1996, Mr. Poillucci established South Shore Custom Builders, Inc. where he was involved with the building and construction of residential housing. In 2003, Mr. Poillucci established South Shore Real Estate Development where he became involved in all facets of the development process, from permitting to construction, management, and leasing. In 2004, Mr. Poillucci established Lakeville Realty a full service real estate brokerage firm.

Several of Mr. Poillucci's recent projects are as follows:

Woodlawn Street Extension, Middleboro, MA - Builder and Developer of 12 single family homes

Stephanie Hills, Taunton, MA – Builder and Developer of 10 single family homes completed in May, 2001.

Holly Ridge, Middleboro, MA – Builder and Developer of 30 town house style over 55 condominium project completed in September, 2006.

South Woods, Middleboro, MA – Builder and Developer of 8 town house style condominium project.

Woods Edge, Lakeville, MA – Builder and Developer of 36 ranch style, over 55 condominium project developed pursuant to G.L.c. 40B.

Bridge Street Crossing, Lakeville, MA – Builder and Developer of 12 duplex condominium unit project developed pursuant to G.L.c. 40B.

Water Street Crossing, Lakeville, MA - Builder and Developer of 14 townhouse style rental unit project developed pursuant to G.L.c. 40B.

Riverside Crossing, Lakeville, MA - Builder and developer of 85 for sale condominium units developed pursuant to G.L.c. 40R.

In addition to the forgoing projects, Mr. Poillucci has constructed over 40 homes in the Lakeville, Middleboro, Taunton area ranging from starter homes to million dollar homes.

40B Projects

Woods Edge Lakeville, MA

Certification Completed

Bridge Street, Lakeville, MA

Certification Completed

Water Street, Lakeville, MA

Certification Completed

Law Office of
Michael P. O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
Fax: (508) 947-9130
E-mail: mike@mpoesq.com

October 12, 2021

Town of Lakeville
Board of Selectmen
346 Bedford Street
Lakeville, MA 02347

Re: 109 Bedford Street, Lakeville, MA ("Property")
Map 25, Block 3, Lot 21

Dear Honorable Selectboard Members:

I represent Robert Poillucci, a local developer, who intends to develop the Property into a twenty (20) unit, for sale, condominium project under G.L. c. 40B.

Mr. Poillucci intends to construct one of the units for a local, deserving veteran and will personally subsidize a portion of the construction costs for this unit. In addition to the private funds that Mr. Poillucci is providing, he will also be working with his subcontractors and lender to see if they are willing to donate money, time, labor and materials in support of this endeavor. Mr. Poillucci is also working with Senator Michael Roderigues to see if there are state grants that may be available to make more units available to deserving veterans.

At this time, Mr. Poillucci intends to use the Middleborough Housing Authority ("MHA") as the lottery and marketing agent for the project. MHA is aware that Mr. Poillucci is hoping that one of the affordable units will be earmarked for a veteran. It is his hope that he can deliver this unit to a deserving veteran at no cost. If he is unable to do so, he expects to be able to sell a market unit to a deserving veteran for less than ½ of the market price.

Jamie Bissonnette of Zenith Consulting Engineers and I met with the Town Administrator and Building Commissioner in early August and listened to their comments on the original concept plan for the development of the Property. We consulted the Town of Lakeville's December 2020 Master Plan and the 2017 Housing Production Plan (collectively the "Plans") and modified the project plan to meet the housing needs identified in the Plans. As demonstrated in the charts below, the proposed project satisfies the goals and strategies of the Plans. Mr. Poillucci intends to apply to Mass Housing for a project eligibility letter. Alternatively, Mr. Poillucci would also consider filing for a letter of project eligibility with the Department of Housing and Community Development under the Local Initiative Program ("LIP") if the Board of Selectmen would support the LIP application.

Proposed Project

The proposed project will be a twenty (20) unit for sale condominium project on a 5.5 +/- acre site. There is an existing single-family dwelling which will be razed. The project will be a mix of two- and three-bedroom units. The two-bedroom and three-bedroom units will have an option for a master bedroom on the first floor. The project proponent has not determined how the units will be apportioned but there will be a least four (4), two (2) bedroom dwelling units with more if sales dictate. Copies of the concept site plan and concept building plans accompany this letter.

As can be seen in the comparison charts hereunder, the proposed project meets the goals and strategies of the **Lakeville December 2020 Master Plan** and the goals of the **Lakeville 2017 Housing Production Plan**.

July 2020 Master Plan

Goal	Strategy	Synopsis	How Goals and Strategies are Satisfied
3-1 Encourage Variety to Meet Needs of First Time Buyer's and Senior Populations	3-1-1	Reduce zoning area requirements in strategic locations in town such as along Route 18 corridor. Residential Zoning District is 1.6 acres/unit.	The 40B Project allows the Zoning Board of Appeals to grant zoning waivers and allow the construction of 20 units on 5.5 acres (3.64 units on an acre of land) as compared to conventional residential zoning of 1 unit on 1.6 acres. Proposed project located along Route 18 corridor.
	3-1-2	Work in partnership to build senior housing with local developer.	Project proponent is a local developer The proposed units can be configured to allow a master bedroom on first floor. This would allow seniors who may have mobility issues to reside in a home with a first-floor bedroom and remain in the Town of Lakeville.
3-2 Increase the number of units eligible for the Subsidized Housing Inventory (SHI)		Proactively create subsidized housing that meets the requirements of M.G.L. Chapter 40B §§ 20-23 and 760 CMR 56.00 regulations.	Project will be proposed under G.L. c.40B Five (5) units from project will be eligible for inclusion

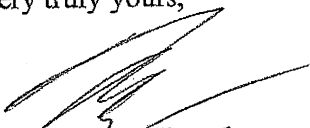
December 2017 Housing Production Plan Comparison

Section	Goal	Synopsis	Project Meets Goals
Section 6A	#1	Produce 19 Units eligible for SHI in each calendar year	Five (5) units from project will be eligible for inclusion on SHI
	#2	Target Multi family housing to Village Areas	Project is a clustered development using 40B as a development tool to develop affordable housing.
	#3	Allow a diversity of housing options to allow young adults and seniors to remain in the community	Project provides opportunities for both young families and seniors who wish to remain in the Town of Lakeville.
	#4	Work with developers to encourage friendly 40B developments	The project proponent has met with the Town Administrator and Building Commissioner in proposing this project and is reaching out to the Board of Selectmen to see if the Board will work support the project.

We believe that the project will be an asset to the Town of Lakeville and ask for your support. If the Board of Selectmen is so inclined, I would be happy to appear before you to discuss the proposed project.

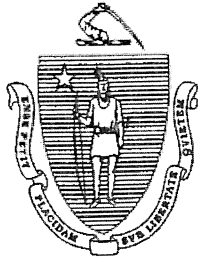
If you have any questions, please contact this office. Thank you.

Very truly yours,



Michael P. O'Shaughnessy

Cc: Mr. Ari Sky, Town Administrator (email only)
Mr. Nathan Darling, Building Commissioner (email only)



The Commonwealth of Massachusetts

MASSACHUSETTS SENATE
COMMITTEE ON WAYS AND MEANS

SENATOR MICHAEL J. RODRIGUES
First Bristol and Plymouth District

CHAIR
Committee on Ways and Means

MICHAEL.RODRIGUES@MASENATE.GOV
WWW.MASENATE.GOV

November 17, 2021

Chrystal Kornegay
Executive Director, Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

Re: Bob Poillucci application for veteran's housing permit

Dear Director Kornegay,

I write in strong support of Bob Poillucci's application to permit units of a new housing project for use of veteran's affordable housing by means of Chapter 40B. Should this request be granted, housing will be afforded to veterans through Middleborough Housing as the monitoring agency, greatly and positively impacting the lives of the veterans selected to reside there.

Allowing certain units of the development at 109 Bedford Street in Lakeville to be used for this purpose would help fulfill the tremendous need for more affordable or free housing for veterans in the Commonwealth. Mr. Poillucci is a small local builder, and his commitment to this cause is certainly a proposal worth fostering and supporting. As general homelessness has risen 22 percent in Massachusetts in the last decade, opportunities to assist struggling veterans and their families are of the utmost importance.

I would like to reiterate my support for permitting certain units of Mr. Poillucci's housing project at 109 Bedford Street, Lakeville, MA as affordable veteran's housing, and I respectfully ask that you give it your full consideration. Please do not hesitate to reach out to me with any questions or concerns. Thank you for your attention to this important matter.

Sincerely,

Michael J. Rodrigues
State Senator, First Bristol and Plymouth
Chair, Senate Committee on Ways and Means

STATE HOUSE, ROOM 212
BOSTON, MA 02133-1053
TEL: (617) 722-1114
FAX: (617) 722-1498
WAYS & MEANS: (617) 722-1481

ONE GOVERNMENT CENTER
ROOM 235
FALL RIVER, MA 02722
TEL. (508) 646-0650
FAX. (508) 646-0656

SOMERSET TOWN HALL
140 WOOD STREET
SOMERSET, MA 02726
TEL. (508) 673-8408

**AGENDA ITEM #12
JANUARY 10, 2022**

**REVIEW AND VOTE TO APPROVE SELECTMEN MEETING
MINUTES OF DECEMBER 6, 2021; DECEMBER 10, 2021;
DECEMBER 13, 2021 AND DECEMBER 20, 2021**

TOWN OF LAKEVILLE
Board of Selectmen, acting as the Wage &
Personnel Board as needed
Meeting Minutes
December 6, 2021 – 5:00 PM
REMOTE LOCATION

On December 6, 2021, the Board of Selectmen held a meeting at 5:00 PM remotely from various locations. The meeting was called to order at 5:00 PM by Chair Fabian. Selectmen present were: Chair Fabian, Selectman LaCamera and Selectman Carboni. Also present was Ari Sky, Town Administrator. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the December 6, 2021 public meeting of the Lakeville Board of Selectmen will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

New Business

There was no New Business discussed.

Old Business

There was no Old Business discussed.

Any other business that may properly come before the Board of Selectmen

There as no Other Business discussed.

Executive Session

At 5:02 PM, upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To enter Executive Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to collective bargaining, specifically health care, with the Laborers', Police and Firefighter Unions if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chairman so declares, and pursuant to M.G.L. c.30A, §21a (2) to conduct strategy sessions in preparation for negotiations with non-union personnel, specifically the Police Chief, and pursuant to M.G.L. c.30A, §21a (7) to comply with the Open Meeting Law, MGL Chapter 30A, §22(f): approval of Executive Session Minutes for November 29, 2021 and not to return to Open Session.

Roll call vote: Selectman Carboni – aye; Selectman LaCamera – aye and Chair Fabian – aye.

TOWN OF LAKEVILLE
Board of Selectmen, acting as the Wage &
Personnel Board as needed
Meeting Minutes
December 10, 2021 – 8:30 AM
REMOTE LOCATION

On December 10, 2021, the Board of Selectmen held a meeting at 8:30 AM remotely from various locations. The meeting was called to order at 8:30 AM by Chair Fabian. Selectmen present were: Chair Fabian, Selectman LaCamera and Selectman Carboni. Also present was Ari Sky, Town Administrator. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the December 10, 2021 public meeting of the Lakeville Board of Selectmen will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

New Business

There was no New Business discussed.

Old Business

There was no Old Business discussed.

Any other business that may properly come before the Board of Selectmen

There as no Other Business discussed.

Executive Session

At 8:32 AM, upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To enter Executive Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair declares, and pursuant to M.G.L. c.30A, §21a (2) to conduct strategy sessions in preparation for negotiations with non-union personnel, specifically the Police Chief, and pursuant to M.G.L. c.30A, §21a (7) to comply with the Open Meeting Law, MGL Chapter 30A, §22(f): approval of Executive Session Minutes for February 17, 2021; August 9, 2021 and December 6, 2021 and not to return to Open Session.

Roll call vote: Selectman Carboni – aye; Selectman LaCamera – aye and Chair Fabian – aye.

TOWN OF LAKEVILLE
Board of Selectmen, acting as the Wage &
Personnel Board as needed
Meeting Minutes
December 13, 2021 – 6:30 PM
REMOTE LOCATION

On December 13, 2021, the Board of Selectmen held a meeting at 6:30 PM remotely from various locations. The meeting was called to order at 6:30 PM by Chair Fabian. Selectmen present were: Chair Fabian, Selectman LaCamera and Selectman Carboni. Also present was Ari Sky, Town Administrator, and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the December 13, 2021 public meeting of the Lakeville Board of Selectmen will be held remotely. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

Public hearing for Special Permit for Tattoo Shop – 12 Harding Street, Suite 102 – Anthony Valentin

Nathan Darling, Building Commissioner, was present for the discussion. Chair Fabian read the legal notice into the record.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera it was:

VOTED: To open the Special Permit Hearing for a tattoo shop – 12 Harding Street, Suite 102 – petitioner Anthony Valentin.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Chair Fabian swore in Anthony Valentin, petitioner. Mr. Valentin said he is looking to open up a new tattoo shop in Lakeville. Mr. Darling said the location does not have any residences in the building. He asked if Mr. Valentin would be sharing the space with anyone? Mr. Valentin said no, it is his space only. Chair Fabian said a memo was received from the Health Agent stating that the Board of Health has approved the body art establishment and Anthony Valentin as body art practitioner. Ms. Craig-McGee stated that 9 of the 10 certified mail cards sent to abutters were returned.

Upon a motion made by Selectman Carboni and with Chair Fabian stepping down to second, it was:

VOTED: To close the Special Permit Hearing for a tattoo shop – 12 Harding Street, Suite 102 – petitioner Anthony Valentin.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Discussion occurred regarding the possibility of additional practitioners. Mr. Valentin is asking for hours of 10:00 AM to 10:00 PM seven (7) days a week. Selectman Carboni asked if the lease has any restrictions on the hours of operation. Mr. Valentin said no. Mr. Darling said he will perform an inspection to ensure that the space meets all building codes and ADA access issues.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To issue a Special Permit to Anthony Valentin for the operation of a tattoo shop at the property located at 12 Harding Street, Suite 102, Lakeville, MA with the following condition: 1. Hours of operation are to be: Monday through Sunday 10:00 AM to 10:00 PM

Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Board of Selectmen Announcements

Chair Fabian noted that Lakeville Police Officers Schiffer and Fazzino were on the news for picking up packages on the road and delivering them to the intended recipients. Selectman LaCamera thanked the Lakeville Arts Council for holding All That Glitters and the Lakeville Lions Club for their Tree Lighting Event and the Fire Department for bringing Santa on a fire truck. Chair Fabian reminded residents that they can donate cans and bottles to the Park Department by placing them in the bins marked Muckey's. Muckey's has donated \$25,000 so far over the past five (5) years to the Park Department.

Town Administrator Announcements

Mr. Sky read the Town Administrator announcement.

Review and possible vote on 2022 Annual Town Election Available Positions for Office

Lillian Drane, Town Clerk, was present for the discussion. Chair Fabian reviewed the positions that will be available in the upcoming 2022 Town Election. Ms. Drane said that nomination papers will be available on Monday, January 10, 2022. Anyone interested should call to make an appointment to pick up the papers.

Upon a motion made by Chair Fabian and seconded by Selectman Carboni, it was:

VOTED: To approve the positions as read to be included on the Annual Town Election Warrant.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Review and possible vote to place Community Preservation Act Question on Annual Town Election

Lillian Drane, Town Clerk, is present for the discussion. Chair Fabian said the Community Preservation Act passed at Town Meeting and the next step is to place this on the Town Election ballot. Mr. Sky said that Town Counsel has approved the question. Selectman LaCamera asked about Paragraph 3 stating that the State will provide matching funds; he doesn't believe that is true. Mr. Sky said matching funds does not mean 1/1 matching funds. Selectman LaCamera thought that may

be confusing for voters. Ms. Drane said the Board has until February 28th to clarify the wording on the ballot question. Selectman Carboni said the Board should seek clarification from Town Counsel on this. Mr. Sky said this will be put back on an agenda in January once we hear from Town Counsel.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To table the Community Preservation Act question until the December 20th meeting.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Upon a motion made by Chair Fabian and seconded by Selectman Carboni, it was:

VOTED: To approve the positions as read to be included on the Annual Town Election Warrant.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Discuss draft scope of work for Water Feasibility Study to Town Facilities and Parks

Mr. Sky said the Town has engaged Owner Project Managers to manage various projects within Town. This is the third project to provide either well water or municipal water to Town facilities and parks. This would be funded out of ARPA proceeds under water infrastructure. Selectman Carboni noted that the Historic Library, Police Station and Ted Williams Camp are on Taunton Water. Mr. Sky said the Town could look to extend Taunton water lines to Clear Pond and a subdivision could offer municipal water for John Paun Park. We also would be looking at wells for irrigation.

Review and possible vote on request for change of manager – The Back Nine Club – 17 Heritage Hill Drive

Chair Fabian noted when managers change on liquor licenses, the Board needs to approve them.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera it was:

VOTED: To approve the change of manager for the Back Nine Club from Mark White to Frank Gracia, Jr.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Site Plan Review Request – 183 Rhode Island Road

Chair Fabian said the Board had received a request from the Planning Board for review of a site plan for 183 Rhode Island Rod. Selectman Carboni said they are proposing to widen the entrance for safety. Are they looking for another entrance as well? Selectman LaCamera said just one (1) entrance, and they will reconfigure the parking lot for the restaurant. He spoke to Attorney Mather and asked about if they will conform to the engineering plans for the Route 79 project for the entrance modification. Attorney Mather has already spoken to the Town's engineer, and they will be conforming with the plans. Selectman LaCamera requested that the applicant include the sidewalk and utility easements on the site plan for the Planning Board and Attorney Mather agreed. Selectman LaCamera requested that a memo be drafted to the Planning Board with these comments.

Review and possible vote to renew Annual Liquor Licenses (see attached list of locations)

Chair Fabian said the Board needed vote to approve the annual liquor licenses that will expire on December 31, 2021.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To renew the following annual liquor licenses all with expiration dates of December 31, 2022 with hours of operation as listed in the information : **Package Store Wine & Malt:** Gulf Resources, Inc.- 33 Bedford Street; **Package Store All Alcohol:** Mahant NE Sang Corp., dba Lakeville Liquors and Market – 330 Bedford Street; BBP, Inc., d/b/a Muckey’s Liquors – 13 Harding Street; Tamarack Wine & Spirits, Inc.- 157 Bedford Street; and Aarav Liquors, Inc., dba Star Liquor Market – 73 Main Street; **Restaurant All Alcohol:** Hawaii Corp, d/b/a/ Orchid of Hawaii Restaurant – 201 Bedford Street; Poquoy Brook Golf Club, LLC, dba Poquoy Brook Pub – 20 Leonard Street; Lakeville Golf Club, Inc., dba Lakeville Golf Club – 44 Clear Pond Road; LeBaron Operating Company, LLC dba LeBaron Hills Country Club – 183 Rhode Island Road; The Back Nine Club, LLC, dba The Back Nine Club; - d17 Heritage Hill Road; Baldies Pizzeria, Inc – 40 Main Street. Ken & L Inc., dba Saga Sushi – 9 Harding Street; **Club All Alcohol:** Lakeville Fraternal Order of Eagles, Aerie No. 3994 – 217 County Street; **General On-Premise Wine & Malt:** Lakeville Virtual Entertainment Group, Inc., dba The Broken Tee Virtual Golf Club – 166 County Street and **General on Premise All Alcoholic Beverages:** 58 East Grove Inc., dba Boston Tavern for 28 Precinct Street.
Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

Review and vote to approve annual Class I and Class II License Renewals (see attached list of locations)

Selectman LaCamera said the Board needed vote to approve the seven (7) Class II and two (2) Class I Dealer Licenses that expire on January 1, 2022.

Upon a motion made by Selectman LaCamera and seconded by Selectman Carboni, it was:

VOTED: To approve the following Class II Licenses: United Automotive Services – 298 Bedford Street; Chris Altieri, dba C&E Enterprises – 43 Freetown Street; Leonardo Solana, dba Solana auto Sales – 18 Staples Shore Road; Andrews Family Automotive – 79 Main Street; Linda Bury & Jason Bury dba Elite Auto Sales – 431 Bedford Street; Grigis Automotive – 35 Bedford Street; and David Rose, dba Dave’s Auto – 67 Main Street and the renewal of the Class I Licenses for Rousseau’s Recreation Rentals – 150 Bedford Street; Route 44 Collision Center RV’s & Boats – 8 Harding Street, all with expiration dates of January 1, 2023 with all conditions on these licenses be the same as the previous year.
Roll call vote: Selectman Carboni – aye; Selectman LaCamera– aye and Chair Fabian– aye.

Review and vote to approve annual Common Victualler License Renewals (see attached list of locations)

Chair Fabian said the Board needs to renew the Common Victualler Licenses that expire on December 31, 2021.

Upon a motion made by Chair Fabian and seconded by Selectman Carboni, it was:

VOTED: To approve the renewal of the Common Victualler Licenses for the following, all having an expiration date of December 31, 2022: Baldies Pizzeria, Inc. – 40 Main Street; The Sunshine Café – 12 Harding Street; Aramark Educational Services, LLC For the F/L School System – 96, 100, and 112 Howland Road and 232 Main Street; Royal Pizza – 68 Main Street; Tand, Inc., d/b/a Subway – 330 Bedford Street; Nexdine, LLC (for Ocean Spray) – One Ocean Spray Drive; The Back Nine Club, LLC, dba The Back Nine Club – 17 Heritage Hill Road; Poquoy Brook Golf Club, LLC d/b/a Poquoy Brook Pub – 20 Leonard Street - Hawaii Corp., dba Orchid of Hawaii Restaurant – 201 Bedford Street; Lakeville Aerie #3994 Fraternal Order of Eagles, Inc. – 217 County Street; Lakeville Golf Club, Inc. dba Lakeville Golf Club – 44 Clear Pond Road; Assawompset Golf Company, LLC/dba LeBaron Hill Country Club – 183 Rhode Island Road; Ken & L Inc., dba Saga Sushi – 13 Harding Street; Sandy LLC (Dunkin Donuts) – 330 Bedford Street; and J&J's Seafood Drive-in – 197 County Street.
Roll call vote: Selectman Carboni– aye; Selectman LaCamera – aye and Chair Fabian – aye.

Review and vote to approve annual Dancing on Weekdays; Public Entertainment on Sundays; Livery; and Coin Operated Amusement Licenses (see attached list of locations)

Chair Fabian said the Board needs to renew the annual Dancing on Weekdays; Public Entertainment on Sundays; Livery; and Coin Operated Amusement Licenses that expire on December 31, 2021.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To approve the following licenses all with expiration dates of December 31, 2022: Livery License: JP's Limousine Service (1 vehicle) – 16 North Precinct Street; Dancing on Weekdays Licenses: LeBaron Operating Company, LLC, dba LeBaron Hills Country Club; Hawaii Corp., dba Orchid of Hawaii; Lakeville Golf Club, Inc., dba Lakeville Golf Club, Inc. and Lakeville Aerie #3994 Fraternal Order of Eagles, Inc.; and Coin Operated Amusements Licenses: Lakeville Aerie 3994, Fraternal Order of Eagles, Inc. (2 machines) and Lakeville Golf Club, Inc., dba Lakeville Golf Club, Inc. (1 machine); and Public Entertainment on Sundays Licenses: LeBaron Operating Company, LLC, dba LeBaron Hills Country Club; Hawaii Corp., dba Orchid of Hawaii; Lakeville Golf Club, Inc., dba Lakeville Golf Club, Inc. and Lakeville Aerie #3994 Fraternal Order of Eagles, Inc.
Roll call vote: Selectman Carboni– aye; Selectman LaCamera- aye and Chair Fabian - aye.

Review and possible vote to approve Board of Selectmen Meeting Minutes of November 29, 2021

Selectman Carboni noted on the November 29, 2021 minutes, on Page 9 under waive the 2022 liquor license renewal fee, the motion was made by Chair Fabian and seconded by Selectman LaCamera.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To approve the Board of Selectmen Meeting Minutes of November 29, 2021 as amended.

Roll call vote: Selectman LaCamera – aye; Selectman Carboni – aye and Chair Fabian – aye.

New Business

There was no New Business discussed.

Old Business: Designate member of Board of Selectmen to be on Steering Committee for the Town Hall/Fire Station Feasibility Study

Chair Fabian said at the November 29th meeting, a Steering Committee was created for the Town Hall/Fire Station Feasibility Study. A member of the Board of Selectmen was included on the Steering Committee, but the Board did not designate the member. Selectman Carboni said she would be interested in being the liaison for the Steering Committee. Selectman LaCamera said he was involved in the original study, so he would like to be involved. He has served on four (4) School Building Committees, and Building Committees for the Police Station, Council on Aging and Library. This will require a lot of daytime meetings.

Upon a motion made by Chair Fabian and seconded by Selectman LaCamera, it was:

VOTED: To appoint Richard LaCamera to the Steering Committee for the Town Hall/Fire Station Feasibility Study.

Roll call vote: Selectman Carboni – aye; Selectman LaCamera – aye and Chair Fabian – aye.

Any other business that can properly come before the Board of Selectmen

Selectman Carboni said after the November 29th meeting it was noted that information was available about waiving the license renewal fee for Boston Tavern. She reached out to Mr. Sky to obtain the emails regarding Boston Tavern receiving their license. Discussion was held regarding the background on the processing of the liquor license for the Boston Tavern for the Loon Pond Lodge.

Adjournment

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To adjourn the Board of Selectmen's Meeting at 7:48 PM.

Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

Other Items

1. Letter from Comcast regarding Programming Advisory

List of documents provided at the Board of Selectmen Meeting of December 13, 2021

1. Agenda page; legal notice; application for petition for hearing; memo from Health Agent; zoning by-law page 61; building sketch; lease; sample Special Permit
2. Agenda page
3. Agenda page
4. Agenda page; memo from Town Clerk
5. Agenda page; sample question
6. Agenda page; memo from town Administrator; scope of work-Environmental Partners
7. Agenda page; change of manager application for liquor license
8. Agenda page; email from Planning Board Clerk; application for Site Plan Review
9. Agenda page
10. Agenda page
11. Agenda page
12. Agenda page
13. Agenda page; Board of Selectmen Meeting Minutes
14. Agenda page
15. Agenda page
16. Agenda page

TOWN OF LAKEVILLE
Board of Selectmen, acting as the Wage &
Personnel Board as needed
Meeting Minutes
December 20, 2021 – 4:00 PM
REMOTE LOCATION

On December 20, 2021, the Board of Selectmen held a meeting at 4:00 PM remotely from various locations. The meeting was called to order at 4:00 PM by Chair Fabian. Selectmen present were: Chair Fabian, Selectman LaCamera and Selectman Carboni. Also present was Ari Sky, Town Administrator, and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the December 20, 2021 public meeting of the Lakeville Board of Selectmen will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

Board of Selectmen Announcements

Chair Fabian read the Board of Selectmen announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator announcements.

Discuss and possible vote to appoint Marc Resnick as Town Planner

Marc Resnick and Mark Knox, Chairman of the Planning Board, were present for the discussion. Mr. Sky reviewed the hiring process for the Town Planner. The hiring panel recommended Mr. Resnick for appointment. Mr. Sky reviewed Mr. Resnick's experience and qualifications.

Upon a motion made by Selectman LaCamera and seconded by Selectman Carboni it was:

VOTED: To approve the hiring of Marc Resnick as Town Planner at a salary of \$82,000 per year with three (3) weeks' vacation.

Roll call vote: Selectman LaCamera - aye; Selectman Carboni – nay and Chair Fabian – aye.

Mr. Sky noted that Mr. Resnick will be starting after January 1, 2022. Mr. Knox spoke of clarifying the process for Mr. Resnick to work with him on projects.

Discuss and possible vote to approve Host Community Agreement Charitable Contribution Recommendations

Mr. Sky said the Town has two (2) active cannabis companies and each provide \$10,000 annually for charitable donations. Currently there is \$20,000 in the fund. A subcommittee was established to evaluate requests for community projects and have recommended three (3) projects for the Council

on Aging; three (3) projects for the Library; and three (3) for the Park Commission for a total of \$14,719. There were two (2) projects in the planning stage for streetscape improvements along Bedford Street and a cover structure for the stage behind the Town House. There is a project for gardening at the Lakeville Historical Society, which is quite extensive and was not recommended.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approve the projects as recommended in the amount of \$14,719.

Roll call vote: Selectman Carboni-abstain; Selectman LaCamera – aye and Chair Fabian – aye.

Discuss and possible vote to approve annual renewal of Common Victualler License for MAJTT Properties, LLC dba Fat Cousins – 166 County Street

Chair Fabian said we received the annual renewal of Common Victualler License for MAJTT Properties, LLC, dba Fat Cousins at 166 County Street.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera it was:

VOTED: To approve the annual renewal of Common Victualler License for MAJTT Properties, LLC, dba Fat Cousins at 166 County Street.

Roll call vote: Selectman Carboni-aye; Selectman LaCamera – aye and Chair Fabian – aye.

New Business

There was no New Business discussed.

Old Business

The upcoming January, February and March meeting dates were reviewed.

Any other business that can properly come before the Board of Selectmen

There was no other business discussed.

Adjournment

Upon a motion made by Selectman LaCamera and seconded by Selectman Carboni, it was:

VOTED: To adjourn the Board of Selectmen's Meeting at 4:25 PM.

Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

List of documents provided at the Board of Selectmen Meeting of December 20, 2021

1. Agenda page
2. Agenda page
3. Agenda page; letter of interest and resume for Marc Resnick; memo from Town Administrator
4. Agenda page; memo from Town Administrator; Charitable Contribution Applications
5. Agenda page; common victualler license application
6. Agenda page
7. Agenda page
8. Agenda page

**AGENDA ITEM #13
JANUARY 10, 2022**

NEW BUSINESS

**AGENDA ITEM #14
JANUARY 10, 2022**

OLD BUSINESS

Town Administrator Goals

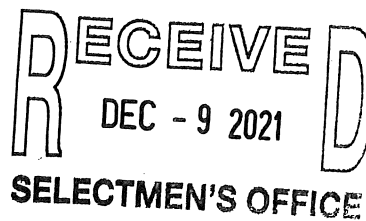
Lia has requested this be placed under Old Business. She will be providing information to the Board Members prior to the meeting.

**AGENDA ITEM #15
JANUARY 10, 2022**

**ANY OTHER BUSINESS THAT CAN PROPERLY COME
BEFORE THE SELECT BOARD**

OTHER ITEMS

1. Letter from Lakeville Arts Council regarding All That Glitters Event
2. Letter from Lakeville Arts Council regarding request to Park Commission for lighting in the parking lot at Loon Pond Lodge and a sound system for Loon Pond Lodge
3. Notice from Massachusetts Historical Commission regarding Massachusetts Preservation Projects Fund Grant Program
4. Letters from Comcast regarding programming advisories



December 9, 2021

Mr. Timothy Malinowsky
Boston Tavern
58 East Grove Street
Middleborough, MA 02346

Dear Mr. Malinowsky,

I am writing to you as a representative of the Lakeville Arts Council to compliment you, Boston Tavern and specifically Heather for the professional manner in which the Council was treated throughout the process to use Loon Pond Lodge this past weekend for our holiday event.

The initial process began with Josh. We found Josh to be very accommodating also. He was apparently pulled away for other duties at Boston Tavern which reassigned Heather to us for the balance of the "rental" process.

Heather was also the manager on duty Friday evening and Saturday during our event.

She was pleasant. She listened. She always returned an email or a call and had a solution to a question better than anticipated. Her positive attitude and smiles are infectious and very welcomed.

I have to also compliment your organization on the lovely presentation of the goods that we purchased, ie; coffee, cookies and pastries. The bar/dining area was spectacular and inviting for our guests which also included tablecloths with poinsettias on the tables.

I am writing to report that our first experience working with Boston Tavern as the management company for the Town of Lakeville at Loon Pond Lodge was a positive one.

Thank you to you, Josh and especially Heather.

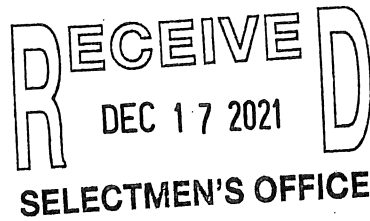

J.L. Corrieri-Upham
Lakeville Arts Council member

Cc: Lakeville Select Board

c/o Lakeville Town Offices, 346 Bedford Street, Lakeville, MA 02347, Lakeville.Arts.Council@hotmail.com

www.LakevilleArtsCouncilMA.org /Facebook: LakevilleArtsCouncil.MA/

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December 17, 2021

Park Commission
TWC
Lakeville, MA 02347

Dear Park Commission Members,

I am writing to you as a representative of the Lakeville Arts Council to request the following: Lights for the Parking lot adjacent to Loon Pond Lodge, better/additional lighting for the smaller parking lot to the left of Loon Pond Lodge where all the handicap spots are and a sound system for Loon Pond Lodge to enable live entertainers to hook into instead of needing to bring amplifiers to their performances.

We ask this of you due to our most recent event at Loon Pond Lodge, as well as past events at Loon Pond Lodge in 2018 and 2019.

Besides assisting our customers in the evening trying to make their way to the Lodge, it would be beneficial to poll workers and voters during Lakeville elections and the patrons of all of Boston Tavern customers in the evening hours. That large parking lot is quite dark after nightfall.

As for the sound system? Well that would be helpful for anyone who wants live entertainment in the Lodge.

We also want to compliment you for Boston Tavern as the choice of management company for Loon Pond Lodge. This year the Council was treated throughout the process for the use of Loon Pond Lodge for our holiday event professionally and with kindness.

Thank you to you for your consideration of our concerns and suggestions.

JL Corrieri-Upham
Lakeville Arts Council member

Cc: Lakeville Select Board

C/O Lakeville Town Offices . 346 Bedford Street . Lakeville MA 02347/ lakeville.arts.council@hotmail.com

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MASSACHUSETTS HISTORICAL COMMISSION

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH
CHAIR, MASSACHUSETTS HISTORICAL COMMISSION

*The MHC is pleased to announce **Round 28** of the
Massachusetts Preservation Projects Fund (MPPF)
grant program!*

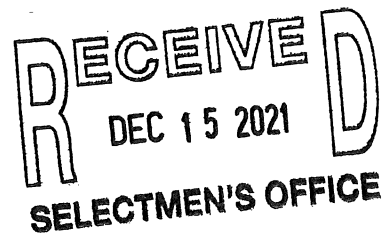
The MPPF is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites listed in the State Register of Historic Places. Applicants must be a municipality or nonprofit organization. Please note that grant disbursement is subject to reauthorization of the capital accounts and the availability of sufficient allocated funds.

- MPPF Round 28 application submission deadline: **March 18, 2022**
- MPPF Round 28 scheduled grant awards: **June 8, 2022**

Photo: Courtesy of Tales of Cape Cod



December 10, 2021



Board of Selectmen
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

Re: Programming Advisory

Dear Chairman and Members of the Board:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that on December 22, 2021 ACC Network will be added to the Expanded Basic, Sports & News, and Xfinity Latino Starter levels of service in your community.

Please feel free to contact me at Michael_Galla@cable.comcast.com should you have any questions.

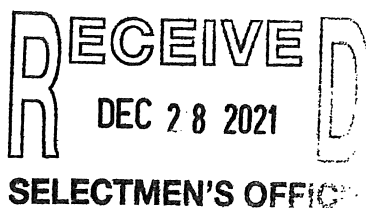
Very truly yours,

Michael Galla

Michael Galla, Sr. Manager
Government Affairs

V1 MA & S. Hampton

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December 21, 2021

Board of Selectmen
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

Re: Programming Advisory

Dear Chairman and Members of the Board:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to inform you that effective December 14, 2021, Universal Living Faith Network was added to ch. 1098.

Please feel free to contact me at **Michael_Galla@cable.comcast.com** should you have any questions.

Very truly yours,

Michael Galla

Michael Galla, Sr. Manager
Government Affairs