



Received & posted: \_\_\_\_\_

\_\_\_\_\_  
Town Clerk

## TOWN OF LAKEVILLE

# REMOTE MEETING NOTICE

*Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25*

PLEASE TYPE OR PRINT LEGIBLY

Name of Board or Committee: **Project Review Committee for 43D**

Date & Time of Meeting: **Wednesday, October 28, 2020 @ 7:00 PM**

Place of Meeting: **Remote Meeting**

Clerk/ Board Member posting notice **Tracie Craig-McGee**

Cancelled/ postponed to: \_\_\_\_\_ (*circle-cancelled or postponed*)

(Clerk/ Board Member canceling/postponing meeting)

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## AGENDA

1. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the October 28, 2020 public meeting of the Project Review Committee for 43D shall be physically closed to the public to avoid group congregation. 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/>
2. 43D pre-application meeting #2 with Rhino Capital LLC regarding Lakeville Hospital Property Development
  - a. Discuss Completeness of Permit Matrix
  - b. Review Proposed Hearing Schedule
3. Introduce new 43D Permit Coordinator
4. Determine approval process for Peer Review Invoices
5. New Business
6. Old Business
7. Any other business that may properly come before the Project Review Committee for 43D

**Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Project Review Committee for 43D after the posting of this agenda, they may be addressed at this meeting.**

Submission Requirements	Y/N
Existing Conditions Plan	
Site Plans	
Septic Plans	
Landscape Plans	
Photometric Plans	
Building Elevations	
Stormwater Management Report	
Traffic Impact and Access Study	
Notice of Intent	

Submit electronically to all Boards/Committees/Departments. Hard Copies available upon request.	Y/N
Police Chief	
Fire Chief	
DPW Director	
Building Commisioner	
Open Space Committee	
Board of Selectmen	
Historic Commission	

Order of Conditions from the Lakeville Conservation Commission	Y/N
One (1) hard copy of NOI Narrative, Site Plans, Stormwater Management Report. Electronic submission and additional hard copies available upon request.	
Stamped plans including site locus clearly identifying location of property. Plans to include 100' buffer, 50' buffer and all water and septic lines, site topography, percentage of impervious coverage, direction of hydrologic flow and annual mean water (NOI)	
Proof of mailing or hand delivery to DEP	
Certified abutter list and proof of certified mailing to all abutters (copy of green cards)	
Site Access Consent Form	
Administrative Filing Fee Check made out to the Town of Lakeville as required by the Conservation Commission	
WPA Transmittal Form and Fees	

Required Local Approvals	
Special Permit within Development Opportunities District	Planning Board
Site Plan Review	Planning Board
Notice of Intent	Conservation Commission
Septic Plan Approval	Board of Health
Water Service Approval	Board of Health

Septic Permit (New Construction) from the Lakeville Board of Health	Y/N
One (1) hard copy of sewage disposal design plans. Electronic submission and additional hard copies available upon request.	
Subsurface sewage disposal system design plan inclusive of the requirements of 310 CMR 15.220(4) stamped by a Massachusetts Registered Professional Engineer	
Application and fee as required by the Board of Health	
Certified abutter list and proof of certified mailing to all abutters (copy of green cards)	

Special Permit/Site Plan Review from the Lakeville Planning Board	Y/N
One (1) hard copy of all submission materials. Electronic submission and additional hard copies available upon request.	
locus plan	
location of structures within 200 feet of property lines	
existing and proposed buildings, showing setbacks from property lines	
building elevations	
parking areas, driveways, and facilities for pedestrian movement including parking calculations based on current regulations	
drainage systems	
utilities and lighting	
landscaping, including trees to be removed and retained	
loading and unloading facilities	
provisions for refuse removal	
drainage calculations and verifications of soil types	
existing and projected traffic volumes from the site and effect on the load road network	
existing and proposed contour elevations in five (5) foot increments	
location of well or public drinking water supply	
location of wetlands approved by the Conservation Commission	
proposed and existing location of signs	
any building over 35,000 cubic feet should be accompanied by engineered plans drawn by a certified architect as required by the Massachusetts building code	
all information should pertain to existing and proposed	
Stormwater Management Plan detailing the Best Management Practices that will be employed at the site such that stormwater runoff shall meet the performance standard found in the most current version of the Massachusetts Department of Environmental Protection's Stormwater Management Policy	
Sediment and Erosion Control Plan detailing the location, installation and maintenance of sediment and erosion controls during and after construction. The Plan shall adhere to the standards and specifications found in the Massachusetts Erosion and Sediment Control Guidelines dated March 1997 as amended	
Certified abutter list and proof of certified mailing to all abutters (copy of green cards)	

Additional Submissions	Y/N
Request to Board of Selectmen Regarding Applicability of Earth Removal Permit	
Request to Board of Selectmen for Water Allocation	
Request to Historic Commission for Demolition of Existing Buildings	
Noise study	
Utility study - will include flow test	
Architectural elevations & roof plan	



To: Chapter 43D Review Committee  
Town of Lakeville

Date: October 15, 2020

Memorandum

Project #: 14849.00

From: Brittany Gesner, PE

Re: Lakeville Hospital Redevelopment  
Proposed Public Hearing Review Schedule

As discussed with Town of Lakeville Representatives on October 9, 2020 and at the Project Review Committee for Chapter 43D on October 14, 2020, VHB has prepared Table 1 below as a suggested public review and peer review schedule for the Lakeville Hospital Redevelopment project.

Public Hearings for the Lakeville Hospital Redevelopment Project are proposed for the **first and third Thursday of the month**, beginning in December. Public Hearings for the Lakeville Hospital Redevelopment are anticipated to be **joint hearings with attendance from all jurisdictional boards/committees who have vested interested in the subject matter of that hearing.**

**Table 1 Proposed Public Review and Peer Review Schedule for Lakeville Hospital Redevelopment Project**

Date	Activity	Anticipated Boards/ Commissions in Attendance
Wed, Oct 14, 2020	Pre-Filing Hearing #1: Procedural Review of Chapter 43D Process	Project Review Committee for 43D
Wed, Oct 28, 2020	Pre-Filing Hearing #2: Determination on Required Filing Materials	Project Review Committee for 43D
Thurs, Oct 29, 2020	Submit Application Materials to Town	
Wed, Nov 11, 2020	Kick-off with peer reviewer (all disciplines)	
Thurs, Dec 3, 2020	Public Hearing #1: Introductory Hearing, Project Overview, Wetland Delineation	Planning Board, Conservation Commission, Board of Health, Open Space Committee
Wed, Dec 2, 2020	Comments due from peer reviewer & Town pertaining to Hearing #2 Subject Matter	
Thurs, Dec 17, 2020	Public Hearing #2: Zoning, Use, Site Layout, Parking, Access & Circulation	Planning Board
Wed, Dec 16, 2020	Comments due from peer reviewer & Town pertaining to Hearing #3 Subject Matter	
Thurs, Jan 7, 2021	Public Hearing #3: Architectural, landscape, lighting, and noise	Planning Board, Board of Health, Open Space Committee
Wed, Jan 6, 2021	Comments due from peer reviewer & Town pertaining to Hearing #4 Subject Matter	
Thurs, Jan 21, 2021	Public Hearing #4: Traffic	Planning Board

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Ref: 14849.00  
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## Memorandum

Wed, Jan 6, 2021	Comments due from peer reviewer & Town pertaining to Hearing #5 Subject Matter	
<b>Thurs, Feb 4, 2021</b>	<b>Public Hearing #5: Wetlands, Grading, Stormwater Management, &amp; Erosion Control</b>	<b>Planning Board, Conservation Commission</b>
Wed, Jan 27, 2021	Comments due from peer reviewer & Town pertaining to Hearing #6 Subject Matter	
<b>Thurs, Feb 18, 2021</b>	<b>Public Hearing #6: Septic and Utilities</b>	<b>Planning Board, Board of Health</b>
Wed, Feb 24, 2021	Comments due from peer reviewer & Town pertaining to Hearing #7 Subject Matter	
<b>Thurs, Mar 4, 2021</b>	<b>Public Hearing #7: Conclusionary Hearing – Summary of Public Review &amp; Peer Review Process. Boards/Commissions to vote on Project.</b>	<b>Planning Board, Conservation Commission, Board of Health</b>