

**AGENDA ITEM #7  
OCTOBER 30, 2023**

**DISCUSS RECENT DISCUSSION WITH THE GIRL  
SCOUTS REGARDING A POSSIBLE ACCESSIBLE  
PLAYGROUND PROJECT NEAR GEORGE R. AUSTIN  
INTERMEDIATE SCHOOL**

Chairman Day would like to discuss this with the Board.

**AGENDA ITEM #8  
OCTOBER 30, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE TAUNTON  
WATER CONNECTION FOR 156 RHODE ISLAND ROAD**

Attached is the application to connect the property located at 156 Rhode Island Road (corner of Crooked Lane).

The owner has provided an email regarding the water usage. I have checked with Planning Board and the Board of Health regarding the project's status (see emails). I have also attached the site plans.

## Tracie Craig-McGee

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**From:** tyler sikorski <tsikorskient@gmail.com>  
**Sent:** Wednesday, October 18, 2023 2:18 PM  
**To:** Tracie Craig-McGee  
**Subject:** 156 rhode island rd  
**Attachments:** 2023.8.10 Plan Set 156 Rhode Island Road.pdf

Per our conversation, the building will have a total of up to 9 bathrooms, bathrooms will have one sink and one toilet. There will be a slop sink on the outside of every bathroom and a hose connection by every bay day. For the fire suppression the daily usage would be 0 gal, unless there is a fire. If you have any questions please let me know.  
Thanks Tyler

## Tracie Craig-McGee

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**From:** Marc Resnick  
**Sent:** Thursday, October 19, 2023 11:17 AM  
**To:** Tracie Craig-McGee  
**Subject:** RE: 156 Rhode Island Road

Tracie,  
Yes, they are ok with the planning board

**Marc Resnick**  
Town Planner  
Town of Lakeville  
346 Bedford Street  
Lakeville, Massachusetts 02347  
[mresnick@lakevillema.org](mailto:mresnick@lakevillema.org)  
(774) 776-4350



---

**From:** Tracie Craig-McGee <[tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org)>  
**Sent:** Thursday, October 19, 2023 10:25 AM  
**To:** Marc Resnick <[mresnick@lakevillema.org](mailto:mresnick@lakevillema.org)>; Edward Cullen <[ecullen@lakevillema.org](mailto:ecullen@lakevillema.org)>  
**Subject:** 156 Rhode Island Road

Hi Marc and Ed,

The owners of 156 Rhode Island Road have applied for a Taunton Water connection.

Are they all set with each of your Boards?

*Tracie Craig-McGee*  
*Executive Assistant - Select Board*  
*& Town Administrator*  
*Town of Lakeville*  
*346 Bedford Street*  
*Lakeville, MA 02347*  
*508 946-8803*

## Tracie Craig-McGee

---

**From:** Edward Cullen  
**Sent:** Thursday, October 19, 2023 12:19 PM  
**To:** Tracie Craig-McGee  
**Subject:** RE: 156 Rhode Island Road

They are all set with the Board of Health.  
Thanks

**Edward Cullen**  
**Board of Health Agent**  
**Town of Lakeville**  
**Office location: 241 Main Street**  
**Mailing address: 346 Bedford Street**  
**Lakeville, MA 02347**  
**Tel. 508-946-3473**



---

**From:** Tracie Craig-McGee <tcrraig-mcgee@lakevillema.org>  
**Sent:** Thursday, October 19, 2023 10:25 AM  
**To:** Marc Resnick <mresnick@lakevillema.org>; Edward Cullen <ecullen@lakevillema.org>  
**Subject:** 156 Rhode Island Road

Hi Marc and Ed,

The owners of 156 Rhode Island Road have applied for a Taunton Water connection.

Are they all set with each of your Boards?

*Tracie Craig-McGee*  
*Executive Assistant - Select Board*  
*& Town Administrator*  
*Town of Lakeville*  
*346 Bedford Street*  
*Lakeville, MA 02347*  
*508 946-8803*

# City of Taunton Water Connection Application



RECEIVED  
OCT 18 2023  
SELECTMEN'S OFFICE

Department of Public Works  
90 Ingell St  
Taunton, MA 02780  
Phone: 508-821-1045  
Fax: 508-821-1059

Application Date

Owner's Name

Mailing Address

City/Town

Phone Number

Property Address for Connection

Applicants Name & Address  
(if different from owner)

Assessor's Map  **LAKEVILLE** Lot  Plot

Received Taunton Water  
Department Specifications?

Street Opening Permit State Road

Intended Use of Water?

## Residential

Max Gallons Per Day  Peak Demand  Size of Service

## Commercial

Max Gallons Per Day  Peak Demand  Size of Service

## Fire Service

Max Gallons Per Day  Type of System  Backflow Device

## Irrigation System

Estimated GPM/Zone  # of Zones  Backflow Device

The undersigned owner/applicant acknowledges and agrees to the following information stated above. If usage is in access of that approved. The City of Taunton Water Department reserves the right to terminate the water connection.

Applicant Name:

Signature:

Owners Name:

Signature:

Taunton Water Department Supervisor: Mike Arruda

Signature:

Lakeville Board of Selectman (If Applicable)

Signature:





| REV | DATE     | DESCRIPTION             | BY  |
|-----|----------|-------------------------|-----|
| 1   | 4/27/22  | TOWN PLANNER COMMENTS   | HRH |
| 2   | 10/20/22 | TOWN PLANNER COMMENTS   | HRH |
| 3   | 1/23/23  | TOWN PLANNER COMMENTS   | HRH |
| 4   | 2/23/23  | GENERAL COMMENTS        | AML |
| 5   | 5/2/23   | TECHNICAL COMMENTS      | HRH |
| 6   | 6/12/23  | LOGGED PARCELS          | HRH |
| 7   | 7/26/23  | PLANNING BOARD COMMENTS | HRH |
| 8   |          |                         | HRH |
| 9   |          |                         | HRH |
| 10  |          |                         | HRH |



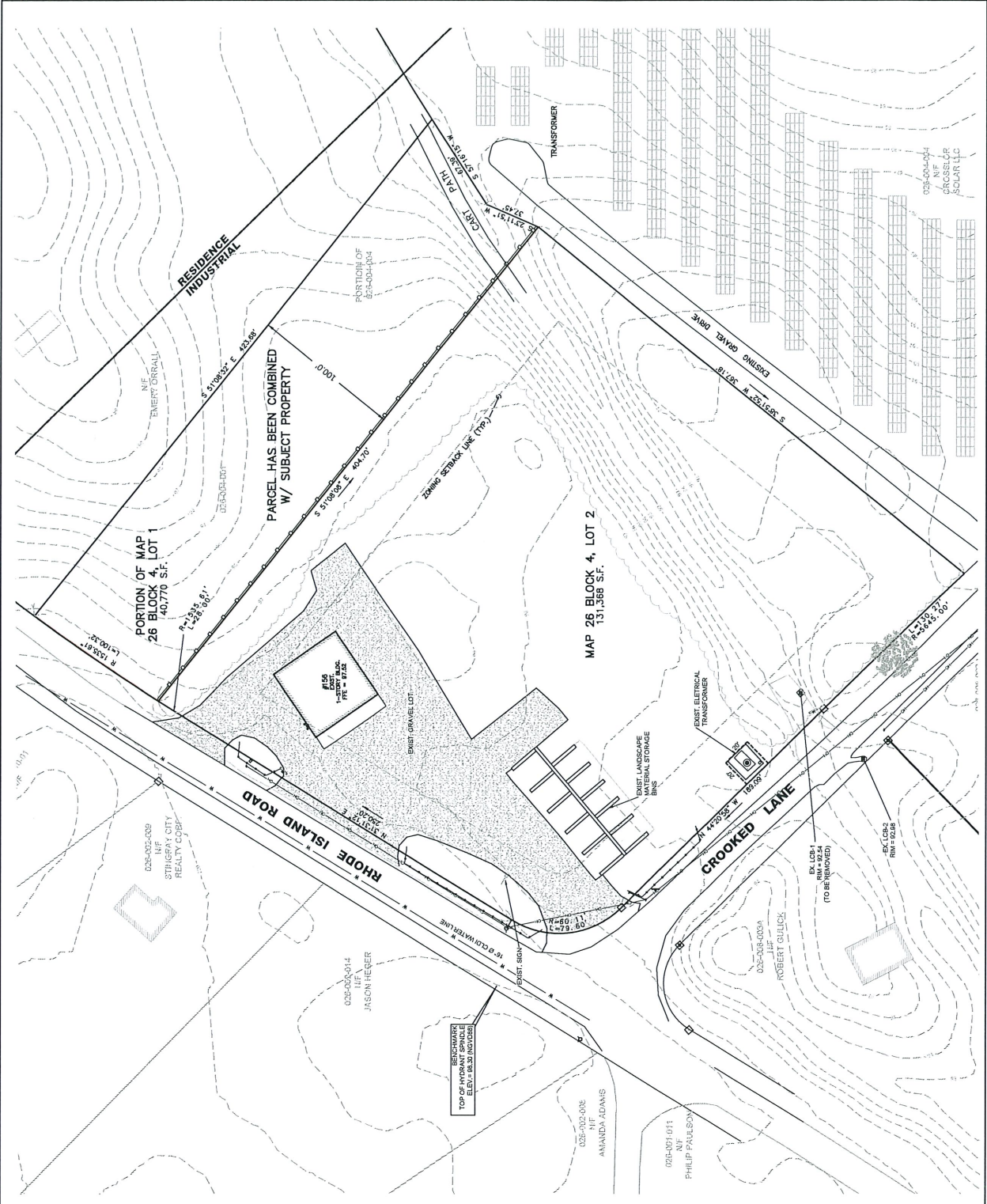
T SIKORSKI REALTY, LLC  
 50 TURNER ST.  
 E. TAUNTON, MA, 02718



**RiverHawk**  
 ENVIRONMENTAL  
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING  
 511 WEST CHURCH STREET SUITE 1000, BOSTON, MA 02114  
 781-526-4539 WWW.RIVERHAWK.ENVIRONMENTAL.COM

COMMERCIAL DEVELOPMENT  
 156 RHODE ISLAND ROAD  
 LAKEVILLE, MA  
 EX. CONDITIONS PLAN PRIOR TO 9/22

EX1.1

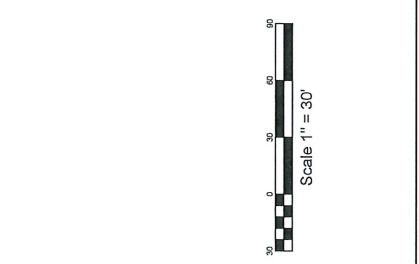


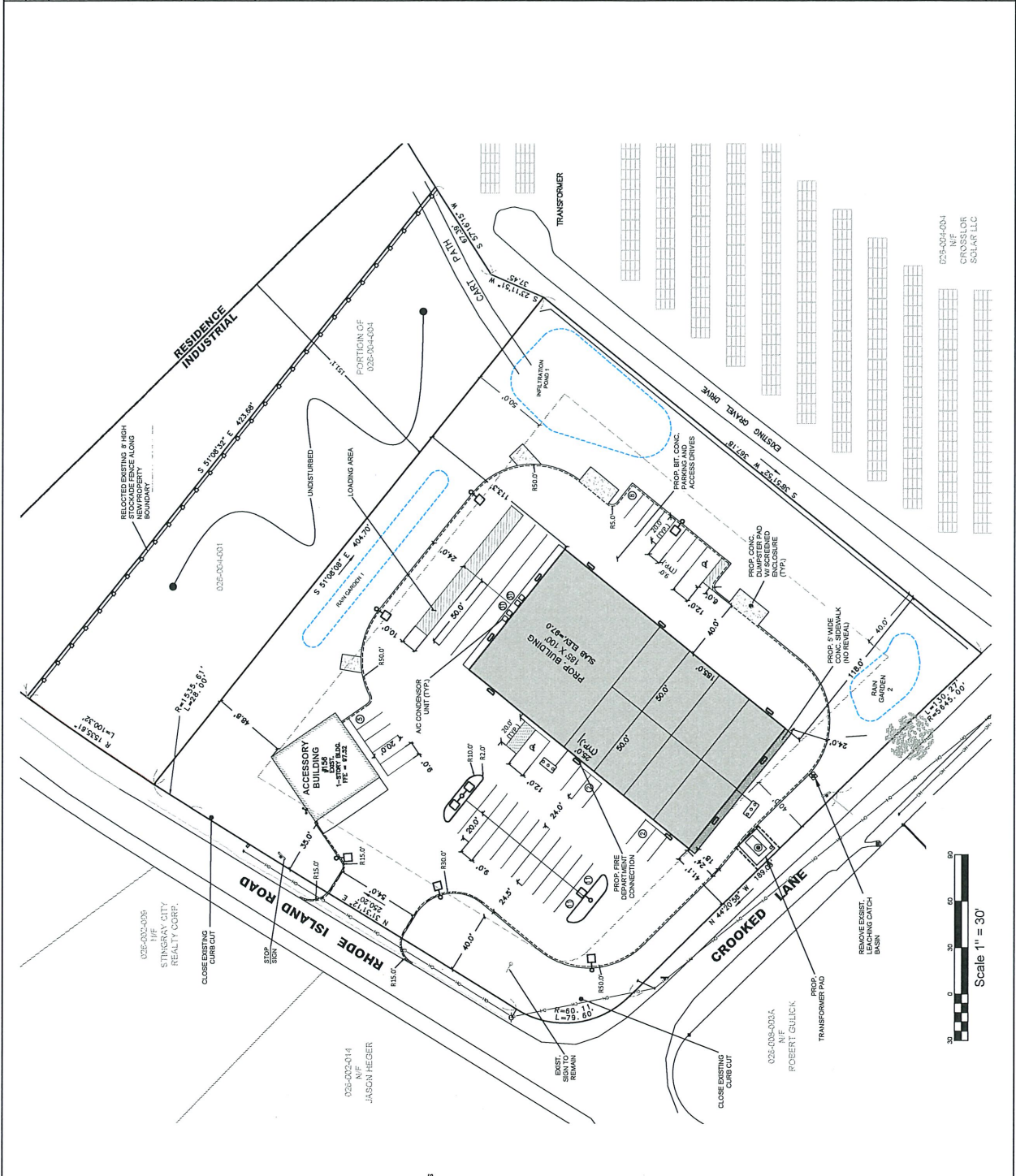
**SITE SUMMARY:**  
 CURRENT OWNERS/APPLICANT  
 T SIKORSKI REALTY, LLC  
 MAP 26, BLOCK 4, LOT 2  
 50 TURNER ST.  
 E. TAUNTON, MA, 02718  
 PORTION OF MAP 26, BLOCK 4, LOT 1  
 T SIKORSKI REALTY, LLC  
 50 TURNER ST.  
 E. TAUNTON, MA, 02718  
 ASSESSOR'S REFERENCE:  
 MAP 26, BLOCK 4, LOT 2  
 PORTION OF MAP 26, BLOCK 4, LOT 1  
 DEED REFERENCE:  
 BOOK 53, PAGE 237  
 PLANNING BOARD (PLANNING BOARD REGISTRY OF DEEDS)

**ZONING:**  
 ZONING DISTRICT(S)  
 INDUSTRIAL  
 FEMA FLOODLANDS:  
 FLOOD PLAIN - ZONE X

**DATUMS:**  
 HORIZONTAL DATUM:  
 NAVD83, NAD 83  
 VERTICAL DATUM:  
 NAVD83

- SITE NOTES:**
- EXISTING CONDITIONS PLAN & PROPERTY LINES SHOWN ARE BASED ON RECORD DATA PROVIDED BY ZENITH LAND SURVEYORS, LLC. EXISTING TOPOGRAPHY FROM 2011 LIDAR DATA.
  - BENCHMARK IS TOP OF HYDRANT SPINDLE AS SHOWN ON PLAN AT ELEVATION 48.00 (HYDRO).
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP MASSCHASSETTS, MAP NUMBER 250200027K DATED JULY 18, 2015.
  - THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS. VISUAL INSPECTION OF AVAILABLE RECORDS, SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST AND SHOULD BE VERIFIED FOR ALL UTILITIES PRIOR TO NEW CONNECTIONS TO OR DISCONNECTIONS FROM EXISTING UTILITIES. NOTIFY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.





**SITE SUMMARY:**

TOTAL AREA: 12,114 S.F. (0.284 ACRES)

ZONING DISTRICT: INDUSTRIAL

| ITEM               | REQUIRED | EXISTING      | PROPOSED      |
|--------------------|----------|---------------|---------------|
| LUT AREA (SF)      | 70,000   | 172,126.8     | 172,126.8     |
| FRONTAGE (FT)      | 175      | 797.48        | 797.48        |
| FRONT SETBACK (FT) | 40       | 30.0 & 41.1   | 30.0 & 41.1   |
| SIDE SETBACK (FT)  | 40, 50   | 48.8          | 48.8 & 113.3  |
| REAR SETBACK (FT)  | 40       | 48.8          | 48.8 & 113.3  |
| CONFORMANCE (%)    | 50, 62   | 33.1% & 17.7% | 75.2% & 51.1% |

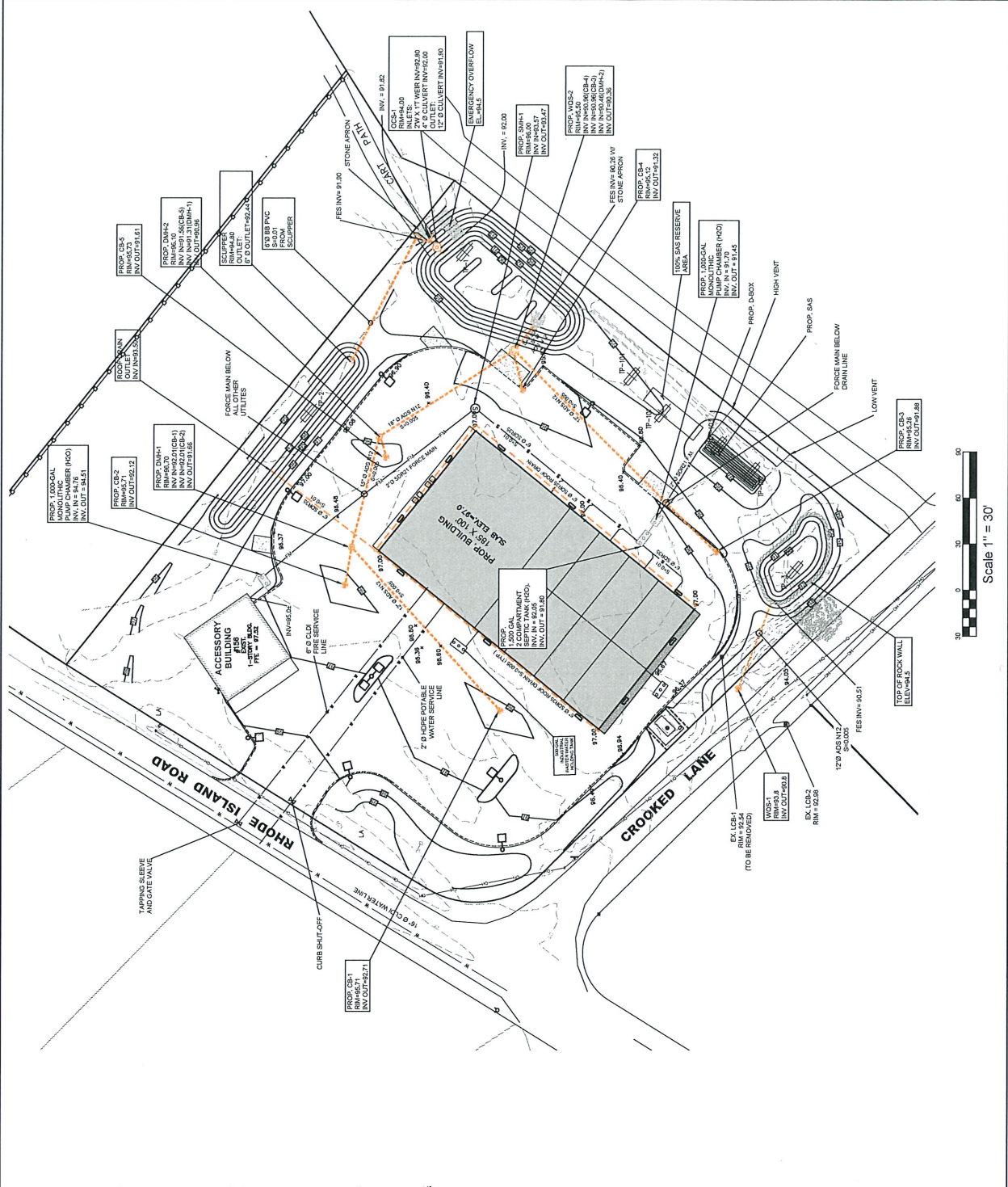
NOTES:  
 1 - ALL BUILDINGS ARE ALLOWED WITHIN 50' OF A RESIDENTIAL ZONE. THE MINIMUM REQUIRED SETBACK SHALL BE 10 FEET.  
 2 - COVERED CAN BE INCREASED TO 60% IF SECTION 7A.3 SITE DESIGN STANDARDS ARE MET.  
 3 - IN ACCORDANCE WITH SECTION OF THE LAKEVILLE ZONING BY-LAW AREA, USED IN CONFORMANCE CALLS DOES NOT REQUIRE PERMANENT SIGNAGE, SIGNS AND DRAINAGE PONS.

**PERMITS AND REGULATIONS:**

| ITEM   | REQUIREMENT                                       | MIN. REQ'D | PROPOSED | MIN. REQ'D |
|--|---|------------|----------|------------|
| WAREHOUSE/OTHER                                      | 1 PER EMPLOYEE                                    | 24         | 24       | 24         |
| SPACES REQUIRED                                      | 24  |            |          |            |
| SPACES PROVIDED                                      | 40 PASSENGER VEHICLES<br>6 TRACTOR/TRAILER SPACES |            |          |            |
| ADA SPACES REQUIRED ON-SITE                          | 2 (1 W/A ACCESSIBLE)                              |            |          |            |
| ADA SPACES PROVIDED ON-SITE                          | 2 (1 W/A ACCESSIBLE)                              |            |          |            |
| MIN. 8' WIDE X 20' DEEP (HANDICAP SPACE)             |   |            |          |            |
| MIN. 12' WIDE X 30' DEEP (HANDICAP ACCESSIBLE SPACE) |   |            |          |            |

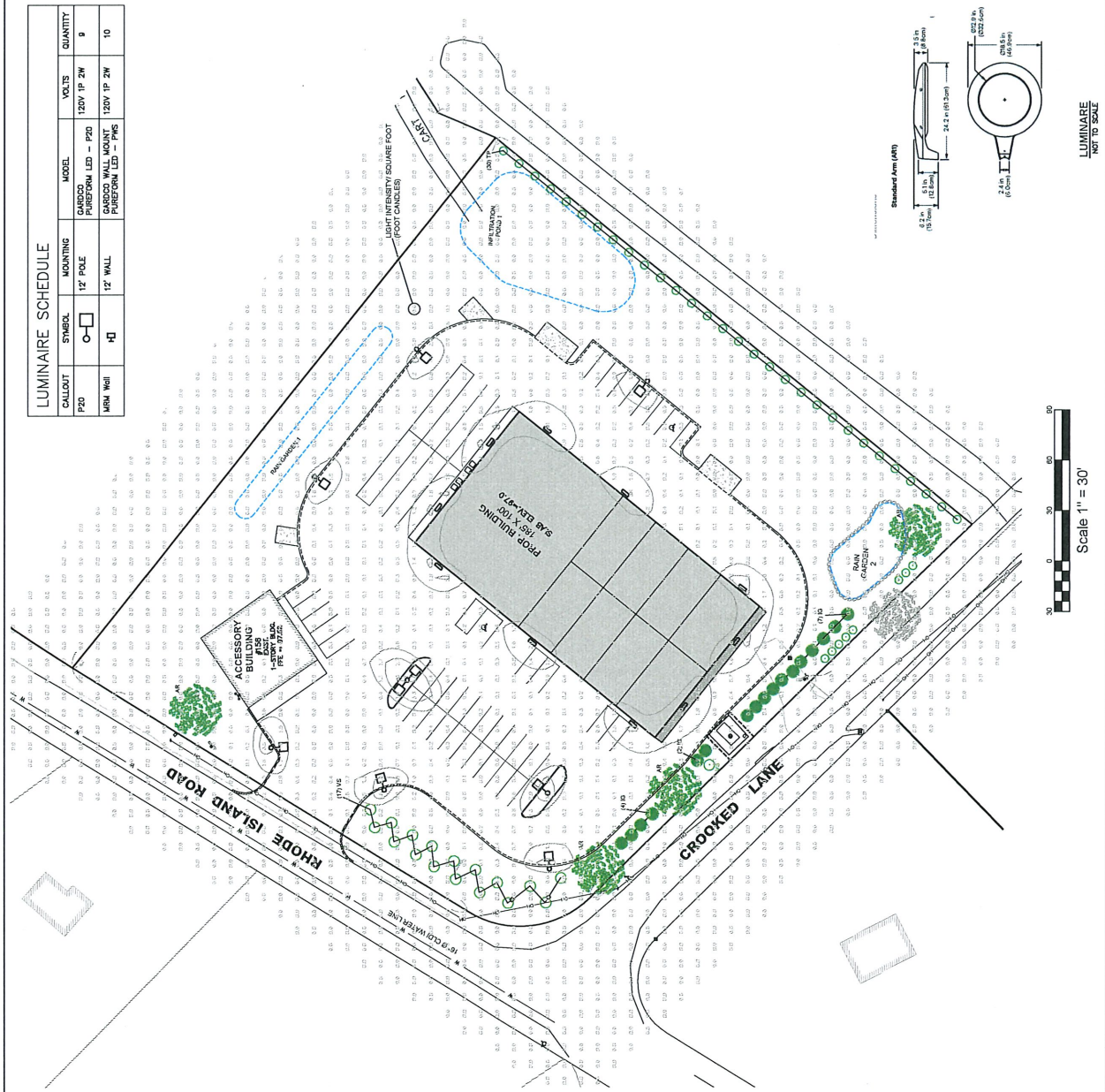
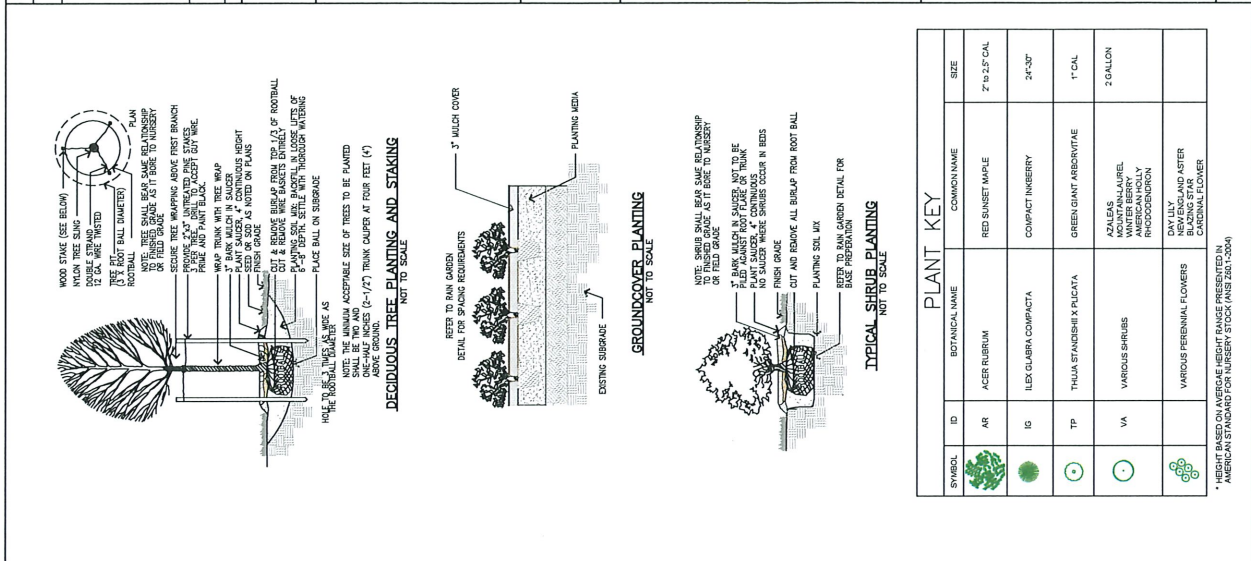
**LOADING REQUIREMENTS:**

LOADING SPACES SHALL BE LOCATED IN FRONT OF EACH GARAGE DOOR, AND SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 10 FEET FROM THE FRONT OF THE SITE BUILDING.



- NOTES:**
- ALL SITE WORK SHALL MEET OR EXCEED THE SITE SPECIFICATIONS FOR VERMONT. THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER PRIOR TO ANY SITE WORK WHICH WOULD BE AFFECTED.
  - NO CERTIFICATION MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY WORK.
  - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY WORK.
  - ALL DRAINAGE PIPES TO BE 12" DIA. 4" SLOPED AT 0.005 FT. / FT. UNLESS SPECIFIED OTHERWISE.
  - UNLESS SPECIFIED, ALL MATERIALS SHALL BE COMPLIANT WITH THE LATEST CITY OF TAUNTON STANDARDS AND SPECIFICATIONS.
  - WATER LINES AND ALL UTILITIES SHALL BE COMPLIANT WITH THE LATEST CITY OF TAUNTON STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL VERIFY EXISTING GRASSES IN THE FIELD AND THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE OWNER, CONTRACTOR, AND ALL UTILITIES TO BE LOCATED AND ANY OTHER PRIVATE UTILITIES BY THE CITY OF TAUNTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE OWNER'S ENGINEER FOR RESOLUTION. UNLESS BY THE OWNER AND CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. EXCESSIVE VEHICULAR LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
  - EXCAVATION REQUIRED WITHIN THE FOOTPRINT OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY EXCAVATION AT NO COST TO THE OWNER.
  - ALL UTILITY COVERS, GRATES, ETC. TO REMAIN SHALL BE ADJUSTED TO BE FLUSH WITH THE FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS FOR STRUCTURES AND MANHOLES ARE APPROXIMATE.
  - AT ALL LOCATIONS WHERE EXISTING CURBS OR PAVEMENT ABUTS MUST BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS, GRASSES AND JOINTS.
  - ALL SEWERAGE IS TO BE LEFT OUT OF THE PROPOSED MITIGATION AREAS, WHICH SHALL NOT BE USED UNTIL ALL CATCH BASINS AND FUNCTIONAL DRAINAGE SYSTEM APPURTENANCES ARE INSTALLED AND FUNCTIONAL.
  - PITCH EVENLY BETWEEN SPOT GRASSES, GRADE ALL AREAS TO DRAIN.
  - CONTRACTOR SHALL SCHEDULE HIS WORK TO AVOID THE DRAINING SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT FLOODING. SPECIFICALLY ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY BE EXCAVATED. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
  - ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY SHALL BE BACKFILLED USING DRAINAGE FILL AND THE PAVEMENT SHALL BE PATCHED USING DRAINAGE.
- ABBREVIATIONS**
- OB CATCH BASIN
  - FB FINISHED FLOOR SECTION
  - FFE FINISHED FLOOR ELEVATION
  - OCB OUTLET CONTROL STRUCTURE
  - WS WATER QUALITY STRUCTURE





COMMERCIAL DEVELOPMENT  
156 RHODE ISLAND ROAD  
LAKEVILLE, MA  
TRAFFIC CIRCULATION PLAN

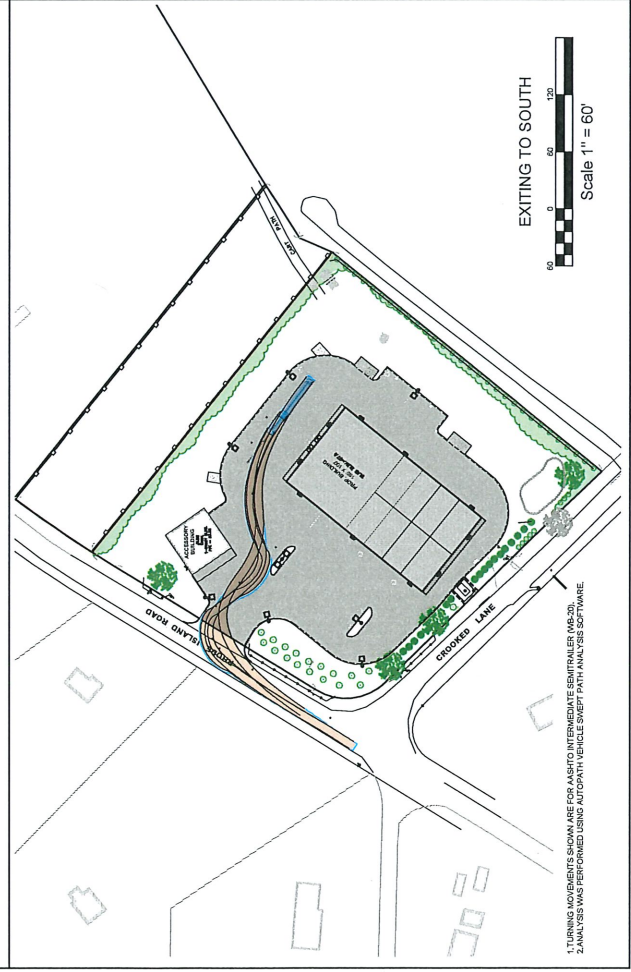
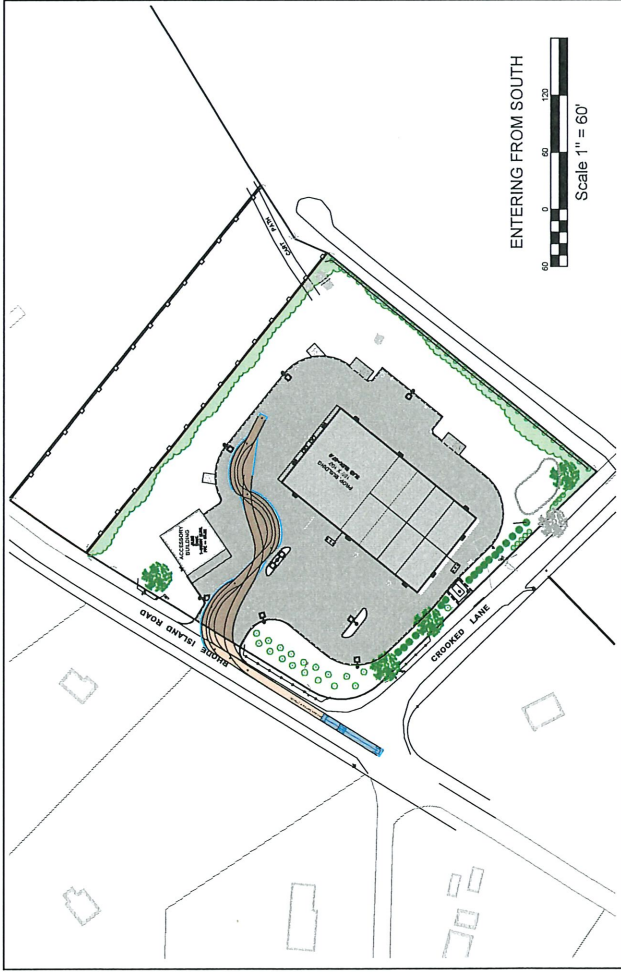
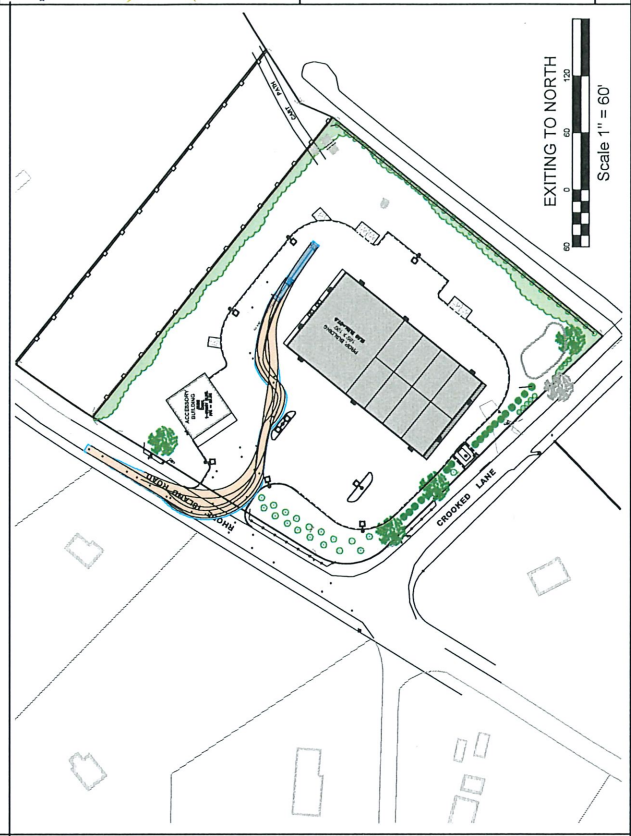
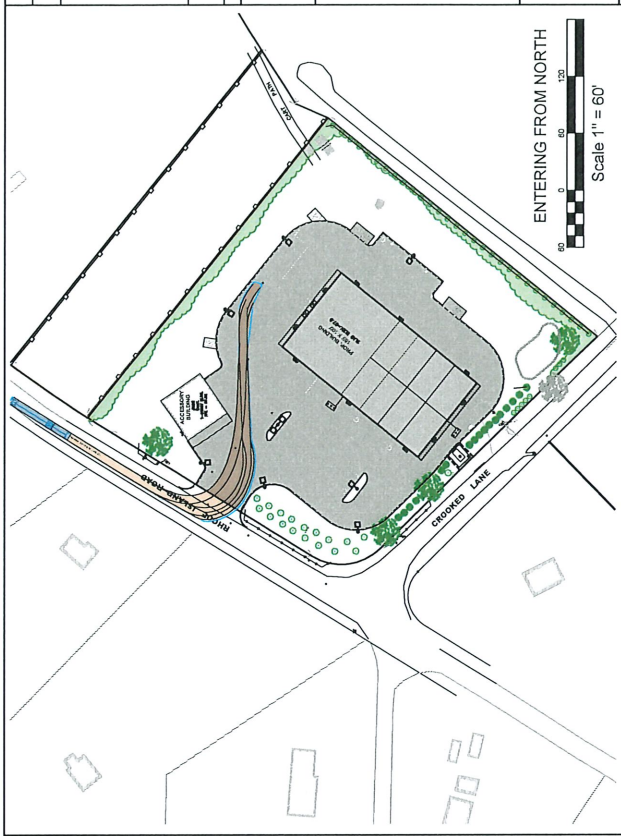
**RiverHawk**  
ENVIRONMENTAL  
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING  
2183 OCEAN STREET, WASHINGTON, MA 02090  
781-526-6039 www.riverhawk.com



T SIKORSKI REALTY, LLC  
50 TURNER ST.  
E. TAUNTON, MA, 02718



| REV. | DATE     | DESCRIPTION            | BY  |
|------|----------|------------------------|-----|
| 1    | 4/21/22  | TOWNPLANNER COMMENTS   | HBR |
| 2    | 10/20/22 | PA COMMENTS/REVISED    | HBR |
| 3    | 1/30/23  | TOWNPLANNER COMMENTS   | AMC |
| 4    | 2/02/23  | GENERAL COMMENTS       | AMC |
| 5    | 5/9/23   | TECHNICAL COMMENTS     | HBR |
| 6    | 6/19/23  | ADDED PARCEL           | HBR |
| 7    |          |                        | HBR |
| 8    | 6/9/23   | REDUCED ENTRANCE WIDTH | HBR |



1. TURNING MOVEMENTS SHOWN ARE FOR AASHTO INTERMEDIATE SEMITRAILER (MS-20).  
2. ANALYSIS WAS PERFORMED USING AUTOPATH VEHICLE SWEEP PATH ANALYSIS SOFTWARE.





| REV | DATE     | DESCRIPTION          | BY | APP. |
|-----|----------|----------------------|----|------|
| 1   | 10/23/22 | ISSUED FOR PERMITS   | HR | HR   |
| 2   | 10/23/22 | REVISIONS TO PERMITS | HR | HR   |
| 3   | 10/23/22 | REVISIONS TO PERMITS | HR | HR   |
| 4   | 10/23/22 | REVISIONS TO PERMITS | HR | HR   |
| 5   | 10/23/22 | REVISIONS TO PERMITS | HR | HR   |
| 6   | 10/23/22 | REVISIONS TO PERMITS | HR | HR   |

T SIKORSKI REALTY, LLC  
 50 TURNERS ST.  
 E. TAUNTON, MA, 02718

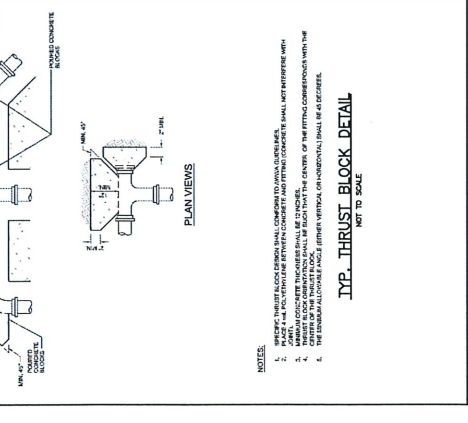
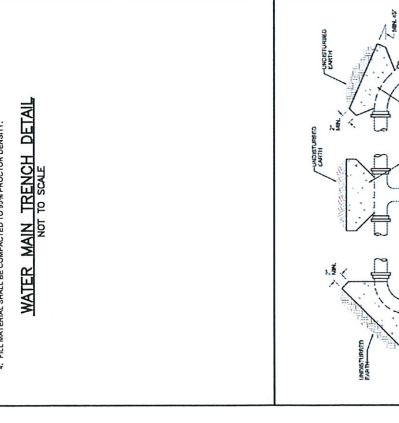
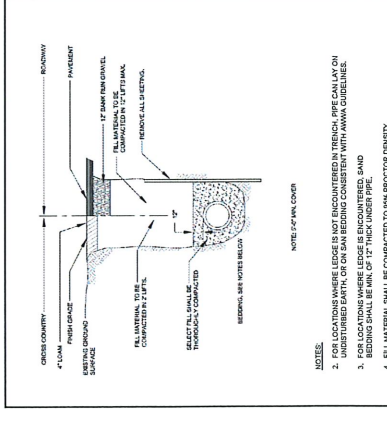
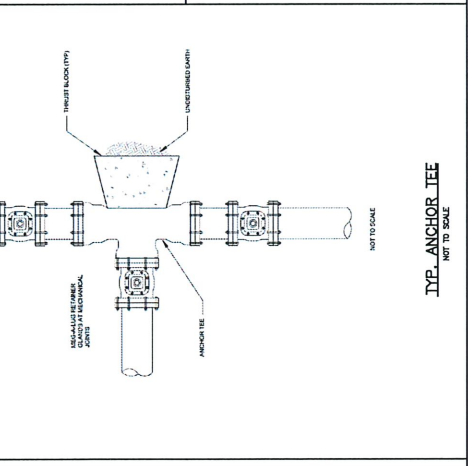
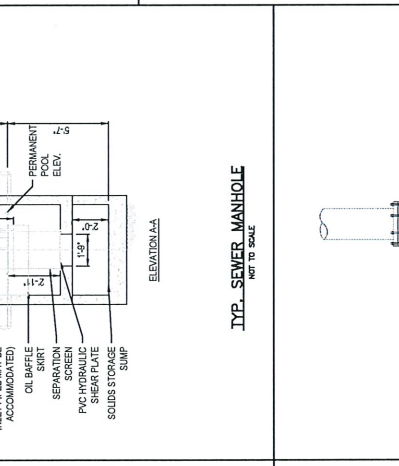
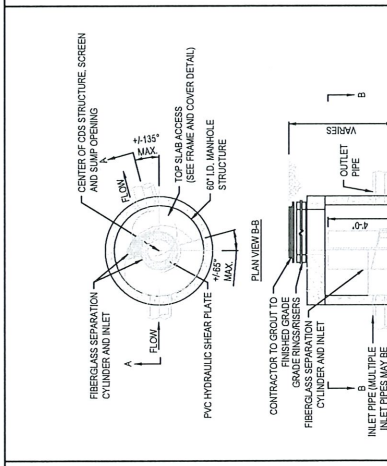
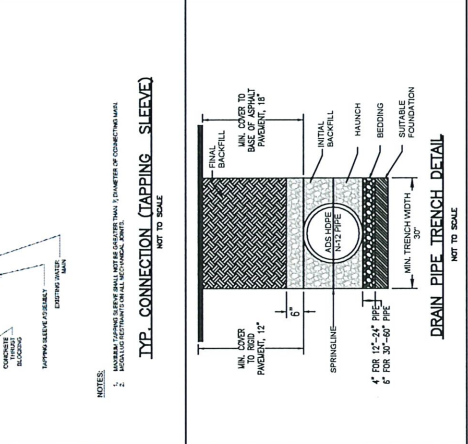
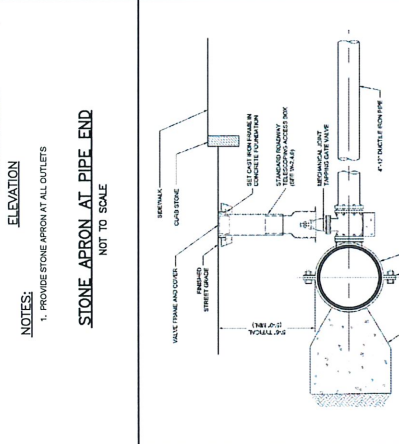
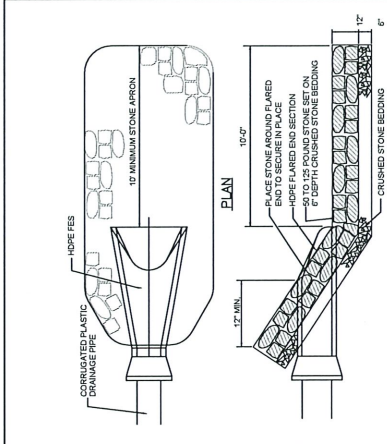
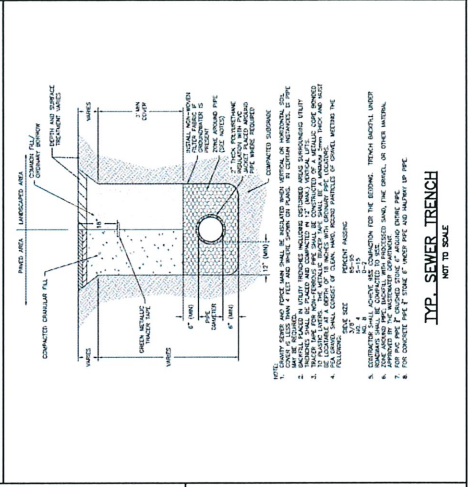
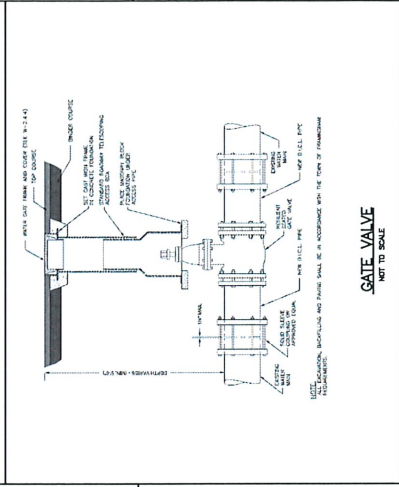
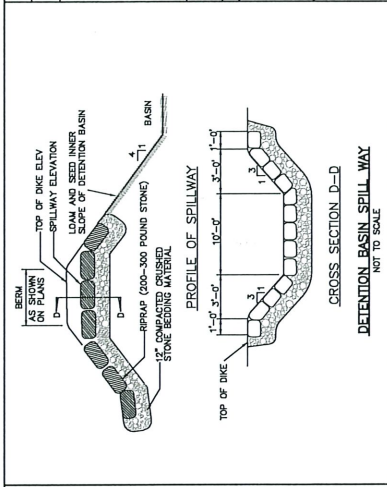


**RiverHawk ENVIRONMENTAL**  
 CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT  
 2183 OCEAN STREET, WINTHROP, MA 01890  
 781-526-4839, WWW.RIVERHAWK.ENVIRONMENTAL.COM

DATE: OCT. 24, 2022  
 PROJECT NO.: 0048-0101  
 SCALE: AS SHOWN  
 SHEET NO.: 2  
 COMM. NO.: 0048-0101  
 DRAWN BY: HR  
 CHECKED BY: HR  
 APPROVED BY: HR

COMMERCIAL DEVELOPMENT  
 156 RHODE ISLAND ROAD  
 LAKEVILLE, MA  
**DETAILS - 2**

D1.2





| REV | DATE     | DESCRIPTION             | BY  | APP. |
|-----|----------|-------------------------|-----|------|
| 1   | 4/27/22  | TOWN PLANNER COMMENTS   | HRH | HRH  |
| 2   | 10/23/22 | GENERAL COMMENTS        | HRH | HRH  |
| 3   | 2/23/23  | ENGINEER COMMENTS       | HRH | HRH  |
| 4   | 5/14/23  | TECHNICAL COMMENTS      | HRH | HRH  |
| 5   | 6/14/23  | AGED MATERIAL           | HRH | HRH  |
| 6   | 7/2/23   | PLANNING BOARD COMMENTS | HRH | HRH  |

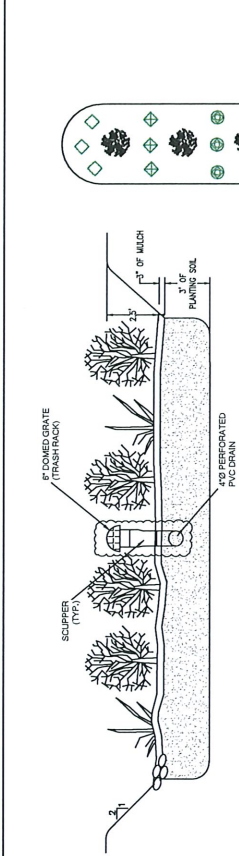


T SIKORSKI REALTY, LLC  
 50 TURNERS ST.  
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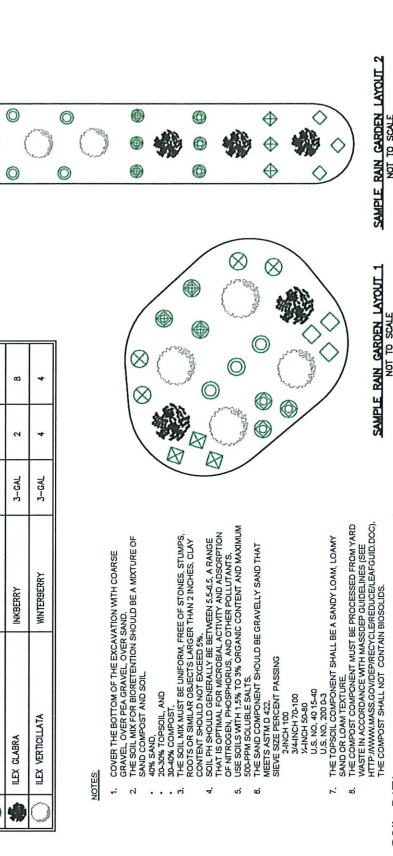
**RiverHawk ENVIRONMENTAL**  
 CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT  
 2183 ORCHARD STREET, WASHINGTON, MA 01890  
 781-528-4039 WWW.RIVERHAWKENVIRONMENTAL.COM

DATE: OCT 24, 2022  
 PROJECT NO.: 0048-01-01  
 SCALE: AS SHOWN  
 SHEET NO.: 01/3  
**COMMERCIAL DEVELOPMENT**  
 156 RHODE ISLAND ROAD  
 LAKEVILLE, MA  
**DETAILS - 3**



**PLANTING REQUIREMENTS FOR EACH RAIN GARDEN**

| SYM | BOTANICAL NAME             | COMMON NAME           | SIZE   | QUANTITY |
|-----|----------------------------|-----------------------|--------|----------|
| ◇   | SWAMPLOTOCHUM NOVAE-ANGIAE | NEW ENGLAND ASTER     | 3" POT | 3        |
| ◇   | AGILEZIA CANADENSIS        | RED COLUMBINE         | 3" POT | 3        |
| ◇   | ERUOCHEM PURPUREUM         | ACE-PIE WEEED         | 3" POT | 3        |
| ◇   | FRAXINUM DORTALIS          | FOWLONIE BEARD TONGUE | 3" POT | 3        |
| ◇   | PANDORA VIRGATA            | SWITCHGRASS           | 3" POT | 3        |
| ◇   | LOBELIA CARDINALIS         | CARDINAL FLOWER       | 3" POT | 4        |
| ◇   | ILEX GLABRA                | INKBERRY              | 3-GAL  | 2        |
| ◇   | ILEX VERTICILLATA          | WINTERBERRY           | 3-GAL  | 4        |

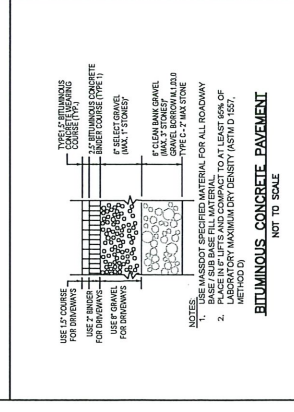
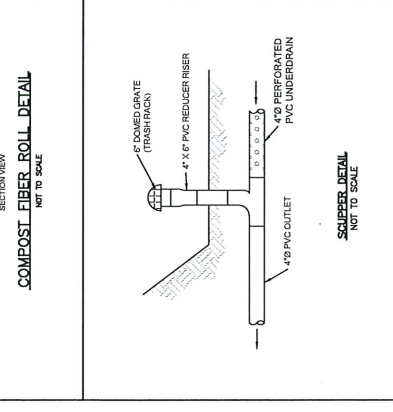
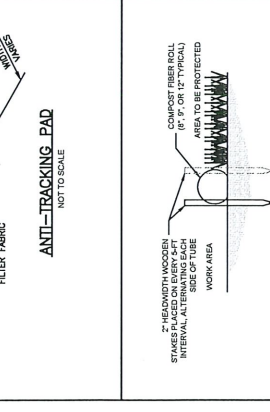
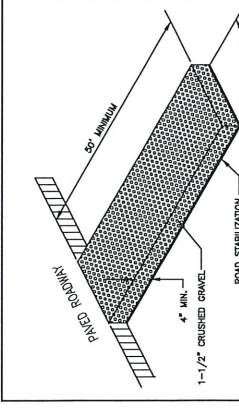
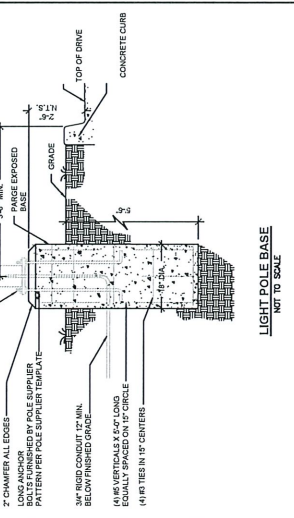
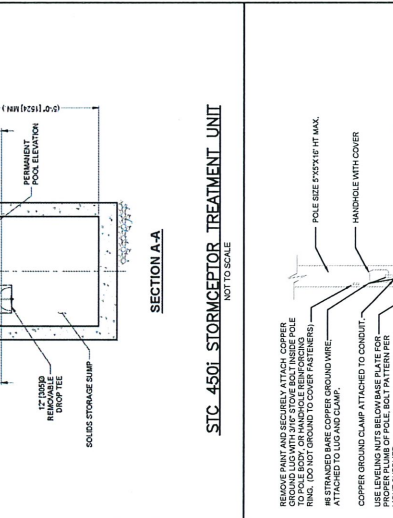
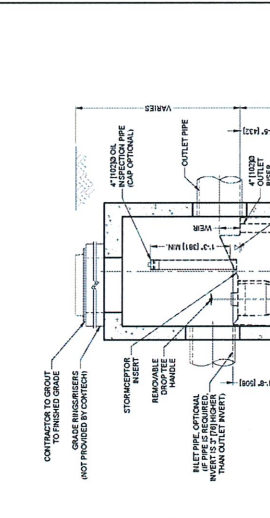
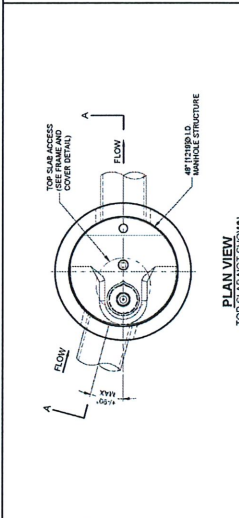


**SOIL DATA:**

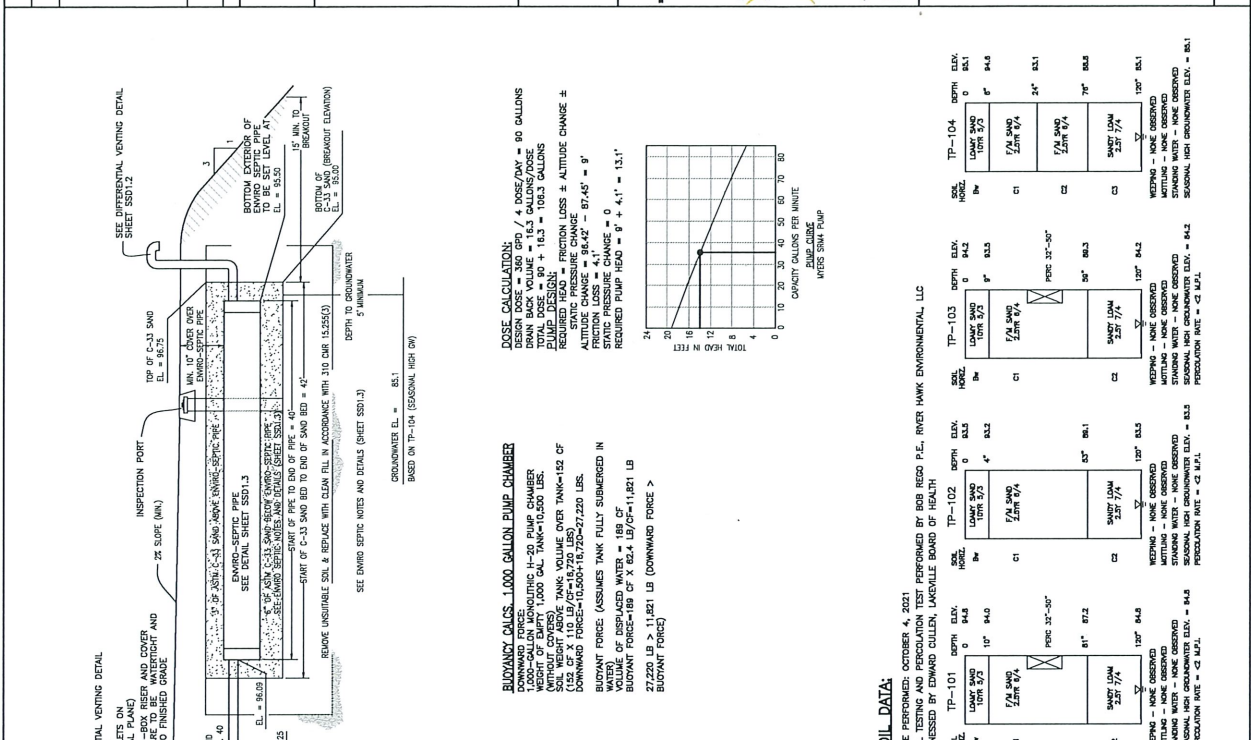
DATE: APRIL 26, 2023  
 SOIL TESTING AND PERCOLATION TEST PERFORMED BY BOB BECO P.E., RIVER HAWK ENVIRONMENTAL, LLC  
 WITNESSED BY SCOTT TURNER P.E., LAKEVILLE BOARD OF HEALTH

| NO.  | DEPTH   | NO.  | DEPTH   | NO.  | DEPTH   |
|------|---------|------|---------|------|---------|
| TP-1 | 0" - 8" | TP-2 | 0" - 8" | TP-3 | 0" - 8" |
| FILL | 18'     | FILL | 18'     | FILL | 18'     |
| CI   | 48'     | CI   | 30'     | CI   | 30'     |
| CI   | 72'     | CI   | 80'     | CI   | 80'     |
| CI   | 108'    | CI   | 80'     | CI   | 108'    |

NOTES:  
 1. COVER THE BOTTOM OF THE EXCAVATION WITH COURSE GRAVEL OVER PER GRAVEL COVER SAND.  
 2. THE TOP SOIL COMPONENT SHOULD BE A MIXTURE OF 50% SAND, 30% SOIL, AND 20% COMPOST AND SOIL.  
 3. 30-60% COMPOST, BE SURE TO USE A MIXTURE OF 50% FINE, 25% MEDIUM, AND 25% COARSE.  
 4. ROOTS OR SMALL OBJECTS LARGER THAN 2 INCHES, CLAY CORNERS SHOULD NOT EXCEED 5%.  
 5. THIS IS OPTIMAL FOR METROGAL ACTIVITY AND ADSORPTION THAT IS OPTIMAL FOR METROGAL ACTIVITY AND ADSORPTION.  
 6. USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 700-PPM AVAILABLE SALTS.  
 7. METROGAL ACTIVITY SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422, 2-SANDY LOAM.  
 8. METROGAL ACTIVITY SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422, 3-SANDY LOAM.  
 9. U.S. NO. 40-75-40  
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 99. U.S. NO. 40-75-40  
 100. U.S. NO. 40-75-40



NOTES:  
 1. USE MASSDOT SPECIFIED MATERIAL FOR ALL ROADWAY.  
 2. PLACE IN 6" LIFTS AND COMPACT TO AT LEAST 98% OF  
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**DESIGN DATA:**  
 DESIGN FLOW:  
 REQUIRED FLOW FOR PROP. GARAGE/WAREHOUSE/STORAGE SPACE = 360 GPD  
 TOTAL REQUIRED MINIMUM FLOW = 360 GPD

**SEPTIC TANKS:**  
 USE 9 COMPARTMENT TANK  
 COMPARTMENT 1 (34-HR RETENTION TIME)  
 360 GPD X 2 DAYS = 720 GALLON  
 USE 1,500 GAL. 2 COMPARTMENT TANK  
 (1000-GAL/500 GALLON)

**SOIL ABSORPTION SYSTEM (ENVIRO-SEPTIC):**  
 USE STANDARD ENVIRO-SEPTIC PIPE IN BED CONFIGURATION  
 TASK 1: LINEAR FEET OF ENVIRO-SEPTIC PIPE REQUIRED  
 DESIGN LOADING RATE = 0.50 LF OF ENVIRO-SEPTIC PIPE/GPD  
 LINEAR FEET OF ENVIRO-SEPTIC PIPE REQ'D =  
 (360 GPD) X (0.50 LF/GPD) = 180 LF  
 TASK 2: SLOPE OF PROPOSED SAS  
 SAND BED TO HAVE NO SLOPE  
 SAND CENTER TO CENTER SPACING  
 MAXIMUM CENTER TO CENTER SPACING = 1.5'  
 DESIGN CENTER TO CENTER PIPE SPACING = 1.5'  
 TASK 4: LINE LAYOUT  
 USE BASIC SERIAL SYSTEM  
 LINEAR FEET OF ENVIRO-SEPTIC PIPE PROVIDED =  
 (240 LF) X (6 (LINES) X 6 (LINES)) = 240 LF # OF ENVIRO-SEPTIC PIPE  
 240 LF X (100 GPD/20 LF) = 480 GPD < 500 GPD MAX.  
 TASK 5: TOTAL SYSTEM BED AREA  
 AREA OF SAND BED = (42' LONG X 10.5' WIDE) = 441 SF  
 MINIMUM AREA OF SAND BED REQUIRED = (480 GPD) X (0.40) = 232 SF  
 (PROVIDED) 441 SF > 232 SF (MINIMUM REQUIRED)

**FLOW PROVIDED:**  
 (240 LF) X (100 GPD/50 LF) = 480 GPD  
 (PROVIDED) 480 GPD > 360 GPD (MINIMUM REQUIRED)

**TOWN OF LAKEVILLE PLANNING BOARD:**  
 SITE PLAN APPROVAL: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_

**PUMP NOTES:**  
 1. MANHOLE FRAME AND ANCHORS SHALL BE PROVIDED. PUMPS TO BE ON SEWAGE GRADE FROM PLUMBING AND APPROVED. PUMPS TO BE INSTALLED AND LOCATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND LOCAL BUILDING CODES.  
 2. PUMPS SHALL BE INSTALLED ON A MINIMUM OF 18" OF SAND BED. PUMPS SHALL BE BATED AT 4" TO 6" FROM THE SAND BED.  
 3. PUMPS SHALL BE BATED AT 4" TO 6" FROM THE SAND BED.  
 4. PUMP CONTROL PANEL SHALL BE BATED AT 4" TO 6" FROM THE SAND BED.  
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 22. PUMP CONTROL PANEL SHALL BE BATED AT 4" TO 6" FROM THE SAND BED.

**SEPTIC CONSTRUCTION NOTES:**  
 1. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND RIVER HAWK ENVIRONMENTAL, LLC, AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.  
 2. AFTER PLACEMENT OF ENVIRO-SEPTIC IN SAND BED, PRIOR TO BACKFILL, THE CONTRACTOR SHALL PROVIDE A CURRENT SITE ANALYSIS SHOWING THAT THE SAND BED IS PROPERLY PLACED AND THE ENVIRO-SEPTIC IS PROTECTED FROM DAMAGE.  
 3. DURING BACKFILL IN ACCORDANCE WITH 310 CMR 15.021 (C), THE CONTRACTOR SHALL PROVIDE A CURRENT SITE ANALYSIS SHOWING THAT THE SAND BED IS PROPERLY PLACED AND THE ENVIRO-SEPTIC IS PROTECTED FROM DAMAGE.  
 4. NO FIELD MODIFICATIONS TO THE SEWAGE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE LOCAL BOARD OF HEALTH. ANY MODIFICATIONS SHALL BE MADE IN ACCORDANCE WITH TITLE V OF THE STATE ENVIRONMENTAL CODE AND ANY APPLICABLE LOCAL RULES.  
 5. ALL MATERIALS SHALL BE MANUFACTURED BY THE MANUFACTURER OF APPROVED EQUIPMENT AND SHALL WITHSTAND HEAVY LOADING CRITERIA AS NOTED.  
 6. ALL STRUCTURES TO BE BATED TO PROVIDE A MINIMUM OF 4" TO 6" FROM THE SAND BED.  
 7. ALL STRUCTURES TO BE BATED TO PROVIDE A MINIMUM OF 4" TO 6" FROM THE SAND BED.  
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**DOSE CALCULATION:**  
 DESIGN DOSE = 360 GPD / 4 DOSE/DAY = 90 GALLONS  
 DRAIN BACK VOLUME = 14.5 GALLONS/DOSE  
 VOLUME OF SAND BED = 100 GALLONS  
 PUMP DESIGN:  
 REQUIRED HEAD = FRICTION LOSSES + ALTITUDE CHANGE ±  
 ALTITUDE CHANGE = 98.42' - 87.45' = 9'  
 FRICTION LOSSES = 4.1' (BASED ON 100 GPD)  
 REQUIRED PUMP HEAD = 9' + 4.1' = 13.1'  
 BUOYANT FORCE (ASSUMES TANK FULLY SUBMERGED IN VALUE OF DISPLACED WATER = 188 OF 21,220 LB > 11,921 LB (DOWNWARD FORCE > BUOYANT FORCE)  
 21,220 LB > 11,921 LB (DOWNWARD FORCE > BUOYANT FORCE)

**SOIL DATA:**  
 DATE PERFORMED: OCTOBER 4, 2021  
 SOIL TESTING AND PERCOLATION TEST PERFORMED BY BOB REED P.E., RIVER HAWK ENVIRONMENTAL, LLC  
 WITNESSED BY EDWARD CULLEN, LAKEVILLE BOARD OF HEALTH

| SOIL   | DEPTH    | ELV. | PERM. | PERM. 30"-50" |
|--------|----------|------|-------|---------------|
| TP-101 | 0' - 10" | 84.8 | 0.8   | 0.8           |
| TP-102 | 0' - 10" | 83.2 | 0.8   | 0.8           |
| TP-103 | 0' - 10" | 84.5 | 0.8   | 0.8           |
| TP-104 | 0' - 10" | 84.8 | 0.8   | 0.8           |

**DOSE CALCULATION:**  
 DESIGN DOSE = 360 GPD / 4 DOSE/DAY = 90 GALLONS  
 DRAIN BACK VOLUME = 14.5 GALLONS/DOSE  
 VOLUME OF SAND BED = 100 GALLONS  
 PUMP DESIGN:  
 REQUIRED HEAD = FRICTION LOSSES + ALTITUDE CHANGE ±  
 ALTITUDE CHANGE = 98.42' - 87.45' = 9'  
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 21,220 LB > 11,921 LB (DOWNWARD FORCE > BUOYANT FORCE)

**SEPTIC SYSTEM PROFILE**  
 NOT TO SCALE  
 GROUNDWATER EL. = 83.1  
 BASED ON TP-104 (SEASONAL HIGH SPG)

**DOSE CALCULATION:**  
 DESIGN DOSE = 360 GPD / 4 DOSE/DAY = 90 GALLONS  
 DRAIN BACK VOLUME = 14.5 GALLONS/DOSE  
 VOLUME OF SAND BED = 100 GALLONS  
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 21,220 LB > 11,921 LB (DOWNWARD FORCE > BUOYANT FORCE)

| REV. | DATE    | DESCRIPTION             | BY  | APP. |
|------|---------|-------------------------|-----|------|
| 1    | 4/27/22 | TOWN PLANNER COMMENTS   | HRB | HRB  |
| 2    | 6/23/22 | GENERAL COMMENTS        | HRB | HRB  |
| 3    | 7/22/22 | GENERAL COMMENTS        | HRB | HRB  |
| 4    | 9/12/22 | TECHNICAL COMMENTS      | HRB | HRB  |
| 5    | 6/18/23 | ADDED MATERIAL          | HRB | HRB  |
| 6    | 7/26/23 | PLANNING BOARD COMMENTS | HRB | HRB  |



T SIKORSKI REALTY, LLC  
 50 TURNERS ST.  
 E. TAUNTON, MA, 02718



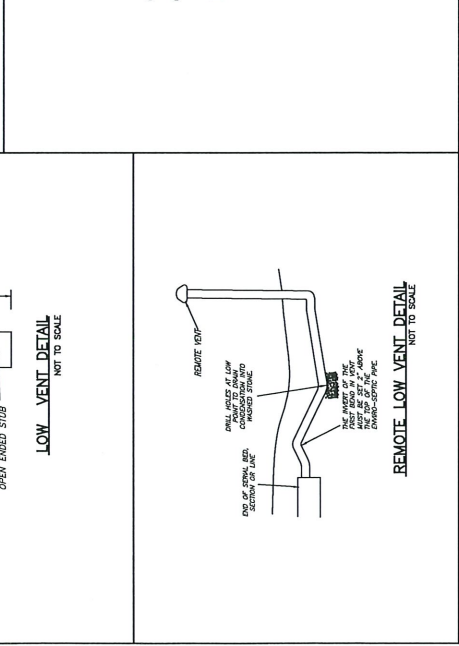
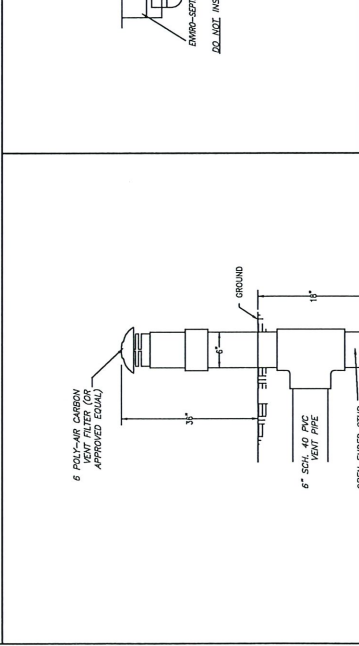
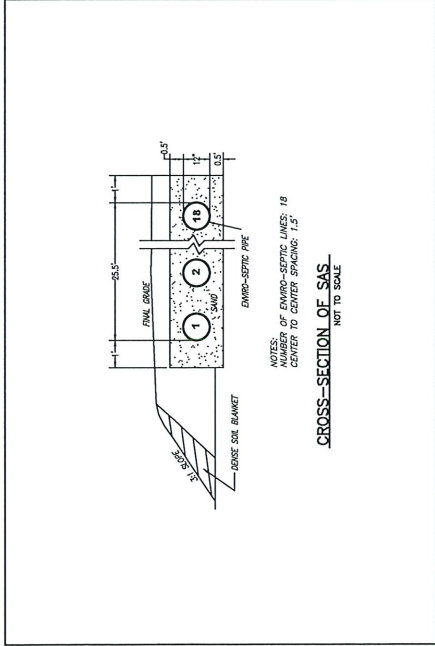
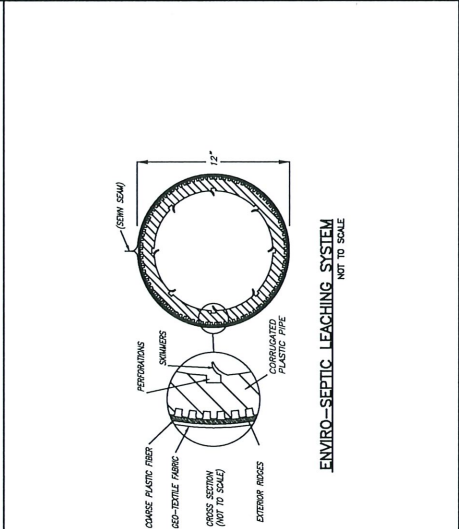
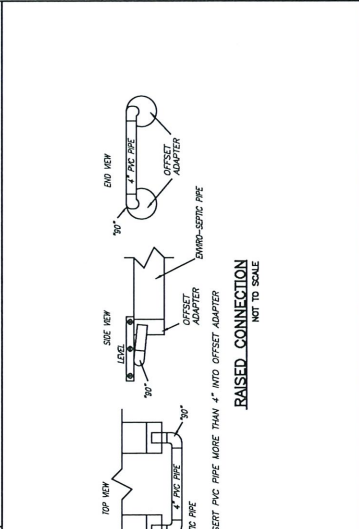
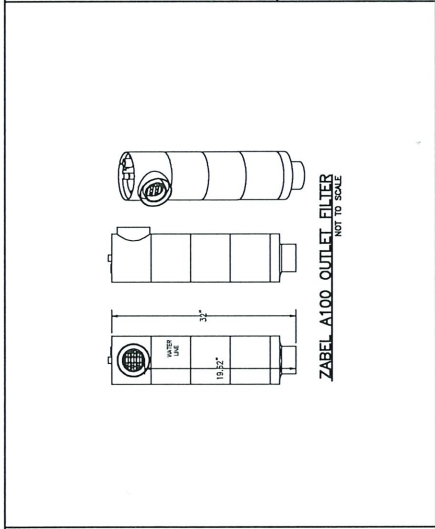
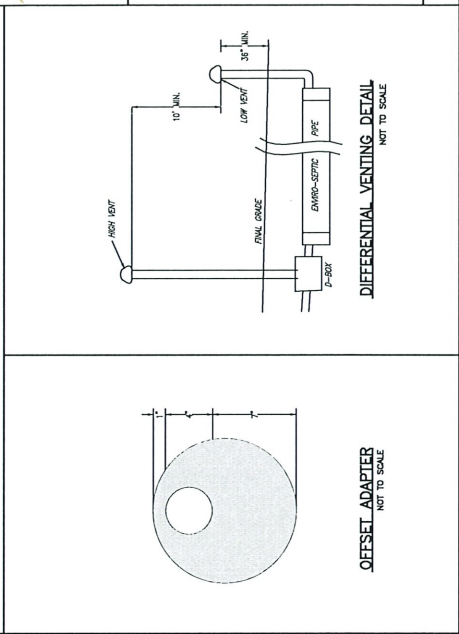
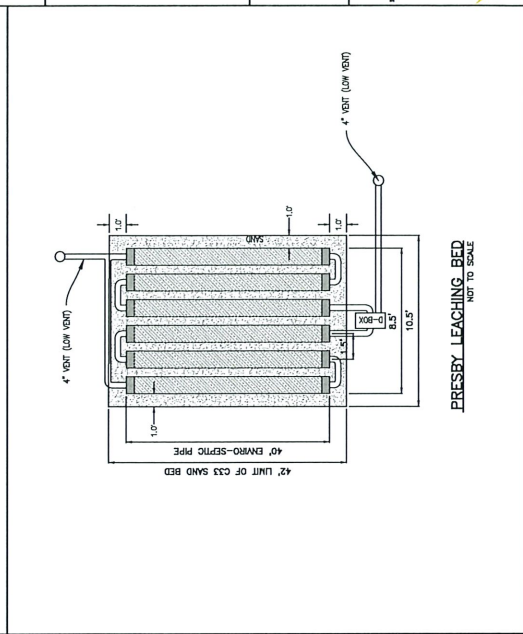
**RiverHawk ENVIRONMENTAL**  
 CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT  
 2183 OCEAN STREET, WASHINGTON, MA 02550  
 781-526-6539 www.riverhawkllc.com

PROJECT NO. 00488-01-01  
 SCALE AS SHOWN  
 DRAWN BY HRB  
 CHECKED BY HRB  
 DATE OCT. 24, 2022

SSD 1.2

TOWN OF LAKEVILLE PLANNING BOARD:  
 SITE PLAN APPROVAL

DATE APPROVED \_\_\_\_\_  
 DATE ENDORSED \_\_\_\_\_



**AGENDA ITEM #9  
OCTOBER 30, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE THE REHIRE OF  
JOSHUA AMARAL AS HEAVY MOTOR EQUIPMENT OPERATOR  
AT LEVEL 2-STEP 5**

Attached is a memo from the DPW Director requesting approval to rehire Joshua Amaral at Level 2-Step 5 as Heavy Motor Equipment Operator.



**Town of Lakeville**  
Town Office Building  
346 Bedford Street  
Lakeville, MA 02347

RECEIVED  
OCT 26 2023  
SELECTMEN'S OFFICE

TO: Select Board  
Ari Sky, Town Administrator

FROM: Franklin Moniz, DPW Director

DATE: October 25, 2023

SUBJECT: Hire HMEO-Joshua Amaral- Level 2 Step 5

This memo serves as a formal request for the Select Board to review and approve the rehire of Joshua Amaral at Level 2-Step 5. The Town has historically had difficulty in hiring Heavy Motor Equipment Operators when positions are vacant. Mr. Amaral was a DPW employee who had left at the end of June 2023. In his time working for the DPW, Mr. Amaral performed admirably and I would like to bring him back. He has a good working knowledge of all aspects related to our operation. Due to competitive pressures I am requesting authority to pay Mr. Amaral at Level 2-Step 5(\$25.51 per hour).

Thank you in advance for your assistance.

**AGENDA ITEM #10  
OCTOBER 30, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE REQUEST FROM LAKEVILLE ARTS COUNCIL FOR PERMISSION TO PLACE A SIGN AT THE INTERSECTION OF PRECINCT STREET AND RHODE ISLAND ROAD FOR ALL THAT GLITTERS EVENT**

Attached is the annual request from the Lakeville Arts Council.

I have them on the schedule for the Town sign.



October 20, 2023  
Mr. Ari Sky  
Town Administrator  
Lakeville Town Offices  
346 Bedford Street  
Lakeville, MA 02347

Dear Ari,

I am writing for the Arts Council to request permission from the selectmen for two 2'x4' A-frame signs to be placed out two weeks before the event takes place on December 1 and 2 to announce this year's "All That GLITTERS" Holiday Shopping event to take place at Loon Pond Lodge/TWC.

We are asking to place them at the Lions Club (we have their approval) as well as on the island at the intersection of Precinct Street and Rte 79/Rhode Island Road. They will be removed by December 4 or sooner!

We would also like permission for the announcement of this event on the Community Board at least one week before the event takes place on December 1 and 2. I emailed specifics to Tracie Craig-McGee for the Community Board this morning.

Please let me know if there is anything else required.

Thank you for your time.

A handwritten signature in cursive script, appearing to read "Joanne".

Joanne Corrieri-Upham  
Lakeville Arts Council member

c/o: Lakeville Town Offices . 346 Bedford Street . Lakeville MA 02347

Lakeville.Arts.Council@hotmail.com/LakevilleArtsCouncilMA.org

**AGENDA ITEM #11  
OCTOBER 30, 2023**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM OPEN  
SPACE COMMITTEE TO APPOINT DAVID ZELONIS AND  
DEVENEY REIS BOYADJIAN AS MEMBERS**

The Open Space Committee has 2 vacant positions. We received 2 letters of interest from David Zelonis and Deveney Reis Boyadjian to serve on the Open Space Committee. I have attached their letters, applications and resumes for your review.

I have attached an email from the Chair of the Open Space Committee recommending that they both be appointed to the committee.

If appointed, their terms would expire July 31, 2024.



## Tracie Craig-McGee

---

**From:** Amy Knox <amyknox95@gmail.com>  
**Sent:** Monday, October 16, 2023 10:30 AM  
**To:** Tracie Craig-McGee  
**Subject:** Re: New members

Hi Tracie,

On October 12, 2023, the Open Space Committee voted to recommend to the Select Board the appointment of David Zelonis and Deveny Reis Boyadijan to the Open Space Committee.

Thank you,  
Amy Knox  
Chairman of Open Space

On Mon, Oct 16, 2023 at 9:28 AM Tracie Craig-McGee <[tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org)> wrote:

Hi Amy,

Can you please send an email to me like this:

At the **insert date**, the Open Space Committee voted to recommend to the Select Board the appointment of \_\_\_\_\_ and \_\_\_\_\_ to the Open Space Committee.

*Tracie Craig-McGee*

*Executive Assistant - Select Board*

*& Town Administrator*

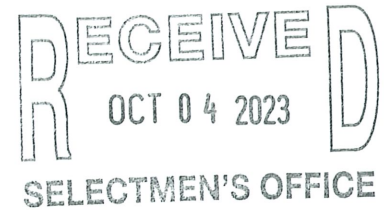
*Town of Lakeville*

*346 Bedford Street*

*Lakeville, MA 02347*

*508 946-8803*

**From:** Amy Knox <[amyknox95@gmail.com](mailto:amyknox95@gmail.com)>  
**Sent:** Friday, October 13, 2023 11:23 AM



October 4, 2023

Tracie Craig-McGee  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347

Dear Ms. Craig-McGee:

SUBJECT: Open Space Committee

I am interested in becoming a member of the Open Space Committee. I care very deeply about the town of Lakeville and its natural resources, and I am impressed by all that the Open Space Committee has been able to accomplish over the years.

When I moved to Lakeville from Arlington in 1975, I thought I had died and gone to heaven! I couldn't get over Lakeville's natural charm and rustic beauty. It seemed everywhere I went there was more to love...the lakes, the woods, hiking trails and beautiful old homes. I assumed Lakeville would always have its open fields and wooded areas. Unfortunately, over time, Lakeville was discovered and development has grown significantly.

I am very interested in being a part of a committee that is devoted to preserving Lakeville's open spaces and its natural resources.

Sincerely,

A handwritten signature in blue ink that reads "Deveney Reis Boyadjian". The signature is fluid and cursive.

Deveney Reis Boyadjian



# Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

OFFICE OF  
SELECTMEN

TELEPHONE 508-946-8803

FAX 508-946-0112

## Board/Commission/Committee (B/C/C) Application

Full Name: DEVENEY REIS BOYADJIAN Date: OCTOBER 3, 2023

Home Address: 14 BELLS BROOK ROAD LAKEVILLE

Mailing Address (if different from above): \_\_\_\_\_

Email Address: devre@gmail.com / dboyadjian@lakevillema.org

Home Phone: 508-947-1226 Cell Phone: 508-441-2356

Please indicate how you would prefer to be reached by circling: Email - Phone(h) - Phone(c)

### B/C/C Applying To:

- Agricultural Commission
- Zoning Board of Appeals
- Cable TV Advisory
- Conservation
- Energy Advisory
- Historical Commission
- Lakeville Arts Council
- Open Space Committee
- Master Plan Implementation
- Rent Control Board
- Zoning By-law Review Advisory
- Project Review for 43D

**In addition to this application**, please provide a detailed cover letter discussing your experience and skills relevant to the B/C/C to which you are applying and a resume with your current and prior work/volunteer experience. Please make sure to include any other special abilities or attributes that may benefit the town.

Please be advised that applicants being considered for appointment to a B/C/C in the Town of Lakeville, MA may be subject to background investigation and financial disclosure.

*I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Lakeville does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.*

*Signing below indicates my understanding of the above disclosures and certifies that the information provided above by me is true and accurate to the best of my ability.*

Devaney Reis Boyadjian  
Signature of Applicant

October 4, 2023  
Date

Please return the completed application to Tracie Craig-McGee, Executive Assistant to the Board of Selectmen at 346 Bedford Street, Lakeville, MA 02347 or email: [tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org)

## **DEVENEY REIS BOYADJIAN**

---

**14 Bell's Brook Road    Lakeville, MA 02347    [devreg@yahoo.com](mailto:devreg@yahoo.com)    508-441-2356**

### **Employment:**

|   |                 |
|---|-----------------|
| Town of Lakeville, Lakeville, MA 02347<br>Fire Department Clerk and Departmental Floater – p.t. | 2011 to present |
| Apponequet Regional High School, Lakeville, MA 02347<br>Teacher of Business and Technology      | 1975 to 2010    |
| Robert I. Friedman, M.D., Middleborough, MA 02346<br>Medical Transcriptionist, part-time        | 1993 to 1994    |
| Dexter House Healthcare, Malden, MA 02148<br>Ward Secretary                                     | 1973 to 1975    |
| Malden Hospital, Malden, MA<br>Pathology Secretary  | 1971 to 1973    |
| Liberty Mutual Insurance Company, Boston, MA<br>Human Resources Secretary                       | 1968 to 1970    |

### **Education:**

|   |      |
|---|------|
| Salem State College – Bachelor of Science – Business Education                  | 1975 |
| Massachusetts Bay Community College – Associate's Degree<br>Medical Secretarial | 1971 |

### **Volunteer:**

Towns of Lakeville and Freetown:  
Taught computer skills to more than 200 senior citizens of  
Lakeville and Freetown over a period of five years

Town of Lakeville:  
Chairperson, Lakeville Council on Aging Board  
Lakeville Cemetery Commissioner

Saints Martha and Mary Parish:  
Taught CCD classes  
CYO Youth Advisor  
Parish Council Member

David Zelonis  
508-618-1526

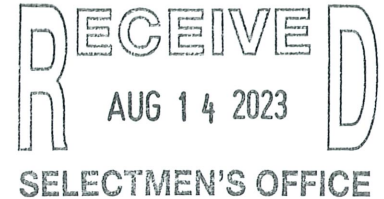
9 Howland Rd.  
davidtmz99@gmail.com

Lakeville, MA 02347

Sent 8/14/23  
to Amy

August 14, 2023

Ms. Tracie Craig-McGee  
Executive Assistant to the Board of Selectmen  
346 Bedford Street  
Lakeville, MA 02347



Dear Ms. Craig-McGee:

Thank you for sending me the information that I had requested regarding the current vacancy on the Open Space Committee.

I have been a Lakeville home owner for over seven years. I retired in 2021 after working for forty-five years in manufacturing and development engineering, along with over fifteen years in engineering management. Please see my resume for full detail on the work experience.

Now that I am retired, I would like to get more involved in the Lakeville community by contributing some of my available time to help out. My specific interest is in the Open Space Committee as I am an outdoor enthusiast and helping to manage the undeveloped land in Lakeville appears to match up with my interest. My outdoor activities include golf, fishing, kayaking, hiking, bicycling, and tennis.

I am experienced in Microsoft Word, Excel, and Project, along with some use of Powerpoint, with extensive documentation experience due to many years working in the medical device field. I also have a lot of experience working on multi-functional teams as both a member and as project leader, with strong interpersonal skills to discuss and resolve issues. My project management and lean process skills can help with identifying tasks to complete a project, and create a timeline for efficient execution.

My volunteer experience, listed at the end of my resume, includes six years participating in a program at Babson College in Wellesley, MA to assess undergraduate students in the core professional competencies of leadership, teamwork, and communication and then provide them one on one feedback to help them develop those skills. I also am a new member of the Lakeville Lions, and earlier this year participated in the traffic island cleanup and the Middleboro Fourth of July parade.

Please review my application for the volunteer position on the Lakeville Open Space Committee with the Board of Selectmen and advise on next steps in joining this committee. Thank you all for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "David L. Zelonis".

David Zelonis



# Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

OFFICE OF  
SELECTMEN  
TELEPHONE 508-946-8803  
FAX 508-946-0112

## Board/Commission/Committee (B/C/C) Application

Full Name: David Zelonis Date: 8-14-2023

Home Address: 9 Howland Rd.

Mailing Address (if different from above): \_\_\_\_\_

Email Address: davidtmz99@gmail.com

Home Phone: \_\_\_\_\_ Cell Phone: 508-618-1526

Please indicate how you would prefer to be reached by circling: Email  Phone(h)  Phone(c)

### B/C/C Applying To:

- Agricultural Commission
- Zoning Board of Appeals
- Cable TV Advisory
- Conservation
- Energy Advisory
- Historical Commission
- Lakeville Arts Council
- Open Space Committee
- Master Plan Implementation
- Rent Control Board
- Zoning By-law Review Advisory
- Project Review for 43D

**In addition to this application**, please provide a detailed cover letter discussing your experience and skills relevant to the B/C/C to which you are applying and a resume with your current and prior work/volunteer experience. Please make sure to include any other special abilities or attributes that may benefit the town.

Please be advised that applicants being considered for appointment to a B/C/C in the Town of Lakeville, MA may be subject to background investigation and financial disclosure.

*I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Lakeville does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.*

*Signing below indicates my understanding of the above disclosures and certifies that the information provided above by me is true and accurate to the best of my ability.*

David Zelonis  
Signature of Applicant

8-14-2023  
Date

Please return the completed application to Tracie Craig-McGee, Executive Assistant to the Board of Selectmen at 346 Bedford Street, Lakeville, MA 02347 or email: [tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org)

David Zelonis  
508-618-1526

9 Howland Rd.  
davidtmz99@gmail.com

Lakeville, MA 02347

## David Zelonis, MBA

9 Howland Rd. ♦ Lakeville, MA 02347 ♦ 508-618-1526 ♦ [davidtmz99@gmail.com](mailto:davidtmz99@gmail.com)

### SUMMARY OF QUALIFICATIONS

- Managed Process Development Group for \$90 million medical device division, developing new products and processes, successfully bringing them into production and to market.
- Led engineering team for 36 press custom injection molding operation, contributing to increase in annual sales of 40% to \$14 million.
- MBA cum laude in Management from Babson College in Wellesley, MA.
- Certified Lean Six Sigma Black Belt through Breakthrough Management Group University's online program 2010.
- BS cum laude in Plastics Engineering from University of Lowell, MA.
- Extensive hands-on engineering and project management experience in medical devices, cosmetics/consumer goods, process control instrumentation, injection molding operations, design, tooling, automation, and assembly.
- Experienced in MS Office, MS Project, MS Powerpoint, Solidworks, Autocad, Minitab.

### PROFESSIONAL EXPERIENCE

**Smith & Nephew Advanced Surgical Division**    Mansfield, MA    2010 - 2021  
*Sr. Manufacturing Engineer*

Support clean room manufacturing and new product introductions of medical devices for joint/tissue repair.

- Led qualification and launch of 2<sup>nd</sup> Fast-Fix 360 production line in 2016.
- Led cross-functional multi-site team in transfer of (73) non-sterile product codes from Mansfield to OKC resolving documentation, quality, labeling, and systems issues.
- Led team in lean transformation of Fastfix 360 assembly line 2013. Developed unique layout with bend/measure station feeding 3 assemblers from line start, with 2 implant/suture assemblers feeding mid-line, pass thru to boxing.
- Packaging upgrades for more robust packaging systems. Involved in root cause analysis and implementation of design, equipment, and process changes.
- Led team in lean transformation of two Cannula lines for \$550k/yr cost savings, and assisted in transformations of three other clean room device assembly lines 2011-2012.
- Led team in lean transformation of Twinfix anchor insertion device assembly line 2011 resulting in over 100% productivity gain and over \$300k/yr cost savings.
- Assisted in production launch of several new products/year including FastFix 360, Curved Bioraptor, Healicoil, and Suturefix.
- Procured and completed process validations for two new pouch sealers, one continuous band pouch sealer/trimmer, and two ionizing particle traps.

David Zelonis  
508-618-1526

9 Howland Rd.  
davidtmz99@gmail.com

Lakeville, MA 02347

- Designed in Solidworks, and qualified for production, several new fixtures for improved production efficiencies and quality (Bone plug cutting, shaft insertion, anchor tapping).
- Developed novel mechanisms for device suture/implant loading (Fastfix 360 T1 Loader production, Twinfix 3-suture prototype).

**ConMed Endoscopic Technologies** Chelmsford, MA 2004 – 2009  
(formerly Bard Endoscopic Technologies – Billerica, MA)

***Process Development Manager, New Product Development***

Manage process development engineering team comprised of up to 7 engineers, 1 technician, and 1 designer. Ensure optimum manufacturability of new product introductions starting in the development phase, then transferring that technology to pilot and/or full production.

Additionally, support existing manufacturing lines to resolve issues, implement improvements.

- Provided oversight, led, and/or contributed to successful new product launches for rotational papillotome, multilumen cannula, guidewire with radiopaque marker bands, polypectomy snare with capture net, ligators, inflation device, and feeding kits.
- Managed Class 7 Pilot Manufacturing operation consisting of 1 supervisor and 15 assemblers, producing low volume medical devices.
- Started up cold biopsy forceps production lines in China for nearly \$2 million annual cost savings. Directed IQ, OQ, PQ activities, component qualifications.
- Led division support for over 250 product transfers from Bard to ConMed manufacturing plants in Mexico and New York, training new personnel as required.

**Bard Endoscopic Technologies, division of C. R. Bard Corporation** 1996 – 2004  
Billerica, MA

***Senior New Product Development/Molding Engineer***

Responsible for integration of plastics into component and device design, design for manufacturability, and support of multiple medical device new product development programs.

- Successfully developed and brought to market novel endoscopic suturing system and procedure to treat GERD as member of cross-functional development team.
- Initiated in-house prototype molding operation, procuring 40 ton Arburg Allrounder for conventional and insert molding.
- Designed injection mold tooling and prototyped components for endoscopic suturing system and ligation.
- Worked in field to train physicians in use of endoscopic suturing system domestically and in Ireland.
- Designed and/or supported and qualified many medical device components working with contract suppliers and manufacturers.
- Recognized as a customer and results oriented driver within the organization through promotion to Process Development Manager in 2003 and management bonus awards.



David Zelonis  
508-618-1526

9 Howland Rd.  
davidtmz99@gmail.com

Lakeville, MA 02347

**E. B. Kingman Company** Leominster, MA  
**Engineering Manager/Senior Project Engineer**

1985 – 1996

Manage engineering and mold repair operations in 36 press custom injection molding facility serving the cosmetics and consumer goods markets, some industrial/automotive.

- Managed staff of up to 4 project/automation engineers and mold repair shop staff of 5.
- Successfully completed numerous new product start-ups including a 64 cavity hot runner, many 4-8 cavity hot and cold runner molds with tight tolerances, intricate seal-offs.
- Completed purchase and installation of 8 new molding presses with closed loop process control, robotics, auxiliaries, overhead crane, central material system.
- Specified/procured injection mold tooling, automation, accessories, qualified production.
- Implemented in-house product design, automated pinning assembly line, graphical tool tracking system, and custom quotation software.

**Foxboro Company** Foxboro, MA

1980 – 1985

**Plastics Engineering Specialist**

Responsible for design for manufacture, mold specification/procurement, new component qualification, cost reductions, troubleshooting production for process control instrumentation.

- Brought over 100 molds in-house from custom molders for \$260,000/yr. cost savings.
- Developed coining process for pneumatic restrictors eliminating 50% scrap.
- Implemented in-house mold design and fabrication.

### EDUCATION

|                                  |                        |                       |                     |
|----------------------------------|------------------------|-----------------------|---------------------|
| <b>Lean Six Sigma Black Belt</b> | <b>BMGU</b>            | <b>Online Program</b> | <b>2010</b>         |
| <b>MBA – Management</b>          | <b>Babson College</b>  | <b>Wellesley, MA</b>  | <b>G. Cum 3.516</b> |
| <b>BS – Plastics Engineering</b> | <b>Univ. of Lowell</b> | <b>Lowell, MA</b>     | <b>G. Cum 3.138</b> |

Additional training completed: Biocompatibility testing (Stack Design), Basic Sterilization Workshop (Booth Scientific), Design Verification/Validation (ASQ Biomedical), Material Selection/Evaluation for Medical Devices (MDM), Designing Plastic Medical Devices for Manufacturability (MDM), Medical Device Packaging ISO 11607 Parts 1 & 2 (AAMI Webinar), Inventorship (Kirkpatrick/Lockhart), Solidworks Basic & Advanced (Solidvision), Project Leadership (Bard), Meeting Management/Facilitation (Bard), TQM (Quality Network), Project Management (WPI), Autocad Basic R11 (ME), Design for Competitiveness (GE), Injection Mold Tooling (SPE), Injection Mold Making (Foxboro/Welmold), Geometric Dimensioning & Tolerancing (Foxboro & S&N), Plastics in Electrical & Electronic Applications (SPE).

### VOLUNTEER EXPERIENCE

|                                |                       |                      |                       |
|--------------------------------|-----------------------|----------------------|-----------------------|
| <b>Alumni Management Coach</b> | <b>Babson College</b> | <b>Wellesley, MA</b> | <b>1998 – 2004</b>    |
| <b>Member</b>                  | <b>Lions Club</b>     | <b>Lakeville, MA</b> | <b>2023 - present</b> |

**AGENDA ITEM #12  
OCTOBER 30, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE REQUEST FROM  
THE BOARD OF HEALTH TO APPOINTED SHARED SERVICES  
HEALTH SPECIALISTS**

Attached is a memo from the Board of Health Agent regarding the appointment of Gabby Almeida and Shallyn Rodriquez as Shared Services Health Specialists.

If appointed their terms would expire September 31, 2024.



# Town of Lakeville

Board of Health

241 Main Street

346 Bedford Street (mailing address)

Lakeville, MA 02347

**Board of Health**  
(508) 946-3473  
(508) 946-8805  
(508) 946-3971 fax

TO: Ari Sky, Town Administrator

FROM: Board of Health Agent, Edward Cullen

RE: South Coast Public Health Collaborative Specialists

DATE: October 24, 2023

The Town of Lakeville is a member of the South Coast Public Health Collaborative that has hired two Shared Services Health Specialists to help with inspections for the 6 towns included in the collaborative. The two specialists are Gabby Almeida and Shallyn Rodriquez and would need to be appointed by the Select Board in order to perform inspections for the town. The specialists would be able to perform inspections when the Health Agent is unavailable, sick or on vacation. The specialists are paid by the State of Massachusetts from the funding of Public Health Shared Services.

The website below gives more information about the shared services collaboratives.

<https://www.mass.gov/service-details/public-health-shared-services>



Board of Health  
(508) 946-3473  
(508) 946-8805  
(508) 946-3971 fax

*Town of Lakeville*  
Board of Health  
346 Bedford Street  
Lakeville, MA 02347

RECEIVED  
OCT 06 2023  
SELECTMEN'S OFFICE

**COMMONWEALTH OF MASSACHUSETTS**

**Town of Lakeville**

**October 6, 2023**

The Lakeville Board of Health voted on October 4, 2023 to recommend to the Select Board to appoint the following for the period (October 1, 2023 through September 30, 2024)

|                   |                                    | <u>Until</u>       |
|-------------------|------------------------------------|--------------------|
| Gabby Almeida     | Shared Services Health Specialists | September 31, 2024 |
| Shallyn Rodriquez | Shared Services Health Specialists | September 31, 2024 |

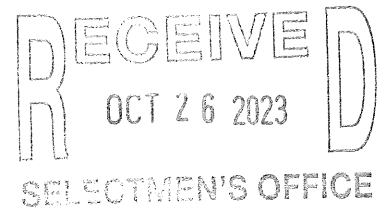
For the Board of Health  
Fran Lawrence  
Clerk

**AGENDA ITEM #13  
OCTOBER 30, 2023**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM  
MIDDLEBOROUGH/LAKEVILLE HERRING FISHERY COMMISSON  
TO APPOINT DAVID CAVANAUGH AND WILLIAM ORPHAN AS  
WARDENS**

Attached is a letter from the Middleborough/Lakeville Herring Fishery Commission asking for the reappointment of David Cavanaugh and William Orphan as Wardens.

If reappointed their terms would expire September 30, 2026.



Bank Building, 20 Centre Street, Middleborough, Massachusetts 02346

October 25, 2023

Board of Selectmen  
Lakeville Town Hall  
346 Bedford Street  
Lakeville, MA 0234

Dear Members of the Honorable Board,

On September 12, 2023 the Middleboro-Lakeville Herring Fishery Commission voted to unanimously to recommend the following appointments for Fish Warden for a three year term ending September 30, 2026:

David Cavanaugh  
83 Miller Street  
Middleborough, MA 02346

William Orphan  
12 Staples Shore Road  
Lakeville, MA 02347

These dedicated volunteers have a long history of service to the Herring Fisheries Commission and the protection of the herring migration and habitat.

We request that the Board of Selectmen consider them for reappointment.

Sincerely for the Commission

Bruce E. Chase, D.V.M.  
Secretary

**AGENDA ITEM #14  
OCTOBER 30, 2023**

**DISCUSSION ON POTENTIAL NEW ADVISORY COMMITTEES AND  
PUBLIC INVOLVEMENT**

Chairman Day has asked to place this topic on the agenda.

**AGENDA ITEM #15  
OCTOBER 30, 2023**

**UPDATE FROM ENVIRONMENTAL PARTNERS AND RTA ON ARPA  
WATER PROJECT**

The presentations from Environmental Partners and RTA are attached.





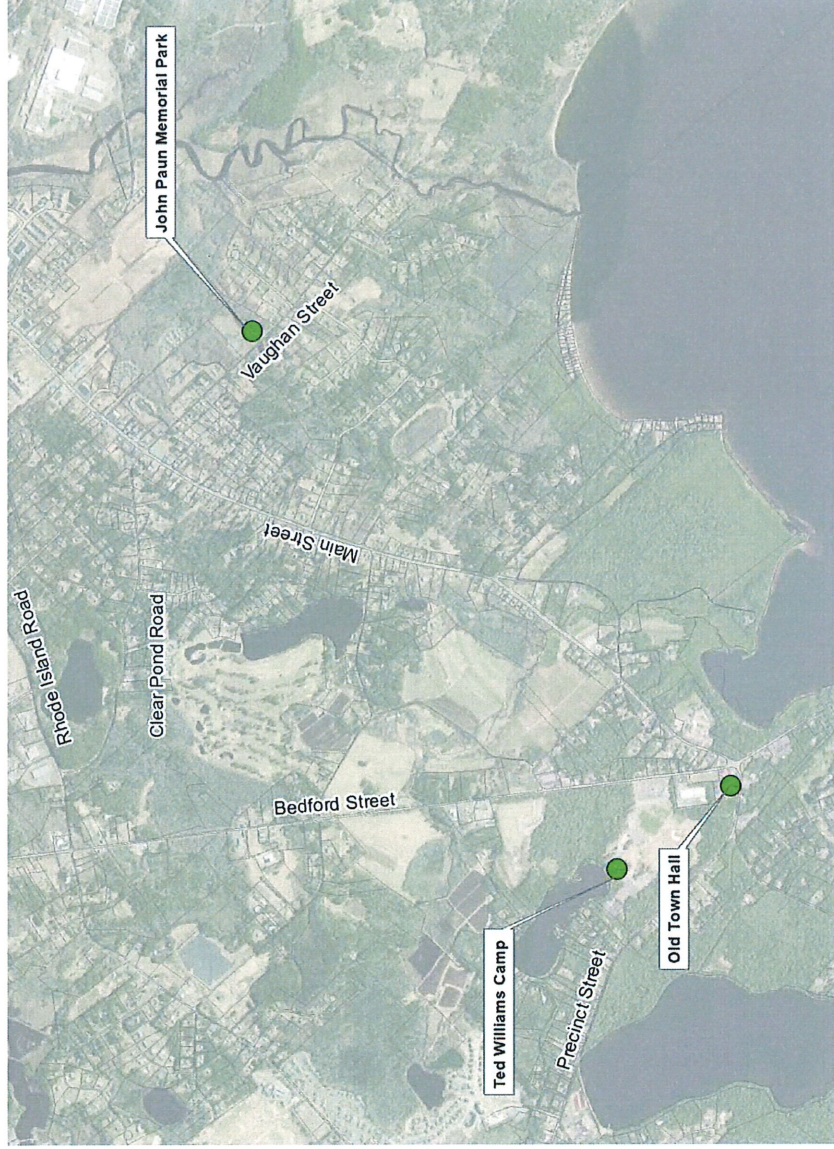
# Water System Improvements at Town Facilities

Select Board Presentation

October 30, 2023



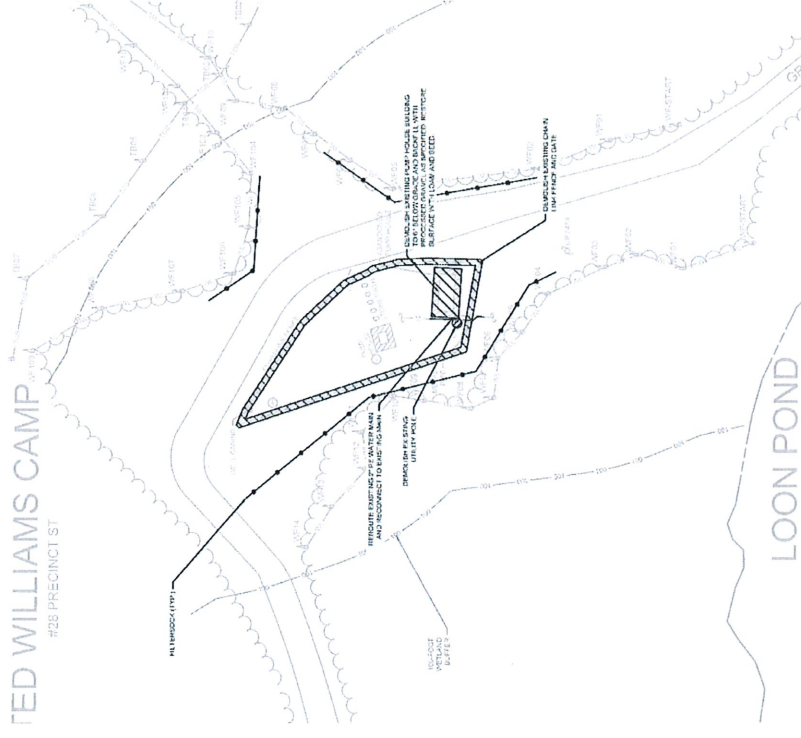
# Facilities Overview





# Ted Williams Camp

- Proposed Design: Demolish Existing Abandoned Pump House and Reroute Water Main
  - Work Completed to Date:
    - Wetland Flagging and Surveying
    - Preliminary Design
    - Natural Heritage and Endangered Species Program Permitting
      - No additional measures need to be taken during construction.
    - Updated Cost Estimate
  - Work to Complete:
    - Conservation Commission Submission
    - Finalize Plans and Specifications for Bid





# Proposed Schedule & Cost Estimate

- Projected Bid Date: December 2023
- Projected Start of Construction: Spring 2024

## Cost Estimate:

The original project budget of \$332,800 was approved through the Plymouth County ARPA program.

| Project Site                       | Cost Estimate    |
|------------------------------------|------------------|
| John Paun Memorial Park Water Main | \$227,200        |
| Ted Williams Camp Demolition       | \$86,200         |
| Old Town Hall Water Service        | \$16,500         |
| <b>Total Cost</b>                  | <b>\$329,900</b> |





**Lakeville Town House**  
**346 Bedford Street, Lakeville, MA**  
**Restroom Study**



**LAKEVILLE TOWN HOUSE**





EXISTING CONDITIONS

**Project Update**

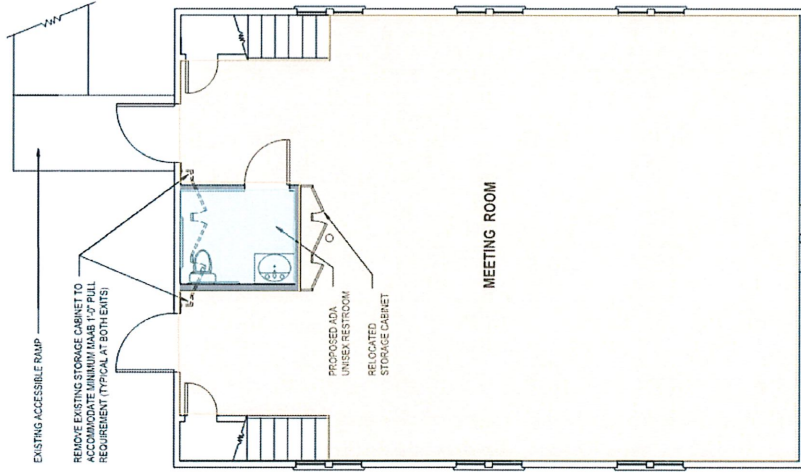
Project budget

Up to \$183,700 approved by Plymouth County.

**Project Scope:**

Interior remodel, connection to water line extension, installation of septic system.

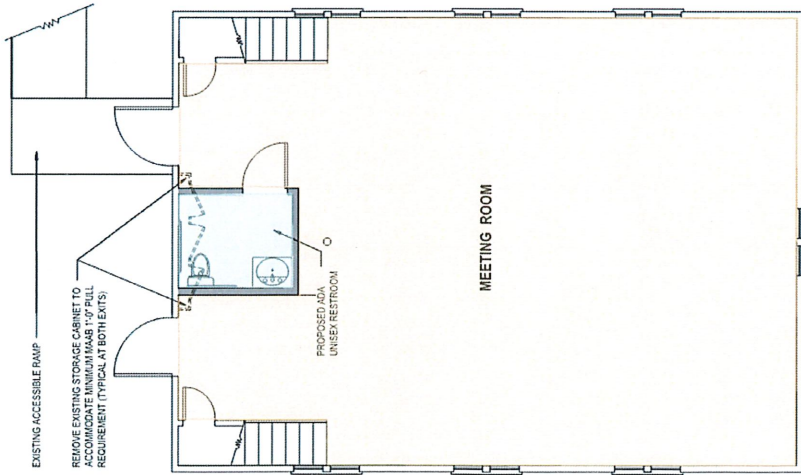
Next steps – Completion of design, approval by Historical Commission, permits and construction.



**PROPOSED ADA UNISEX RESTROOM FLOOR PLAN**

(OPTION 2: RELOCATED WALL STORAGE CABINET)

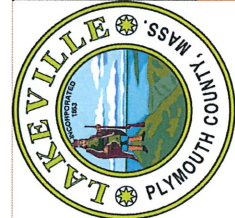
SCALE: 1/4" = 1'-0"



**PROPOSED ADA UNISEX RESTROOM FLOOR PLAN**

(OPTION 1: REMOVAL OF THE WALL STORAGE CABINET)

SCALE: 1/4" = 1'-0"



## PROPOSED UNISEX RESTROOM



**AGENDA ITEM #16  
OCTOBER 30, 2023**

**BUILDING COMMITTEE UPDATES:**

**A. SENIOR CENTER FEASIBILITY STUDY:  
PRESENTATION BY OPM ON POTENTIAL  
ALTERNATIVES CURRENTLY UNDER  
CONSIDERATION**

Attached is a Power Point Presentation from RTA discussing the possible alternatives for the Senior Center.

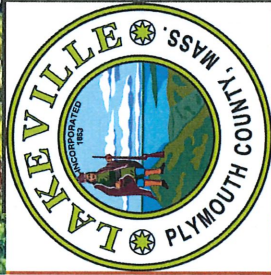
**B. FIRE STATION BUILDING COMMITTEE:  
DISCUSS AND POSSIBLE VOTE TO  
APPROVE THE BUILDING COMMITTEE'S  
RECOMMENDATION FOR SELECTION OF A  
PROJECT ARCHITECT**

The Fire Station Building Committee voted to recommend to the Select Board that Saccoccio & Associates be hired as the project architect. Attached is the firm's presentation

**C. OLD COLONY FEASIBILITY STUDY**



**FEASIBILITY STUDY**  
October 30, 2023



**Lakeville Senior Center**  
1 Dear Crossing, Lakeville, MA





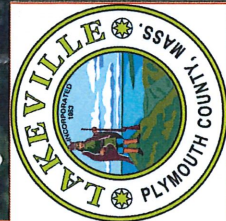
**LEGEND**

WATERFRONT BUFFER

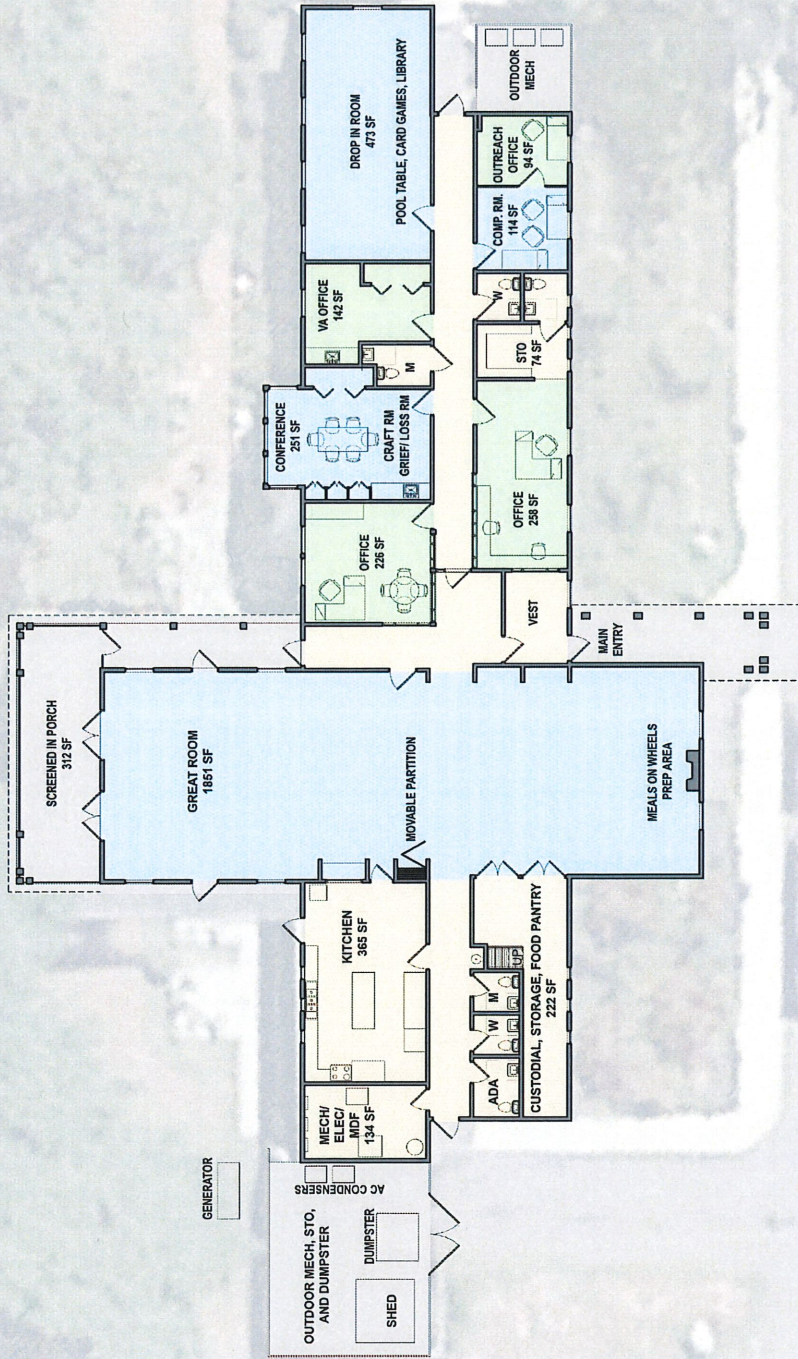
BUILDABLE AREA

PROPERTY LINE

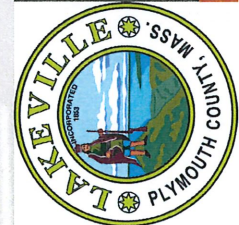
**EXISTING SITE PLAN**



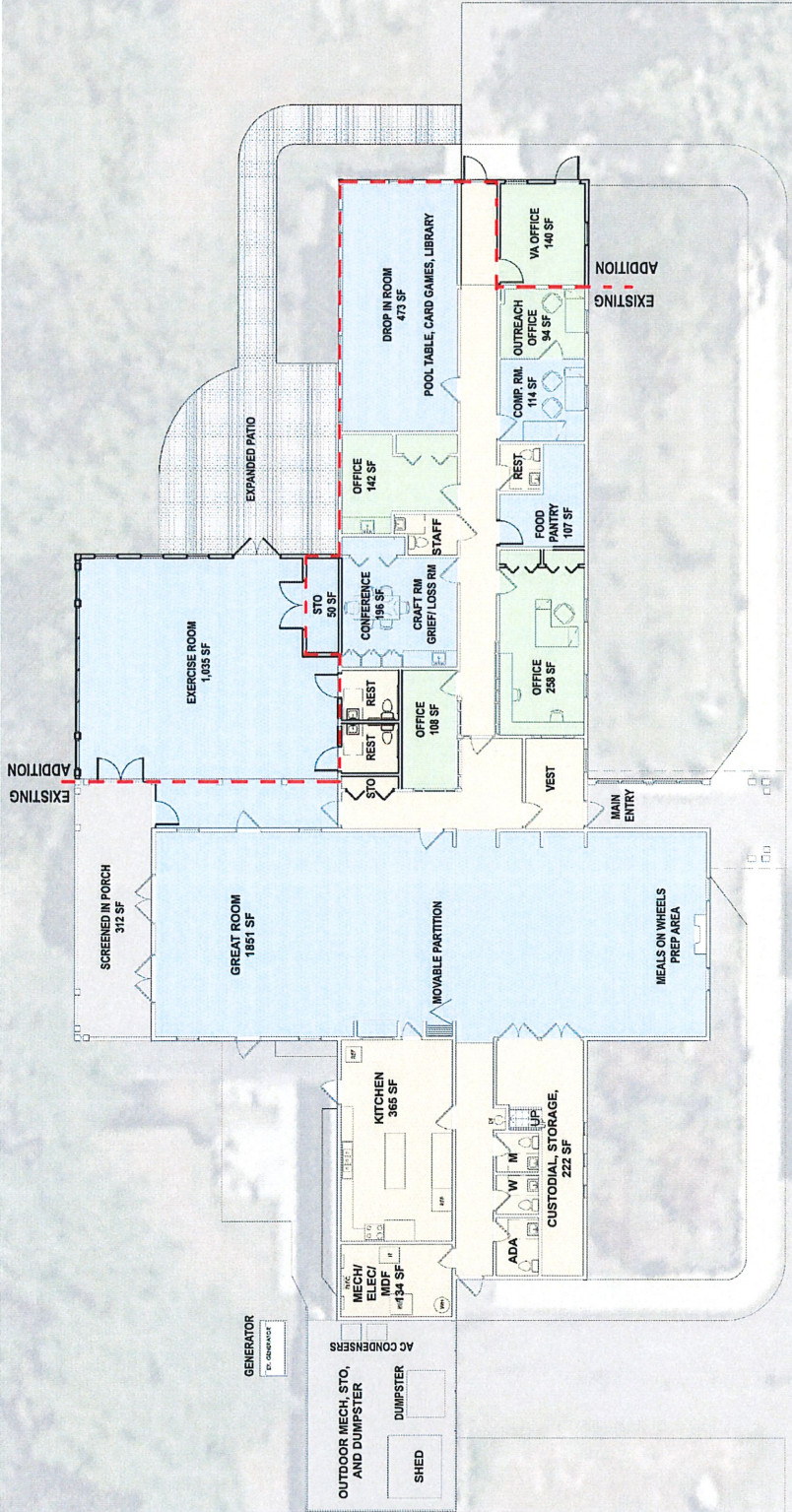
# LAKEVILLE SENIOR CENTER



## EXISTING FLOOR PLAN



# LAKEVILLE SENIOR CENTER



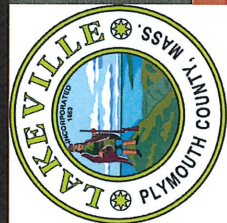
## PROPOSED SCHEME 1



# LAKEVILLE SENIOR CENTER



## EXISTING CONDITIONS



# LAKEVILLE SENIOR CENTER



## PROPOSED SCHEME 1



# LAKEVILLE SENIOR CENTER



## EXISTING CONDITIONS





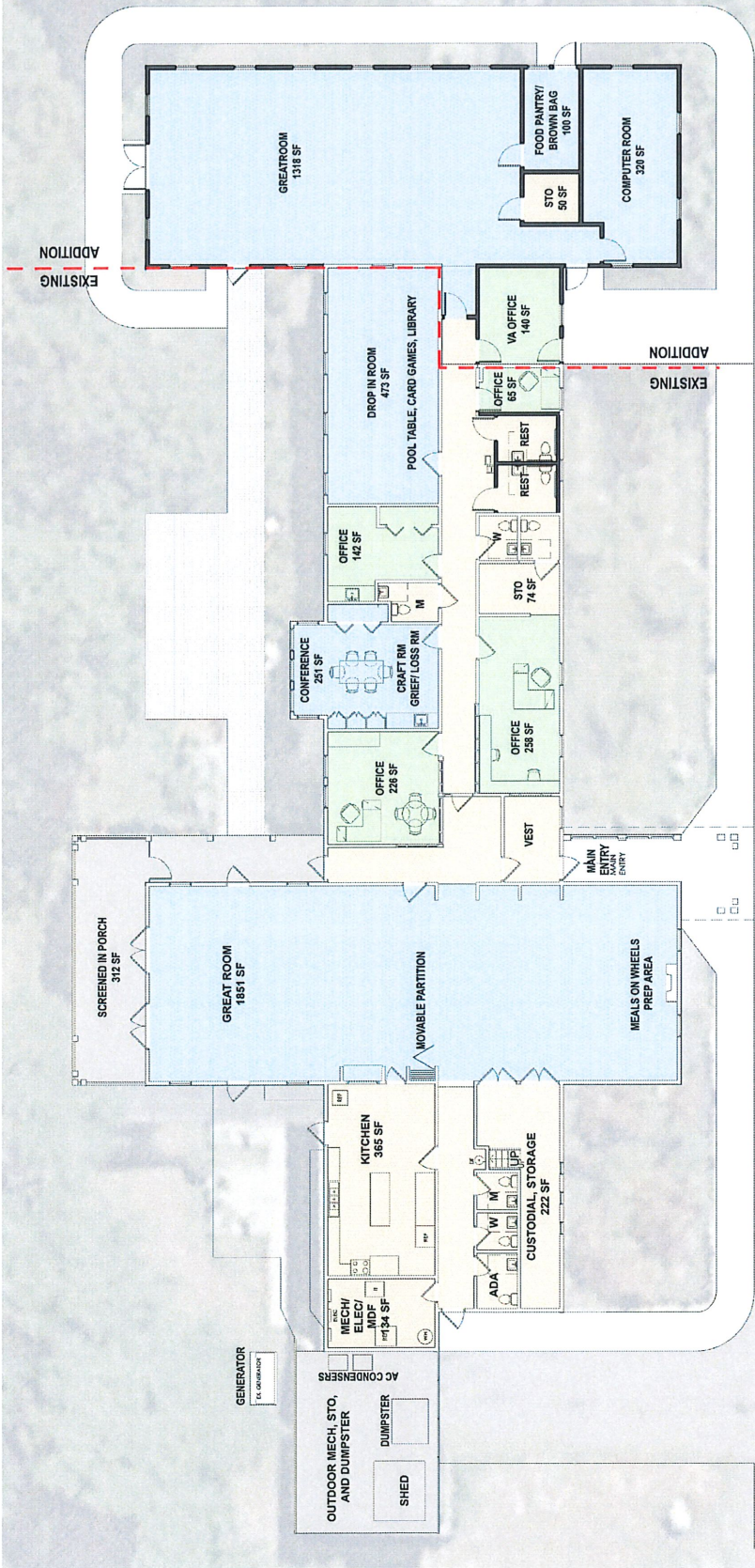
# LAKEVILLE SENIOR CENTER



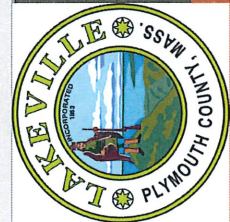
## PROPOSED SCHEME 1



# LAKEVILLE SENIOR CENTER



## PROPOSED SCHEME 2



# LAKEVILLE SENIOR CENTER



## EXISTING CONDITIONS





# LAKEVILLE SENIOR CENTER



## PROPOSED SCHEME 2





# LAKEVILLE SENIOR CENTER



## EXISTING CONDITIONS



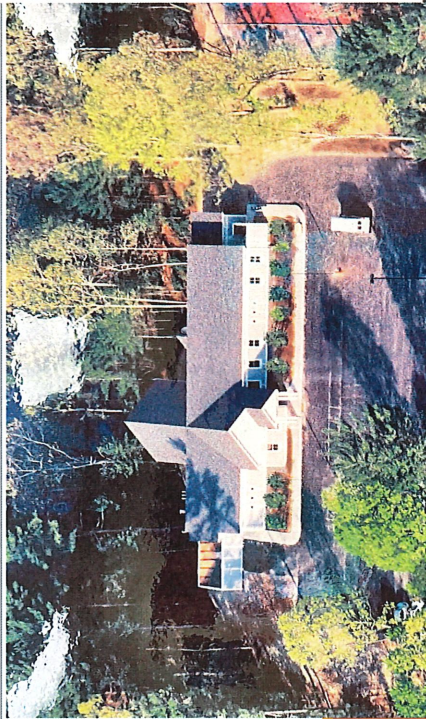
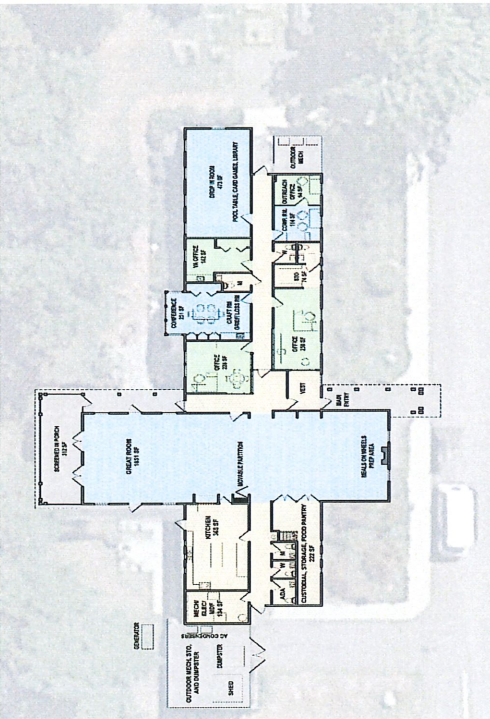


LAKEVILLE SENIOR CENTER



PROPOSED SCHEME 2





# PROPOABLE COST EXISTING RENOVATION

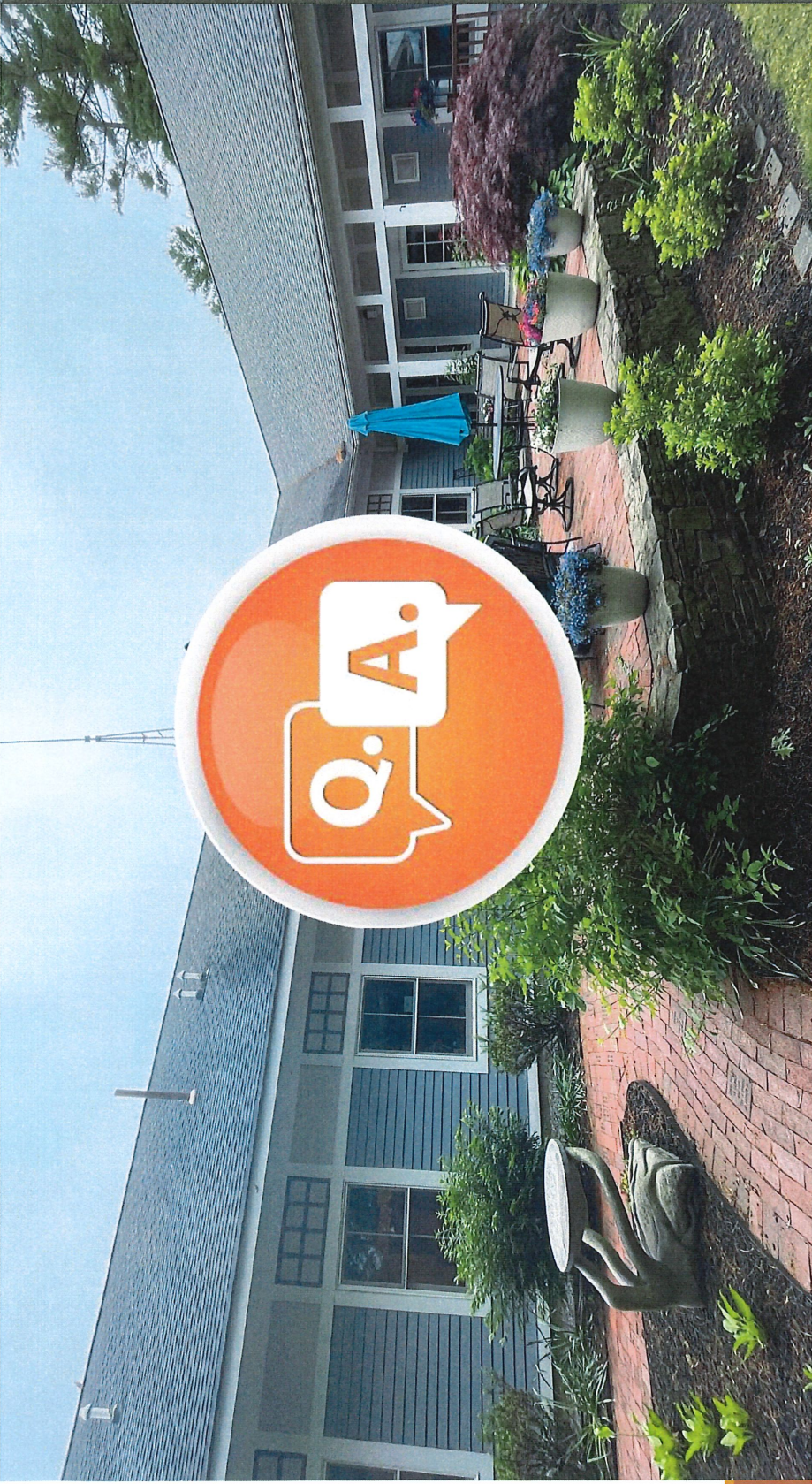
**LAKEVILLE SENIOR CENTER**  
 Select Renovations  
 Lakeville, MA  
**FEASIBILITY DESIGN CONSTRUCTION COST REPORT**  
 October 20, 2023

## Overall Summary

|  | Building Work    | Site Work          | Total              |
|--|------------------|--------------------|--------------------|
| A10 FOUNDATIONS  | \$792            | \$0                | \$792              |
| A20 BASEMENT CONSTRUCTION                                | \$0              | \$0                | \$0                |
| B10 SUPERSTRUCTURE                                       | \$0              | \$0                | \$0                |
| B20 EXTERIOR CLOSURE                                     | \$32,933         | \$0                | \$32,933           |
| B30 ROOFING  | \$35,355         | \$0                | \$35,355           |
| C10 INTERIOR CONSTRUCTION                                | \$31,077         | \$0                | \$31,077           |
| C20 STAIRCASES   | \$0              | \$0                | \$0                |
| C30 FINISHES   | \$91,895         | \$0                | \$91,895           |
| D10 CONVEYING SYSTEMS                                    | \$0              | \$0                | \$0                |
| D20 PLUMBING   | \$92,930         | \$0                | \$92,930           |
| D30 HVAC   | \$215,273        | \$0                | \$215,273          |
| D40 FIRE PROTECTION                                      | \$78,140         | \$0                | \$78,140           |
| D50 ELECTRICAL   | \$167,240        | \$0                | \$167,240          |
| E10 EQUIPMENT  | \$0              | \$0                | \$0                |
| E20 FURNISHINGS  | \$0              | \$0                | \$0                |
| F10 SPECIAL CONSTRUCTION                                 | \$22,760         | \$0                | \$22,760           |
| F20 SELECTIVE BUILDING DEMOLITION                        | \$0              | \$0                | \$0                |
| <b>Total Building Construction</b>                       | <b>\$768,395</b> | <b>\$0</b>         | <b>\$768,395</b>   |
| G10 SITE PREPARATION                                     | \$0              | \$8,496            | \$8,496            |
| G20 SITE IMPROVEMENTS                                    | \$0              | \$18,885           | \$18,885           |
| G30 SITE MECHANICAL UTILITIES                            | \$0              | \$112,845          | \$112,845          |
| G40 SITE ELECTRICAL                                      | \$0              | \$0                | \$0                |
| G90 OTHER SITE CONSTRUCTION                              | \$0              | \$0                | \$0                |
| <b>Total Site Construction</b>                           | <b>\$0</b>       | <b>\$140,226</b>   | <b>\$140,226</b>   |
| <b>TOTAL BUILDING &amp; SITE</b>                         | <b>\$768,395</b> | <b>\$140,226</b>   | <b>\$908,621</b>   |
| <b>MARKUPS</b>   |                  |                    |                    |
| General conditions & project requirements                | \$183,076        | \$24,975           | \$208,051          |
| Bond and insurance                                       | \$120,000        | \$14,023           | \$134,023          |
| Building permit  | \$17,768         | \$3,085            | \$20,853           |
| Prime contractor's head office overhead and profit (Fee) | \$0              | \$0                | \$0                |
|  | \$45,308         | \$7,867            | \$53,175           |
| <b>PLANNED CONSTRUCTION COST</b>                         | <b>\$951,471</b> | <b>\$165,201</b>   | <b>\$1,116,672</b> |
|  | Oct-23           |                    |                    |
| <b>CONTINGENCIES/ESCALATION</b>                          |                  |                    |                    |
| Design & pricing contingency                             | 12.0%            | \$182,378          | \$214,044          |
| Grp contingency  | 0.0%             | \$114,177          | \$134,001          |
| Escalation to start date (September, 2024)               | 6.4%             | \$66,201           | \$80,043           |
| <b>ESTIMATED CONTRACT AWARD</b>                          | <b>Sep-24</b>    | <b>\$1,133,849</b> | <b>\$1,330,716</b> |
|  | GFA              | 5,591              | 5,591              |
|  | \$/sf            | \$202.80           | \$238.01           |

# LAKEVILLE SENIOR CENTER





LAKEVILLE TOWN HOUSE  
LAKEVILLE SENIOR CENTER



THANK YOU





2018  
NFAA  
SACCOCIO & ASSOCIATES ARCHITECTS  
MILWAUKEE, WI  
SILVER  
CAREER FIRE STATION AWARD  
Brewster Fire & Rescue Department  
Brewster, NH  
FIREHOUSE

LAKEVILLE FIRE STATION

Saccoccio & Associates Architects

### Saccoccio & Associates Architects Agenda



- Project team
- Programming
- Designing and Growth
- Site Selection / Development
- Mechanical / Electrical / Plumbing
- Design Process
- Q&A

## Project Team Roles



*Principal-In-Charge*  
**Mark Saccoccio, AIA / NCARB**

*Project Architect*  
**Kyle Robinson, AIA / NCARB**

*Director of Design*  
Michael van Hamel, UIA / ALEP

*Civil Engineering – Pare Engineering*  
**Jim Jackson, PE**

*MEP Engineers – BER*  
**Steven Karan, PE**

*Structural – C A Pretzer*  
Tom Grafe

*Geotechnical Engineer – S.W. Cole Engineering Inc.*  
Paul Aldinger, PE

*Cost Estimating – C2E*  
John Kenny



## Brewster Fire & Rescue 2018 Firehouse Magazine Silver Design Award



Moody Street Fire Station Waltham  
2021 Firehouse Magazine Gold Design Award



Plymouth Fire Station #7



Dudley Fire Station



Avon Fire Station



Edgartown Public Safety



How We Would Approach Your Project / Process

# Lakeville

Unique Aspects  
Location, Access, Full Time and Part Time, Needs,  
Community Engagement / Support



*Building with life spans of 50 years or more!*

## How We Would Approach Your Project / Process



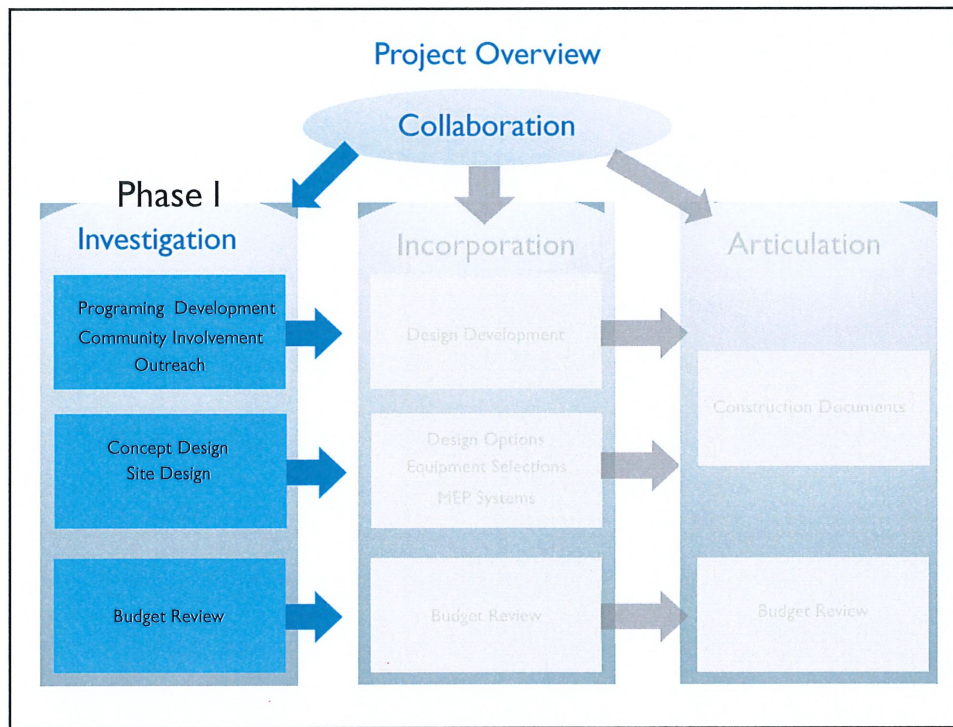
**Collaborate** by listening to the stakeholders to understand their expectations and concerns

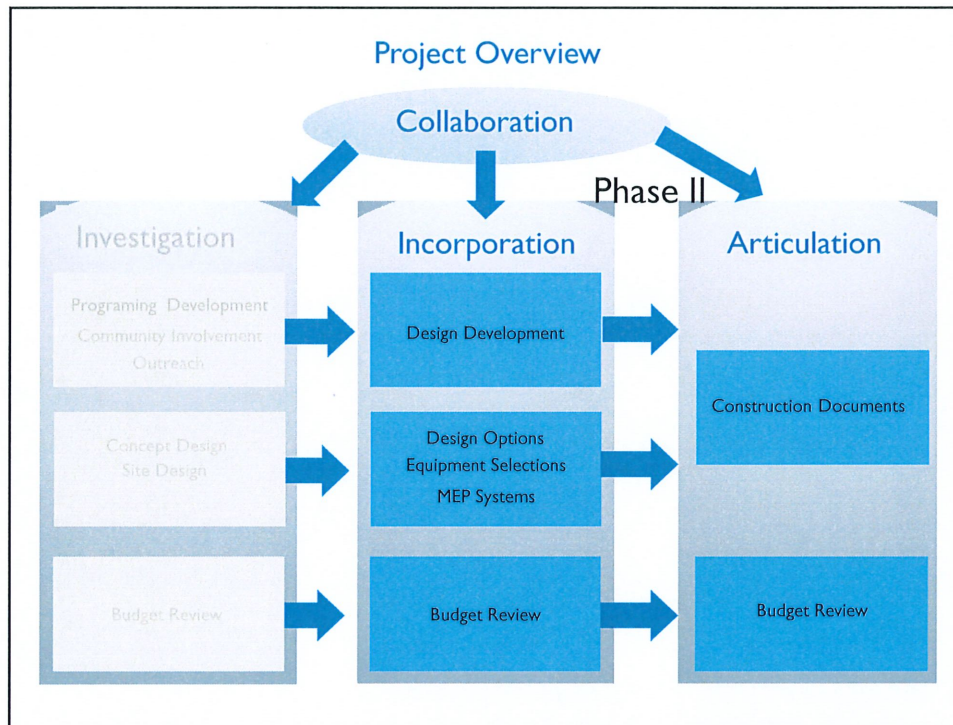
**Investigate** all available information on the sites leaving no stone unturned to develop a project vision

**Incorporate** all data in a cohesive, clear report that evaluates the potential for renovation and/or new construction

**Articulate** programming options for client review and selection of preferred option

*Building with life spans of 50 years or more!*





### Programming Process

**Identify needs & Understand Culture**

- Meet with Staff & Stake Holders
- Tour other facilities
- Identify space needs & sizes
- Understanding of Procedures & Culture
- What makes Lakeville FD Unique

**Adjacency Diagrams**

The diagram shows a central 'APPARATUS BAY' surrounded by various rooms: DECON ROOM, EMS STORAGE, GENERAL STORAGE, HAZMAT SUPPLY STORAGE, EQUIPMENT STORAGE, AIR SUPPLY, TO LIVING QUARTERS, HORSE LAUNDRY, TURN OUT GEAR ROOM, READY ROOM, TO PUBLIC ENTRANCE, and WATCH ROOM.

**Example Plans**

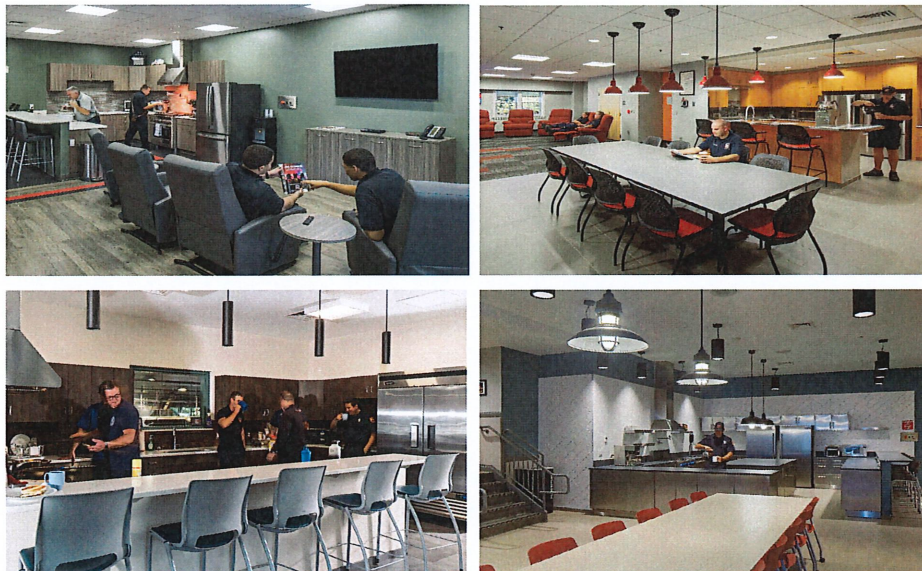
The floor plan shows a 'DECON ROOM 250 SF' with a 'LARGE SINK', 'HAND SINK & COUNTER', 'EXTRACTOR', 'CONCRETE PAD', 'EMERGENCY SHOWER', and 'WATCH ROOM'. A 'DRIVER' area is also indicated.

### Considerations in Design

Designing spaces for your needs



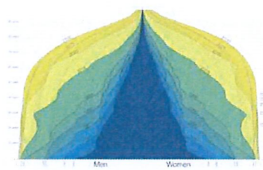
### Considerations in Design



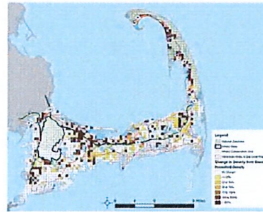


## How to Design for Growth

### Population Demographics

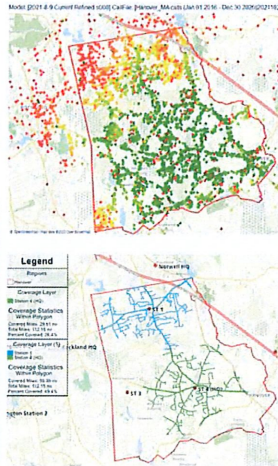


| Age Group | Male | Female |
|-----------|------|--------|
| 0-4       | 1000 | 1000   |
| 5-9       | 950  | 950    |
| 10-14     | 900  | 900    |
| 15-19     | 850  | 850    |
| 20-24     | 800  | 800    |
| 25-29     | 750  | 750    |
| 30-34     | 700  | 700    |
| 35-39     | 650  | 650    |
| 40-44     | 600  | 600    |
| 45-49     | 550  | 550    |
| 50-54     | 500  | 500    |
| 55-59     | 450  | 450    |
| 60-64     | 400  | 400    |
| 65-69     | 350  | 350    |
| 70-74     | 300  | 300    |
| 75-79     | 250  | 250    |
| 80-84     | 200  | 200    |
| 85-89     | 150  | 150    |
| 90-94     | 100  | 100    |
| 95-99     | 50   | 50     |




### Response Time

Model: 2021 & 9 Current/Forecast 2022 Call Log, Response Analysis (Mar 01 2018 - Dec 31 2020) 22152




Look at demographics/trends  
Response Times  
Current and historical workload and operational performance  
Complete "what-if" analyses of alternate deployments (station locations, staffing, scheduling, apparatus placement, dispatch policy, and many other aspects of operations)  
Comprehensive modeling of potential future workload based on available information on planned development

## Programming Document



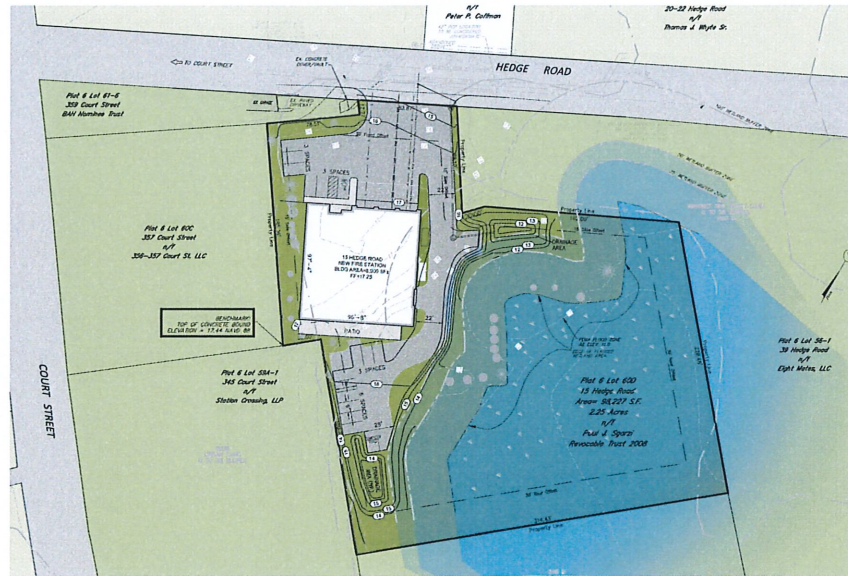
### Edgartown Fire Feasibility Study Report

January 2020

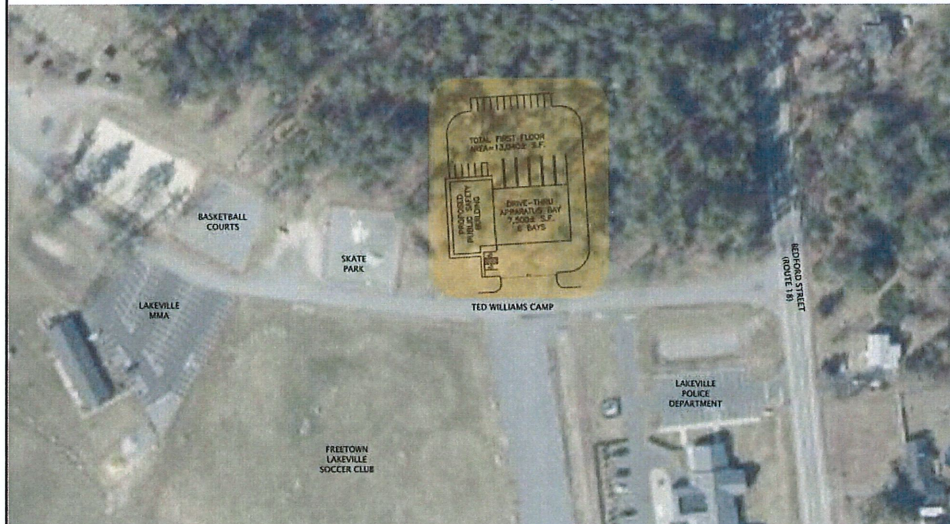


|   |     |                |  |       |
|---|-----|----------------|--|-------|
| <ul style="list-style-type: none"> <li>• Console positions two (2) active, one (1) R/R</li> <li>• Independent station</li> <li>• Central Dispatching / 9111 service</li> <li>• Monitoring of CCTV surveillance / security systems</li> <li>• Restricted access to police staff</li> <li>• Independent HVAC unit</li> <li>• Lighting on dimming system or reduced levels</li> <li>• Book shelving / Manuals storage</li> <li>• Automatic control on walk and riding</li> <li>• Comply with NFPA 1221 requirements</li> <li>• Elimination of corridors may require the marshal approval</li> <li>• Tack board</li> <li>• Single registration</li> <li>• Video / Audio contact with detention facilities</li> <li>• Access flooring below desirable</li> </ul> | 0   | 55             |  |       |
| <ul style="list-style-type: none"> <li>• Restroom</li> <li>• Restroom</li> <li>• Radio dispatch / telephone connectors</li> </ul>   | 0   | 50             |  | 55    |
| <ul style="list-style-type: none"> <li>• Break room</li> <li>• Microwave</li> <li>• Sink</li> <li>• Eating area</li> <li>• Counter and cabinets</li> </ul>  | 0   | 50             |  | 50    |
| <ul style="list-style-type: none"> <li>• Communications Equipment Room</li> <li>• Locate below or adjacent to Dispatch</li> <li>• 9111 support system</li> <li>• Telephone system backboards</li> <li>• Future conduits to dispatch center</li> <li>• Dedicated HVAC system</li> <li>• Emergency power supply</li> </ul>  | 150 | in existing IT |  | 57500 |
| <ul style="list-style-type: none"> <li>• Community Meeting Room / Training Classroom</li> <li>• Location</li> <li>• Direct access for public use in lobby</li> <li>• Inviting appearance</li> <li>• Convenient to Public Tables off Lobby</li> <li>• Audio connection to lobby</li> </ul>   | 0   | 800            |  | 800   |
| <ul style="list-style-type: none"> <li>• Training Classroom</li> <li>• Seating for 40-50 or tables and chairs</li> <li>• Projection screen</li> <li>• Video projector</li> <li>• Independent sound system</li> <li>• Lighting on dimmers, varied lighting levels</li> <li>• Check out Emergency Operations Center - generator power.</li> <li>• Communication bookshelves, telephone lines</li> <li>• Video report and control facilities</li> <li>• Movable tables and chairs</li> <li>• Ergonomic work adjacent - microwave, sink refrigerator, counters and cabinets</li> </ul>  | 0   | 100            |  | 100   |

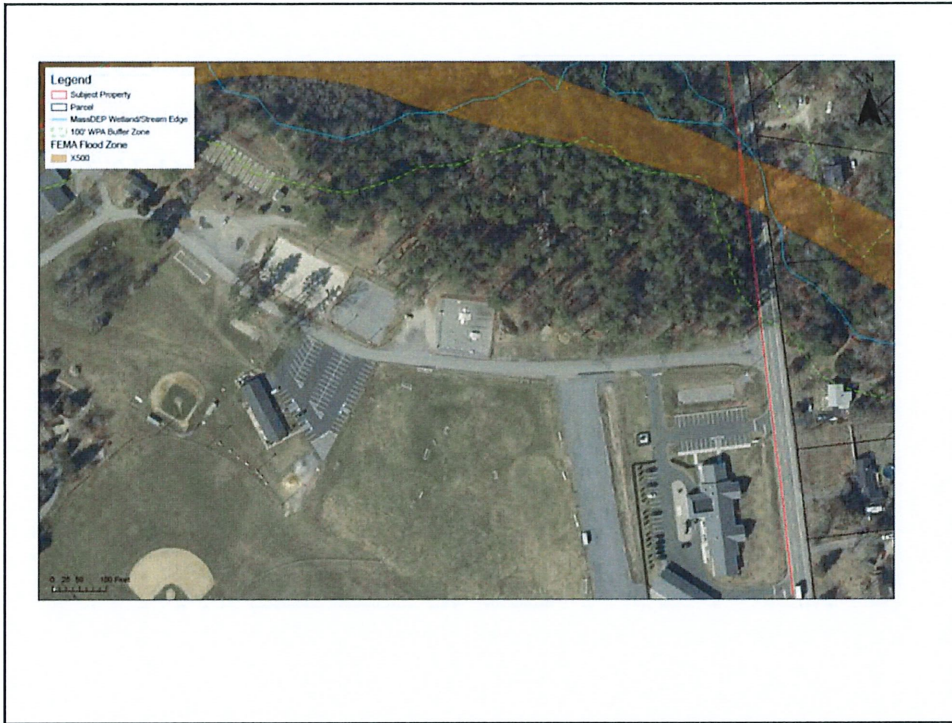
### Site Selection



### Ted Williams Camp Site I



- Outside Wetland Resource Areas
- Outside FEMA 500 yr Flood Zone
- Municipal Water Available in Bedford Street
- No Municipal Sewer (On-site Septic System Required)



### Ted Williams Camp Site 2



Wetland Buffers along Bedford Street (Minor Impacts)  
Outside FEMA 500 yr Flood Zone  
Municipal Water Available in Bedford Street  
No Municipal Sewer (On-site Septic System Required)

### Lakeville Council on Aging Site



Outside Wetland Resource Areas  
Outside FEMA 500 yr Flood Zone  
Municipal Water Available in Precinct Street  
No Municipal Sewer (On-site Septic System Required)

## How We Would Approach Your Project / Process

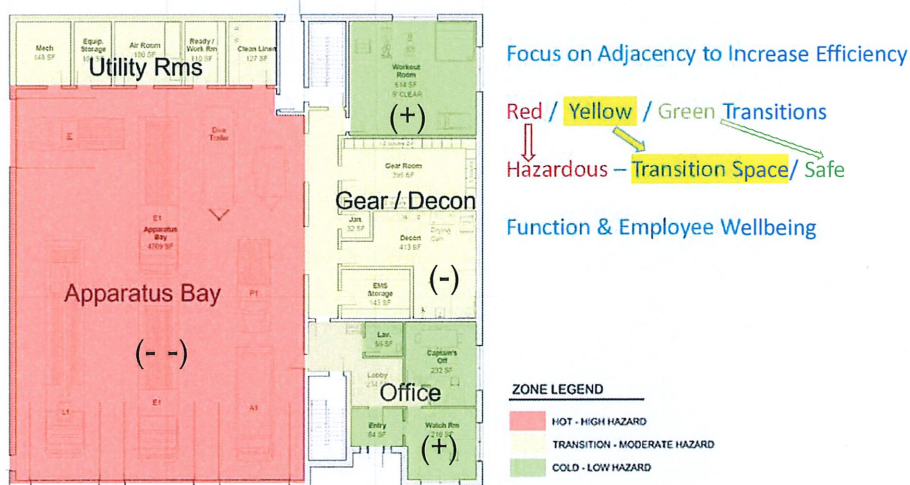
# Lakeville

## Mechanical Design Options



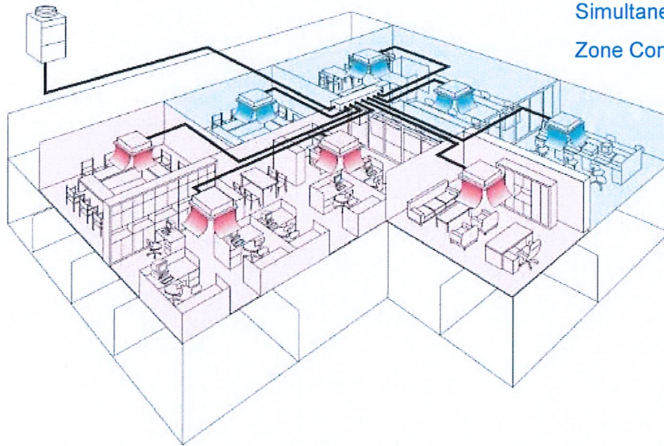
*Building with life spans of 50 years or more!*

### Safety and Hygiene



### Mechanical and Electrical Systems – System Considerations:

- Energy-efficient systems
- Health and Safety
- Heat Pump and Heat Recovery
- Simultaneous Cooling & Heating
- Zone Control



### Incorporating Green Technology – Stretch Code – DOER 2023

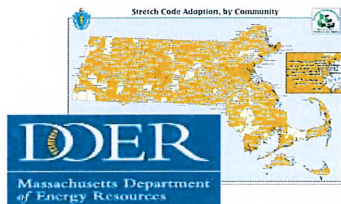


#### Selecting Systems

- Proprietary vs. Non - Proprietary
- Manufacture vs. Vendor
- System sophistication and maintenance

#### Potential Energy Savings Ideas

- Solar - Ground Source Heat Pumps – Heat Recovery
- Building Management System (BMS) to set and monitor energy usage
- High Performance Building Envelope
- On-site energy generation and battery backup for resilience

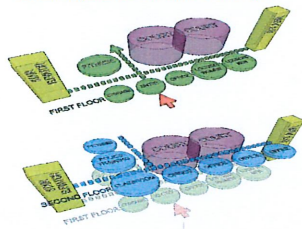


### Schematic Design Process

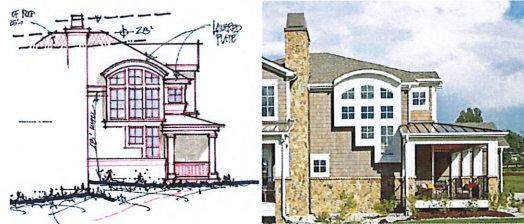


### Incorporate – Design Process

The Schematic Design Phase Begins with Bubble Diagrams Size, Adjacencies, and Concepts



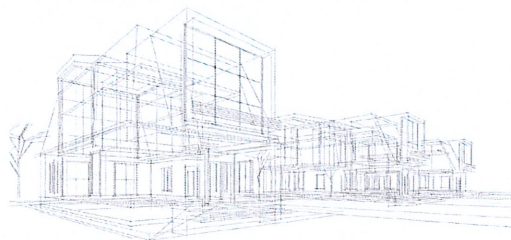
Define and Refine - Collaborate



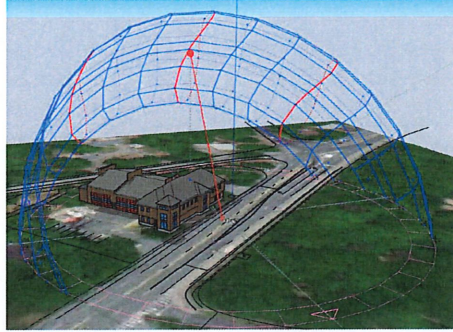
Then Rough Sketches



Living Document - Modifiable



## Incorporating Green Technology



### Selecting Systems

- Proprietary vs. Non - Proprietary
- Manufacture vs. Vendor
- System Sophistication and Maintenance
- Facilities Management Personnel

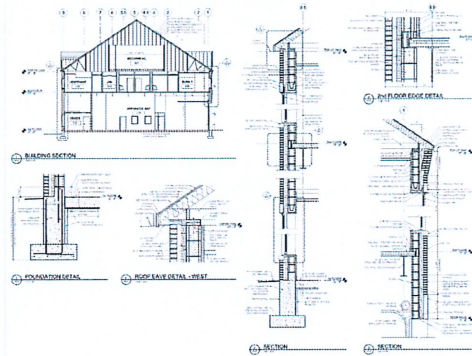
### Potential Energy Savings Ideas

- Solar - Ground Source Heat Pumps -
- Building Management to Set and Monitor Energy Usage
- High-Performance Building Envelope
- On-site Energy Generation and Battery Backup



## Construction Types / Economical Solutions

### Materials – Availability – Supply Chain Issues – Constructability





Waltham– Model Fly-around - BIM



How We Would Approach Your Project / Process

## Lakeville

Public Outreach & Engagement



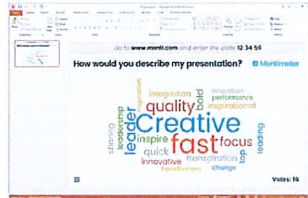
*Building with life spans of 50 years or more!*

...support and facilitate community engagement and public presentations

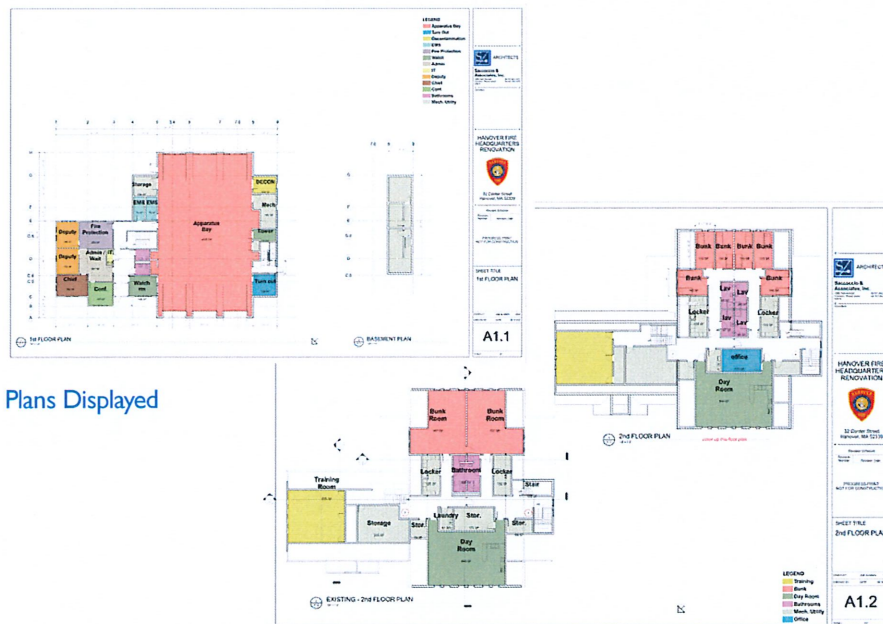
Community Engagement  
 In-person  
 Groups  
 Interactive  
 Online  
 Presentations  
 Multiple Media Types



Online Information Gathering



Presentations



Plans Displayed

### Presentations



3D plans and Walkthroughs

### Presentations



3D plans and Walkthroughs

Render – Final Building



Renderings



Render – Final Building



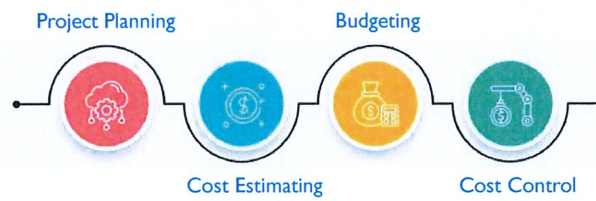
Renderings



### West Plymouth – Model Fly-around



### Cost Control Process and Management



Statistical Example of the Plymouth Fire Station Bid.  
The Town of Plymouth was thrilled by these results.

Historically,  
we have 95%  
accuracy on  
our  
construction  
estimates

- Cost Estimate/ Budget \$8,600,113
- Bid April 2023
- Total bid \$8,100,000 (delta \$100,000 two low bidders)
- Owners' contingency remains used at 10% of total project cost \$1.2 after adjustments for actual bids

### Public Safety Experience – Partial List of over 30 stations

- Police Department, Waltham, MA
- Fire Rescue Station, Brewster, MA
- Fire Station, Dudley, MA
- North Plymouth Fire Station, Plymouth, MA
- New Headquarters Study, Plymouth, MA
- Police Station Design, Millis, MA
- Public Safety Complex, Pawtucket, RI
- Police Station, Cranston, RI
- Police Station, Smithfield, RI
- Fire Study, Smithfield, RI
- Police & Fire Study, Millis, MA
- Fire Station, Avon, MA
- Potowomut Fire Station, Warwick, RI
- Moody St. Fire Station, Waltham, MA
- Fire Station No. 3, Cranston, RI
- Fire Station Study, Hanover MA
- Gloucester Police Study, Gloucester, RI
- Public safety Study, Edgartown, MA
- Fire Station Study, Williamstown, MA
- Fire Station Study, Bedford, MA
- Manomet Fire Station 5, Plymouth MA
- West Plymouth Fire Station 2, Plymouth, MA
- South Plymouth Fire Station, Plymouth, MA



### Design Diversity



One Size Does Not Fit All

## Why Saccoccio & Associates Architects

- Collaborative Team Approach
- Your Fire Station Goals Drive the Design
- Innovative Design Solutions
- Leaders in Sustainability and Building Performance
- History of On-Time / On Budget



Questions & Answers

**AGENDA ITEM #17  
OCTOBER 30, 2023**

**NEW BUSINESS**



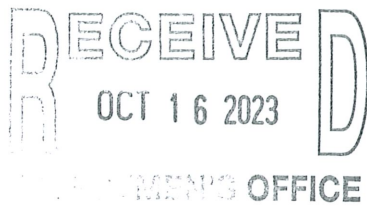
**AGENDA ITEM #18  
OCTOBER 30, 2023**

**OLD BUSINESS**

**AGENDA ITEM #19  
OCTOBER 30, 2023**

**CORRESPONDENCE**

1. Letters from Comcast regarding Programming Advisories



October 10, 2023

Town Council  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347

**RE: AXS TV HD**

Dear Town Council:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following:

- *Effective December 12, 2023, AXS TV HD channel 783 will no longer be available and AXS TV HD channel 1613 will require an X1 TV Box and Xfinity Internet or a compatible customer owned device to view. HD programming requires the HD Technology Fee.*

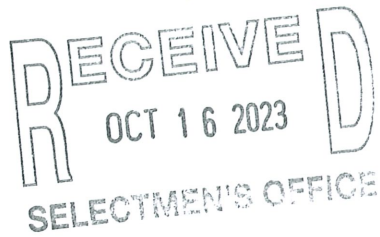
Please do not hesitate to contact me should you have questions at [Michael\\_Galla@comcast.com](mailto:Michael_Galla@comcast.com).

Sincerely,

*Michael Galla*

Michael Galla, Sr. Manager  
Government & Regulatory Affairs

Ver #3



October 10, 2023

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

**RE: AXS TV HD**

Dear Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following:

- *Effective December 12, 2023, AXS TV HD channel 783 will no longer be available and AXS TV HD channel 1613 will require an X1 TV Box and Xfinity Internet or a compatible customer owned device to view. HD programming requires the HD Technology Fee.*

Please do not hesitate to contact me should you have questions at [Michael\\_Galla@comcast.com](mailto:Michael_Galla@comcast.com).

Sincerely,

*Michael Galla*

Michael Galla, Sr. Manager  
Government & Regulatory Affairs

Ver #3

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