



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, November 18, 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)

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 November 18, 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. Discuss and Vote on Completeness of Application submitted by Rhino Capital
 - A. Completeness Review by Environmental Partners
3. Review and Vote to Approve meeting minutes of October 14, 2020 and October 28, 2020
4. New Business
5. Old Business
6. 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.



November 10, 2020

Ms. Michele McEachern, 43D Permitting Coordinator
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

**RE: Letter of Completeness
Lakeville Hospital Property Development, Lakeville, Massachusetts**

Dear Ms. McEachern,

This letter is to advise that we have reviewed the application materials submitted regarding the proposed Lakeville Hospital Property Development project located at 43 Main Street in Lakeville, Massachusetts for completeness with local regulations as well as the Chapter 43D Development Checklist submitted by the applicant prior to the 43D Committee Meeting on Wednesday, October 28, 2020. During that meeting, most representatives on the Committee felt the checklist was generally complete and also reserved the right for additional comments pending discussions with their respective Boards and Committees. The project checklist was generally derived from local regulations including the following:

- "Zoning Bylaw. Town of Lakeville, 1994 revision (with amendments through June 4, 2018)."
- "Lakeville Board of Health Regulations Pertaining to Subsurface Disposal Systems and Water," adopted 7/17/18.
- Submittal Requirements, Town of Lakeville Conservation Commission, no date.

The materials submitted for review include:

Planning Board (Site Plan Review and Special Permit)

- Transmittal letter prepared by VHB date October 28, 2020.
- Copy of filing fee (Check 362907).
- Town of Lakeville Planning Board Receipt of Site Plan Form.
- Application for Special Permit Petition for Hearing, dated October 30, 2020.
- Plans entitled "Site Plans, Lakeville Hospital Redevelopment, 43 Main Street, Lakeville, Massachusetts," prepared by VHB, dated October 28, 2020.
- Memorandum entitled "Lakeville Hospital Redevelopment Zoning Memo," prepared by VHB and dated October 28, 2020.
- Letter of Non-Applicability prepared by Rhino Capital and dated 10/28/20.
- Memorandum entitled "43 Main Street - Lakeville Warehouse Project, Anticipated Water Load," prepared by AHA, dated October 28, 2020.

- Report entitled “Stormwater Report, Lakeville Hospital Redevelopment, 43 Main Street, Lakeville, MA,” prepared by VHB, dated October, 2020.
- Report entitled “Transportation Impact and Access Study, Warehouse Development, 43 Main Street, Lakeville, MA,” prepared by VHB, dated October, 2020.
- Letter report entitled “Lakeville MA Warehouse – Sound Study,” prepared by Tech Environmental, dated October 29, 2020.

Conservation Commission (Notice of Intent)

- Notice of Intent Application for Lakeville Hospital Redevelopment, 43 Main Street, Lakeville, MA,” prepared by VHB, dated October, 2020.
- Plans entitled “Site Plans, Lakeville Hospital Redevelopment, 43 Main Street, Lakeville, Massachusetts,” prepared by VHB, dated October 28, 2020.
- Report entitled “Stormwater Report, Lakeville Hospital Redevelopment, 43 Main Street, Lakeville, MA,” prepared by VHB, dated October, 2020.

Board of Health (Septic System approval)

- Cover letter accompanying the Disposal Works Construction Permit Application prepared by VHB, dated October 28, 2020.
- Plans entitled “Site Plans, Lakeville Hospital Redevelopment, 43 Main Street, Lakeville, Massachusetts,” prepared by VHB, dated October 28, 2020.
- Application for Disposal System Construction Permit dated 10/28/20.
- Soil logs with Percolation Tests.
- Copy of filing fee (Check #362893)

BACKGROUND

The project includes the redevelopment of the existing 49-acre Lakeville State Hospital campus into a warehouse development consisting of a 402,500 square foot warehouse space, 103 loading docks, 403 parking spaces, site driveways, a stormwater management system, site utilities, and an on-site sewage disposal system. The project also includes extensive landscaping and a landscape berm on the western border of the site.

EP has reviewed the project for compliance with the above described regulations for completeness only. This completeness review was performed for its compatibility with the Chapter 43D Development Checklist submitted by the applicant prior to the 43D Committee Meeting on Wednesday, October 28, 2020. Environmental Partners did not perform a technical review of every aspect of every piece of information that was submitted and a more detailed technical review will be performed following the acceptance of the application. During this review, we did notice some items that are noted below. Environmental Partners finds the submittal material to be generally complete but has the following limited comments regarding the materials:

1. Section 6.7.2.8 of the Zoning Bylaw requires the submittal of a landscape plan including trees to be removed and retained. The submitted Landscape Plan shows general quantities of plant material but not specific locations of plant material. This plan is preliminary in nature and we would expect that a more detailed Landscape Plan would be provided for review. Plants are not keyed to the plant list. Typically, plant size information, including caliper size, height, spread, pot size, etc. is included on a Landscape plan. The proposed

project plans indicate general areas and limits of areas with trees that will remain. The plans do not show individual trees, or individual trees to be removed or remain.

2. Section 6.7.2.4 of the Zoning Bylaw requires the submittal of building elevations. Preliminary building elevations were submitted. The plans appear to be prepared by GMA Architects. The building plans are not endorsed or stamped.
3. Section 6.7.2.17 of the Zoning Bylaw requires that buildings over 35,000 cubic feet should be accompanied by engineered plans drawn by a Certified Architect. As described above, preliminary building plans were submitted.
4. Section 6.7.2.2 of the Zoning Bylaw requires the location of structures within 200 feet of the property lines. The submitted site plans do not include locations of all buildings within 200 feet of the property. There is a small locus plan included on the cover sheet that includes an aerial photo.
5. Section 6.7.2.10 of the Zoning Bylaw requires the site plans include provisions for refuse removal. The plans do not show locations of refuse removal areas. The project may have areas designated for refuse collection and removal inside the building.
6. Section 6.7.2.14 of the Zoning Bylaw requires the location well or public drinking water supply. Drinking water wells are not shown on the plans. The proposed project is connected to a municipal water line in Main Street. The plans do not show the locations of any off-site wells – if they exist – in the vicinity of the project.
7. Section 6.7.2.15 of the Zoning Bylaw requires the location of wetlands approved by the Conservation Commission. Wetlands resource areas are shown on the plans. The locations of the wetlands lines are being confirmed by Environmental Conservation and Restoration (ECR). The project has not submitted an Abbreviated Notice of Resource Area Delineation to have the wetlands lines officially approved by the Conservation Commission. The applicant has indicated that the wetlands line location will be verified through the Notice of Intent process. In general, ECR has two comments regarding the delineation of wetlands on the site. First, there are wetlands located on an adjacent parcel owned by the Town of Lakeville that has not been delineated. This wetlands area may have buffer zone on the project site. Second, Wetland Series 1 contains a Certified Vernal Pool. The Mean High Water Line of the Certified Vernal Pool should be delineated and shown on the plans. Please see attached memorandum from ECR dated November 9, 2020.
8. Section 6.7.2.16 of the Zoning Bylaw requires the proposed and existing locations of signs. The plans contain traffic signage. There are no building, monument, or podium signs – or sign details – shown on the plans.
9. Item 3 of the Submittal Requirements of the Town of Lakeville Conservation Commission requires the plans to include percentage of impervious coverage. The plans submitted with the Notice of Intent do not include percentage of impervious coverage. The Zoning Narrative, submitted as part of the Site Plan Review/Special Permit application, shows a proposed percentage of impervious coverage on site as 58.6%.
10. The applicant has requested a waiver from submitting a Historic Permit application since the project is not located within a Historic District. We recommend the applicant verify that the property is not located on the Massachusetts Register of Historic Places. We assume this determination is in process as part of the preparation of the Environmental Notification Form that is being submitted to the Executive Office of Energy and Environmental Affairs.

11. The Applicant has requested a waiver from submitting an Earth Removal Permit application since the proposed site design will not result in any removal of earth from the site. We understand the applicant has performed this calculation using AutoCAD tools. We recommend the applicant verify that this analysis be performed taking into account the amount of existing topsoil and the proposed amount of topsoil. Although the overall balance of earthwork may result in no removal of earth, there may be the need to remove or import topsoil or specific soil materials.
12. The applicant has requested a waiver from filing a Water Allocation Permit. The request for the waiver is based on the future water usage of the proposed building is less than the previously required water usage of the Hospital Use. We recommend that the Town of Lakeville compare the proposed water usage of the site with the most current water usage on site. We understand that the site has not been active for many years. Therefore, the newly proposed water use will likely result in an increase over current levels.

Our review is based on the information that has been provided. As noted above, additional review will be required to verify comments have been incorporated into the revised submission.

We appreciate the opportunity to be able to assist you with this important project. Please feel free to contact me at (617) 657-0273 or ask@envpartners.com with any questions or comments.

Very Truly Yours,



Environmental Partners Group, Inc.
Scott D. Turner, PE, AICP, LEED AP ND
Director of Planning
P: 617.657.0280
E: sdt@envpartners.com

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ECR

Environmental Consulting & Restoration, LLC



WETLAND DELINEATION REVIEW MEMO

TO: Town of Lakeville Conservation Commission
FROM: Brad Holmes
DATE: November 9, 2020
RE: Lakeville Hospital

Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the Lakeville Hospital property located at 43 Main Street in Lakeville (the site) on November 9, 2020. The purpose of the review was to evaluate the wetland delineations performed at the site performed by VHB. Overall, the wetland delineation accurately locates the limit of the vegetated wetlands. Meaning wetland flags have been hung at the interface between the wetland and the upland area. More specifically, at limit where wetland vegetation is dominant, hydric soils are present, and there is evidence of hydrology. In order to provide you with preliminary comments from our review, please note the following observations:

- 1 Series Wetland – This wetland delineation marks the limit of a large Bordering Vegetated Wetland and is generally at the base of topography sloping upgradient. Most of this wetland shows signs of swampish conditions and is likely holding water the majority of the year, although currently dry due to the drought. This wetland contains a Certified Vernal Pool (CVP), which may extend throughout the swampish area. The delineation of the Mean Annual High-Water line of this Certified Vernal Pool within the BVW should be delineated to establish the limit of the 100-foot offset to the CVP. Please note that there is no regulated vernal pool habitat beyond the BVW edge but per the Mass Stormwater Handbook, stormwater management within 100 feet of CVPs is strictly regulated. Meaning stormwater management systems must be setback at least 100-feet from the boundary of a certified vernal pool. This will affect the design of the proposed project.
- 2 Series Wetland – This wetland is an Isolated Vegetated Wetland that does not appear to be a wetland jurisdictional under the Massachusetts Wetlands Protection Regulations found at 310 CMR 10.00. If alteration of this IVW is proposed, it may trigger USACOE and DEP 401 WQC.
- 3 Series Wetland – This wetland appears to accept stormwater from an offsite development. This wetland appears to be isolated does not appear to be a wetland jurisdictional under 310 CMR 10.00. If alteration of this IVW is proposed, it may trigger USACOE and DEP 401 WQC.
- Offsite wetland to the west on Town of Lakeville land. There is a BVW to a small pond on or just offsite along the western property line. This wetland has not been delineated in the field. Since the land is owned by the Town of Lakeville, it seems as though access would be likely for delineation in order to accurately locate the buffer zone that extends onto the site.
- The adjacent buffer zones at the site are heavily infested with non-native invasive plants. Management for invasive plant management will be needed for project design and site maintenance.

ECR

Environmental Consulting & Restoration, LLC



Looking at MassGIS wetland database shows the following:

1. Site is not located in Estimated/Priority Habitats for Rare Species.
2. Site does contain a Certified Vernal Pool as noted.
3. Site does not contain U.S.G.S. mapped streams. A mapped stream is located to the northeast of the site and appears to be an intermittent stream upon field review.
4. Site does not contain areas mapped as Land Subject to Flooding according to the FEMA Firm Maps.
5. Site is not located within an Area of Critical Environmental Concern.
6. Site does not contain areas mapped as DEP Wetland Change areas.

We are able to provide a more thorough report or review together on site upon request. A few more aspects that ECR will review and report on is the proposed wetland replication plan, stormwater management locations, etc. Please contact me with any questions or requests for additional information at Brad@ecrwetlands.com or 617-529-3792.

2. A.



Need to flag the Mean Annual High Water to the

CVP

Delineated BVW

BVW to be delineated

Rhode Island Road
Rhode Island Road Extension
Main Street
Commercial
105
Main Street
Rush Pond Road
Teesbury Lane
State Sanatorium Road
State Sanatorium Road
Bridge Street
Captains Way
105
Main Street

TOWN OF LAKEVILLE
Project Review Committee for 43D
Meeting Minutes
October 14, 2020 – 7:00 PM
REMOTE LOCATION

On October 14, 2020, the Project Review Committee for 43D held a meeting at 7:00 PM remotely from various locations. The meeting was called to order at 7:00 PM by Chairman Knox. Members present were: Mark Knox; Christopher Spratt; Nathan Darling; Richard LaCamera; Elizabeth Nash; Robert Bouchard; Matthew Perkins, Michael O'Brien and John Olivieri, Jr. LakeCAM was recording the meeting for broadcast.

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 September 9, 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/>**

43D Pre-Application Meeting with Rhino Capital LLC regarding Lakeville Hospital Property Development

Present for the discussion were Tyler Murphy – Rhino Capital LLC, Attorney Robert Mather – Applicant's Counsel, Four VHB Representatives for the Applicant and Scott Turner – Environmental Partners Peer Review for the Town. Chairman Knox begins the discussion by explaining that Rhino Capital is going to be discussing their application for the Lakeville Hospital Property.

Tyler Murphy presented and reviewed with the Committee a Chapter 43D Development Checklist. He said there will be three permits that they will be applying for through the Town, which are the Order of Conditions from the Conservation Commission, a new construction septic permit from the Board of Health and a Special Permit and Site Plan review from the Planning Board will be required. He reviewed the list of plans that will be submitted and noted there will be elevations of all sides of the building provided. He spoke briefly about rooftop units and explained that building will only be heated, so that there will be less rooftop units. He explained that they did review the requirements for an Earth Removal Permit but as of right now, they are planning to utilize everything on site.

Member Darling speaks about the requirements for abutter notification. Member Nash asks about the plantings and would like to see the details of what plants will be installed. Member Bouchard speaks about utilizing digital copies rather than paper copies for the plans to be provided. Chairman Knox agrees that the Planning Board would like digital copies as well.

Scott Turner spoke on two items that he wanted the Committee to consider in addition to what is currently being provided. The first is requesting some kind of fiscal information or tax revenues, those figures might be helpful to the Planning Board. The second item is that there will be a MEPA filing, which is a review process done at the State Level and requires a related State Permit, done for this project, which the Town will receive a copy.

Member Darling agrees that an Earth Removal Permit won't be necessary but he asks that they request a vote from the Board of Selectmen to confirm that is correct and to acknowledge that any material that is taken off site will be Hazardous Waste or Environmentally Impacted Materials. He noted that the local special permits should make clear that it is a special permit under the DOD District along with Site Plan Review and that they are two separate processes that can be run together. He asks the Conservation Commission to confirm that only a Notice of Intent is required for the project. He explains that for the Board of Health, they will not only be looking for the septic approval but they will also want a water allocation permit and have potability testing. He said that the Historical Commission will need to hold a hearing to approve the demolition of the building.

Tyler Murphy presents the Proposed Public Hearing Review Schedule for the project. There is discussion on how each of the Committees and Boards hold their hearings on different schedules and how that can be coordinated. All 43D Members are asked to go back to their groups with the schedule and figure out which day works best for them to hold a separate meeting for the project. There is clarification that all members of the Committees and Board will be able to attend on a certain date and time and not just the representatives of the 43D Committee.

The Committee discusses the amount of time and they will need in order to go back to their groups and review the timeline and the submission of permit application documentation. Member Darling speaks about making sure there isn't an inadvertent constructive approval. The Committee agrees Town Council should be consulted on the timeline and Tyler Murphy agrees on the date of October 28, 2020 to finalize both documents.

Introduce New 43D Permit Coordinator

Member LaCamera updated the Committee on the search for a 43D Permit Coordinator. He explained that the Board of Selectmen have it on their next meeting agenda for vote but he is unable to share who that is for this meeting. He will get that information back to the Board as soon as he can.

Review and Approve Meeting Minutes of September 9, 2020 and September 15, 2020

Upon a motion made by Mr. Knox and seconded by Mr. Darling, it was:

VOTED: To approve the September 9, 2020 minutes as presented.

Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Abstain; Robert Bouchard - Aye; Matthew Perkins - Aye, Michael O'Brien - Aye and John Olivieri, Jr. - Aye

Upon a motion made by Mr. Knox and seconded by Mr. Olivieri, it was:

VOTED: To approve the September 15, 2020 minutes as presented.

Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Abstain; Robert Bouchard - Aye; Matthew Perkins - Aye, Michael O'Brien - Aye and John Olivieri, Jr. - Aye

New Business/Old Business

There is no New Business or Old Business to discuss at this time.

The 43D Committee agrees that the next meeting will be on Wednesday, October 28, 2020 at 7 PM.

Adjournment

Upon a motion made by Mr. Knox and seconded by Mr. LaCamera, it was:

VOTED: To adjourn the Project Review Committee for 43D Meeting at 8:10 PM.

Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O’Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – aye.

List of documents provided at the Project Review Committee for 43D Meeting of October 14, 2020

1. Chapter 43D Development Checklist – Presented by Rhino Lakeville Development, LLC
2. VHB Proposed Public Review and Peer Review Schedule for Lakeville Hospital Redevelopment Project dated October 15, 2020

TOWN OF LAKEVILLE
Project Review Committee for 43D
Meeting Minutes
October 28, 2020 – 7:00 PM
REMOTE LOCATION

On October 28, 2020, the Project Review Committee for 43D held a meeting at 7:00 PM remotely from various locations. The meeting was called to order at 7:00 PM by Chairman Knox. Members present were: Mark Knox; Christopher Spratt; Nathan Darling; Richard LaCamera; Elizabeth Nash; Robert Bouchard; Michael O'Brien and John Olivieri, Jr. Absent was Matthew Perkins. Also present was Michelle MacEachern – 43D Permit Coordinator. LakeCAM was recording the meeting for broadcast.

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 September 9, 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/>**

43D Pre-Application Meeting with Rhino Capital LLC regarding Lakeville Hospital Property Development

Present for the discussion were Tyler Murphy – Rhino Capital LLC, Attorney Robert Mather – Applicant's Counsel, Brittany Guessner - VHB for the Applicant and Scott Turner – Environmental Partners Peer Review for the Town. Chairman Knox begins that they are here tonight to confirm that the permit matrix is correct and sufficient as well as review the proposed hearing schedule.

Chairman Knox explained that he presented the schedule at the most recent Planning Board Meeting and was able to confirm that they do not have any additional requirements than what is listed on the matrix. Member Spratt, Board of Health, explained that he presented the schedule at his Board of Health meeting and they had no problems with it. Member Bouchard, Conservation Commission, confirmed that the matrix looks complete to him. Chairman Knox noted that he received information from the Open Space Committee with their heartfelt feelings on the project. He explained that he will read them into the record once the official hearing is opened. Member Darling reviewed the updated matrix and feels that it is sufficient. Scott Turner comments that it appears the Town is not interested in any fiscal information, he reiterates that they will not be providing it in their submission. He also noted that they are not planning to submit on the Hazardous Waste or Hazardous Materials clean up. Member Olivieri has no changes or additions to the submission matrix.

Member Spratt asked about the hearing timelines for each of the Board's and whether or not Town Counsel has been asked on how the hearing schedule will work and how the Town can make sure they do not exceed the 180 day requirement and receive constructive approval on any of the Town permits. Member Darling confirms that the Town did speak with Counsel and that they are recommending specific wording that will allow for the continuation of the hearings and prevent the constructive granting from happening. Member Darling speaks briefly on the Planning Board's interest in the fiscal information and why it is usually requested. He explained that Mr. Murphy has been open about the project and that right now there is no tenant. Mr. Murphy speaks briefly on the estimate he can provide.

Chairman Knox speaks about the environmental cleanup and the asbestos removal that were raised by Scott Turner. The Committee discusses with Mr. Tyler the documents that are available to be submitted now and what documentation can be expected to be forthcoming as the cleanup in both areas progresses. Mr. Murphy agrees that he will provide the closeout report for the asbestos abatement and for the landfill closeout when they are available but asks that the Committee keep in mind this will probably be outside the 43D permit process. Chairman Knox reiterates that the landfill cleanup is very important to the town and he believes that Rhino will, in good faith, provide the documents when they are received.

Upon a motion made by Mr. Darling and seconded by Mr. Knox, it was:

VOTED: To deem the presented Chapter 43D Development Checklist by Rhino Development as appropriate and with the caveat that there could still be additional requirements that may come up in the permit process that could be asked by subsequent Boards, Committees and Commissions.
Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Abstains; Robert Bouchard - Aye; Michael O'Brien - Aye and John Olivieri, Jr. - Aye

Chairman Knox moves on to the review of the proposed hearing schedule. He confirms that the Planning Board has accepted the dates for Planning and there are no issues. Member C. Spratt confirms that the Board of Health has accepted their hearing dates. Member Bouchard confirms that the Conservation Commission is okay with the schedule. Chairman Knox asks if there is anyone else that has any issue with the hearing schedule. There is no comment.

Upon a motion made by Mr. Knox and seconded by Mr. Spratt, it was:

VOTED: To deem the presented Proposed Hearing Schedule by Rhino Development as appropriate and with the caveat that if changes need to be made it will be done with proper notification if that is the case.
Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Abstains; Robert Bouchard - Aye; Michael O'Brien - Aye and John Olivieri, Jr. - Aye

Introduce New 43D Permit Coordinator

Chairman Knox introduces Michelle MacEachern as the new 43D Permit Coordinator and he explained that she is also a member of the Planning Board. She is welcomed by the 43D Committee.

Determine Approval Process for Peer Review Invoices

Chairman Knox explains that the town had requested 10,000 from Rhino to start the peer review process. Member LaCamera confirms the request so that the Town can set up an agency account for the project. He explained that it is on the agenda so that the Committee can vote that the chairman of the Commission and Boards can vote and sign the invoices.

Upon a motion made by Mr. Knox and seconded by Mr. Darling, it was:

VOTED: To have the Chairman of the Planning Board, Conservation Commission and Board of Health each represent their respective Board's and be responsible for signing the Peer Review Invoices.
 Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Aye; Robert Bouchard - Aye; Michael O'Brien – Aye and John Olivieri, Jr. - Aye

Upon motion made by Mr. Knox and seconded by Mr. Darling, it was:

VOTED: To waive the 30 day submission requirement and allow Rhino to submit their 43D Application as soon as tomorrow.
 Roll call vote: Mark Knox - Aye; Christopher Spratt - Aye; Nathan Darling - Aye; Richard LaCamera - Aye; Elizabeth Nash - Aye; Robert Bouchard - Aye; Michael O'Brien – Aye and John Olivieri, Jr. - Aye

New Business/Old Business

Member LaCamera spoke on the normal process for hearings which are, post; advertise a public hearing and notify all of the abutters that we are having this public hearing. The way this 43D filing has been structured is that the initial public hearing will be for all of the Board's & Commissions involve, including the Planning Board, Board of Health and Conservation Commission. The notifications to the abutters are going to be within 300ft of the project and 100ft for the Board of Health. He explained that the filing will be available for review on the Town's website and that the Town's website will be where the residents can find the most current information on the additional hearings, dates and times. This will all be coordinated through the new 43D Permit Coordinator. Member LaCamera speaks about how the one public hearing will be continued to a date certain to make it a legal continuation and this will prevent the constructive approval.

The 43D Committee agrees that the next meeting will be tentative schedule for Wednesday, November 11, 2020 at 7 PM.

Adjournment

Upon a motion made by Mr. Knox and seconded by Mr. LaCamera, it was:

VOTED: To adjourn the Project Review Committee for 43D meeting at 8:00 PM.
 Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O'Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – aye.

List of documents provided at the Project Review Committee for 43D Meeting of October 28, 2020

1. Chapter 43D Development Checklist – Presented by Rhino Lakeville Development, LLC
2. VHB Proposed Public Review and Peer Review Schedule for Lakeville Hospital Redevelopment Project dated October 15, 2020