

**AGENDA ITEM #17
MARCH 11, 2024**

**UPDATE ON INFORMATION PERTAINING TO A POTENTIAL
40R SUB-DISTRICT ENCOMPASSING SOME OR ALL OF 43
MAIN STREET**

Attached is an update from Chairman Day.

Tracie Craig-McGee

From: Brian Day
Sent: Thursday, March 21, 2024 5:18 PM
To: Lorraine Carboni; Lia Fabian
Cc: Robert Nunes; Tracie Craig-McGee; Nathan Darling, Building Commissioner & Zoning Enforcement Officer; mjkn05@gmail.com; Amy E. Kwesell
Subject: Update on new 40R sub-district research and information gathering.

Select Board Members,

Please do not reply all or deliberate prior to our March 25th meeting where this will be discussed.

Here is an update on the possible 40R sub-district related to 43 Main Street.

At the February 12th, 2024, joint meeting of the Lakeville Select Board and Planning Board it was decided to have Chairman Knox of the Planning Board, Amy Kwesell of town counsel, Director Darling of Inspectional Services, and Chairman Day of the Select Board gather information pertaining to the possible creation of a new 40R Smart Growth Overlay Sub-District (*Referred to simply as 40R from now on*) for the 43 Main Street (a.k.a. former Lakeville Hospital) area.

As discussed during the February 12th meeting, a 200 unit development utilizing a 40R district would make the town be eligible for approximately a \$600,000 one-time payment (200 x \$3,000) as well as yearly funds from the Chapter 40S Smart Growth School Cost Reimbursement Fund based on the number of students enrolled within the 40R sub-district. A 200 unit 40B development would provide no such opportunity for financial relief to the town.

Since the February 12th meeting the following has taken place.

Chairman Knox reached out to Rhino Capital asking if they would entertain the idea of using 40R for the potential two hundred (200) 40B rental units we have seen in their 43 Main Street master plan previously shared with the public. Rhino responded to Chairman Knox indicating they are not against using 40R and would be willing to work with the town to investigate the viability of a change from 40B to 40R. Rhino states timing would be the ultimate variable and they likely would still file a 40B site eligibility request sometime during Spring of 2024. Starting their 40B process would ensure them they have one permitting method underway should a 40R be deemed nonviable at a later time.

On March 4th the group first met along with Interim TA Nunes to discuss Rhino's email's response and to better understand what information we needed. Ms. Kwesell informed us any new 40R sub-district would be required to be adjacent to pre-existing 40R sub-districts. The group examined parcel and overlay maps of the existing 40R sub-districts and identified a potentially viable path of already developed parcels which would connect the existing 40R sub-districts to a potentially new 40R sub-

district for the 43 Main Street area. The group then determined the next best step was to reach out to MA Executive Office of Housing and Livable Communities (HLC) to determine if the path to a new 40R sub-district was a "hard no" or did have potential. Town Counsel and Director Darling met with HLC to provide information. They received an unofficial verbal response stating HLC saw no immediate issues preventing the town from creating a new 40R sub-district in the way presented to them. A formal application and much more information would need to be submitted to HLC and there is no guarantee of approval.

On March 19th after the HLC meeting the group met once more to prepare an update for the Select Board and Planning Boards. The feeling was if the boards were open to moving forward, then the town may want to consider drafting an agreement with Rhino Capital stating Rhino would agree to utilize 40R and not 40B if the town were to have an approved 40R sub-district in place by the fall town meeting. This would provide all parties with a deadline to work towards should there be interest. Prior to town meeting a formal approval by HLC would need to be in place in order to hold a vote. To prepare an application for a new 40R overlay sub-district to be filed with HLC, there is information required from Rhino related to parcel boundaries, densities, dimensions, building heights, etc. This information is also necessary to ensure any potential new 40R sub-district bylaw, similar to the 40R bylaws we have today, has appropriate density and dimensional limitations taken into consideration.

In parallel to creating this update, Chairman Knox has once again reached out to Rhino to schedule a meeting to gather the information required for a possible new 40R bylaw and the HLC application. The thought was the group would continue gathering information to avoid losing momentum should the Select Board and Planning Boards be interested in continuing to pursue this path.

Respectfully,

Brian Day
Select Board, Town of Lakeville
Email: bday@lakevillema.org

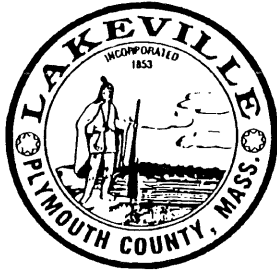
Disclaimer:

Views and opinions expressed are those of my own and do not represent the position of the Lakeville Select Board unless an official vote of the board has been taken on the subject. Please do not share my views or opinions with additional board members outside of a posted meeting. Care should be taken not to email, text, SMS, etc., a quorum of the Select Board (2 or more members) unless discussing the scheduling of a meeting, distribute a meeting agenda, or to distribute reports or documents to be discussed at a meeting, provided that no opinion of a member is expressed. (MA G.L. c. 30A, § 18)

AGENDA ITEM #18
MARCH 25, 2024

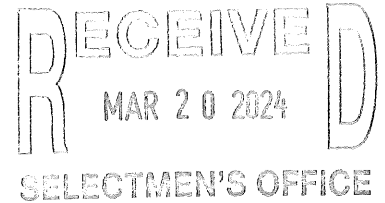
**REVISIT POTENTIAL DISPOSAL OF SURPLUS PROPERTY
– CHERRY STREET – 042-012-015A AND POSSIBLE VOTE
METHOD OF DISPOSING OF THE PROPERTY**

Attached is a memo from the Treasurer/Collector regarding the above property and various information.



TOWN OF LAKEVILLE

346 Bedford Street
Lakeville, MA 02347
508-946-8801



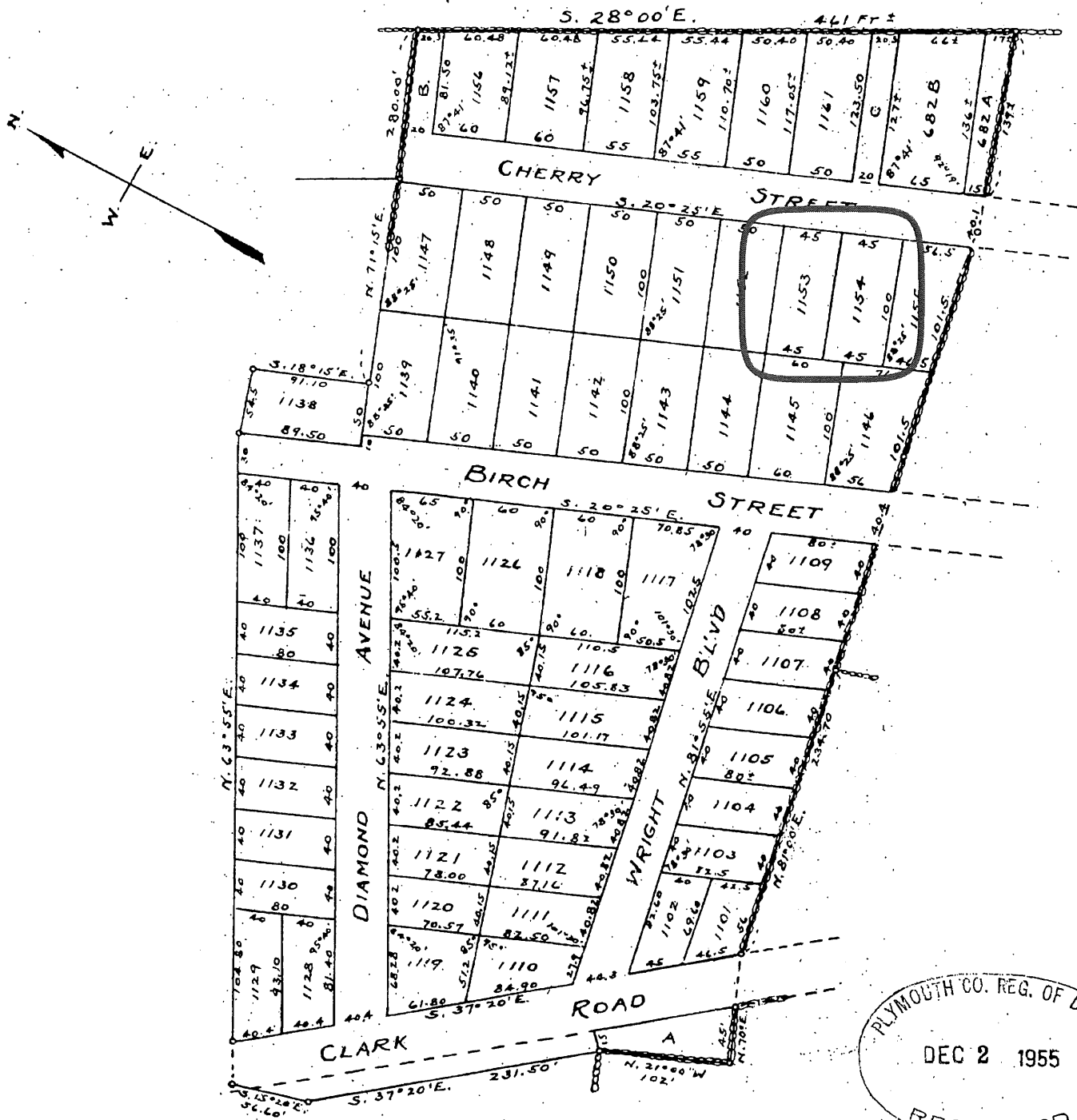
Memo

To: Brian Day, Lorraine Carboni and Evagelia Fabian
From: Erika L. Correia, Treasurer/Collector
Date: March 20, 2024
Re: 0 Cherry Street (parcel 042-012-015A)

In April 1998, this parcel was taken for nonpayment of taxes. In June 2004, the Town bought this parcel as a possible pump station for a potential water project in Clark Shores. In July 2004, this parcel was redeemed and the redemption was recorded at the Registry of Deeds.

In 1999, 0 Cherry Street became its own lot creating an infectious invalidity, essentially meaning that it is nonconforming by such division.

The Town should hire a real estate appraiser to determine the fair market value. The Town could then sell this parcel at 0 Cherry Street to the owners of the adjacent parcel at 5 Cherry Street. This would make the two parcels conforming or whole again.



1153 = 5 Cherry St.
1154 = 0 Cherry St. (Town of Lakeville)

1955-#811
PLAN OF
INDIAN ROCK SHORES
LAKEVILLE, MASS.
SECTION 3

NEW ENGLAND ACRES, INC. PROP.
SCALE: 1 IN. = 100 FT. NOV. 28, 1955.
BENJ. R. EVANS, SURVEYOR.

2515

252
Pl. 13697
Pg. 132
Pl. 14125
Pg. 297

U. S. Federal Revenue Stamps
in the sum of \$1.75 affixed
and cancelled on the back of
this instrument.

Mass. Deed Excise Stamps in the
sum of \$1.75 affixed and cancelled
on the back of this instrument.

NEW ENGLAND ACRES, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at Taunton, in Bristol County, Massachusetts, for consideration paid,

grants to ALFRED L. COLLINS and ALICE C. COLLINS, husband and wife, as tenants by the entirety,

of Boston, Suffolk County, Massachusetts with quitclaim covenants the land in Lakeville, Plymouth County, Massachusetts, being Lot Number 1153 on plan entitled "Plan of Indian Rock Shores, Lakeville, Mass., Section 3, New England Acres, Inc. Prop." Nov. 28, 1955, Benj. R. Evans, Surveyor and filed as Plan #811 of 1955, with Plymouth Deeds, and bounded and described as follows:

NORTHEASTERLY by Cherry Street, 45 feet;
SOUTHEASTERLY by Lot 1154, 100 feet;
SOUTHWESTERLY by ~~XXXXXX~~ a part of Lot 1145, 45 feet; and
NORTHWESTERLY by Lot 1152, 100 feet; and all according to said plan.

For Title see Deed from Clarence H. Clark, dated June 1, 1954, to grantor, recorded at the Plymouth County Registry of Deeds, in Book 2346, Page 241.

For vote see Certificate of Authority dated October 11, 1955, recorded with the Plymouth County Registry of Deeds, Book 2454, Page 459.

RESTRICTIONS

Said Lot is conveyed subject to the following restrictions: (1) No tents or trailers, or temporary buildings may be placed on said lot (2) No business may be conducted on said land or lot (3) No outside toilets may be erected (4) That no signs for advertising purposes shall be erected. (5) Only single family dwellings shall be erected on said lot (6) That all buildings erected shall be placed and set back not less than 20 feet from the street line and 5 feet from the side line, provided that steps, windows, porticos and projections appurtenant thereto may be within said distance and shall, conform to the laws of the State and other regulations of the Town of Lakeville, Massachusetts. (7) There shall be no live stock animal or poultry kept or maintained on the property other than household pets. (8) That there shall not be erected upon any portion of said premises any dwelling having a floor area of less than 480 square feet, unless plans and specifications are approved by the Seller in writing. (9) All sidewalls must be of clapboards, novelty siding or shingles. (10) That there shall be no violation of the usual nuisance laws, and regulations. (11) The premises shall be conveyed subject to easements now imposed or to be imposed through the streets for the purpose of supplying public utilities.

The Grantee is granted the right to use the streets, private ways and beaches shown on said plan and/or all plans of Indian Rock Shores, Dean Shores and Buena Vista Shores, for all purposes for which ways and beaches are customarily used in the Town of Lakeville, Mass. Said streets, private rights of way and beaches to be used in common with the grantor, its successors and assigns and all others having right thereto.

Said premises are conveyed subject to and with the benefit of easements and rights contained in deed from New England Acres, Inc. to Resort Supply, Inc., dated February 27, 1956, and recorded with Plymouth Deeds, Book 2487, Page 372. For title see Book 2445, Page 351.

In witness whereof, the said NEW ENGLAND ACRES, INC. has caused its corporate seal to be hereto affixed, these presents to be signed, acknowledged and delivered in its name and behalf by Robert K. Kroker, its President and Treasurer, hereto duly authorized, this

6th day of August in the year one thousand nine hundred and fifty-six.

Signed and sealed in presence of NEW ENGLAND ACRES, INC.

By Robert K. Kroker, President and Treasurer



The Commonwealth of Massachusetts

SUFFOLK, ss. August 6, 1956

Then personally appeared the above named Robert K. Kroker, President and Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the NEW ENGLAND ACRES, INC.

before me,

George G. Beckett
Notary - Justice of the Peace

My commission expires

19

GEORGE G. BECKETT, NOTARY PUBLIC
My Commission Expires Jan. 21, 1961

Rec'd Aug. 7, 1956 at 9:20 A.M. & recorded.

Commonwealth of Massachusetts

LAND COURT

Case No. 28945 Misc.

(SEAL)

In Equity

To Paul W. Connors and Irene V. Connors, both of Hingham, in the County of Plymouth and said Commonwealth;

and to all whom it may concern: Hingham Institution for Savings, a duly existing corporation, having an usual place of business in said Hingham,

claiming to be the holder of mortgage covering real property in said Hingham, numbered 62 Volusia Rd.

given by Paul W. Connors and Irene V. Connors to the plaintiff, by instrument dated July 10, 1957, and recorded with Plymouth Deeds, Book 2580, Page 138,

has filed with said court a bill in equity for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the sixth day of April 1959, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, JOHN E. FENTON, Esquire, Judge of said Court this second day of March 1959.

A TRUE COPY ATTEST

Signature of Sybil H. Holmes, RECORDER

SYBIL H. HOLMES, Recorder.

Rec'd Mar. 9, 1959 at 9:00 A.M. & recorded.

PARKWAY ACRES INC. a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at Taunton, in Bristol County, Massachusetts, for consideration paid, grants to ALFRED L. COLLINS

of 60 Wellsmarie Road, Roslindale, Massachusetts, with quitclaim cobruants the land in Lakeville, Plymouth County, Massachusetts, being Lot Number 1154 as shown on plan entitled "Plan of Indian Rock Shores, Lakeville, Mass., Section No. 3, New England Acres Inc. Prop. Scale 1 in. equals 100 ft. Nov. 28, 1955, Benj. R. Evans, Surveyor" being plan #811 recorded at Plymouth County Registry of Deeds, said lot being further bounded and described as follows:

EASTERLY 45' by Cherry Street; SOUTHERLY 100' by Lot 1155; WESTERLY 45' by Lots 1146 and 1145; NORTHERLY 100' by Lot 1153; and all according to said plan.

For title see deed from New England Acres Inc. to this grantor dated March 20, 1957, and recorded at Plymouth County Registry of Deeds on March 28, 1957 in Book 2559, page 362.

For vote see Certificate of Authority recorded at Plymouth County Registry of Deeds Feb. 25, 1957, in Book 2555, page 90.

I, Alfred L. Collins,

of Lakeville, Plymouth County, Massachusetts,
for consideration paid, grant to Alfred L. Collins and Alice C. Collins, husband and
wife, to hold as tenants by the entirety, both

of said Lakeville, Plymouth County, Massachusetts, with quitclaim covenants
the land in Lakeville, Plymouth County, Massachusetts, being Lot No. 1154 as shown on
plan entitled "Plan of Indian Rock Shores, Lakeville, Mass., Section No. 3, New England
Acres Inc. Prop. Scale 1 in. equals 100 ft. Nov. 28, 1955, Benj R. Evans, Surveyor" being
plan #811 recorded at Plymouth County Registry of Deeds, said lot being further bounded and
described as follows:

- EASTERLY 45' by Cherry Street;
- SOUTHERLY 100' by Lot 1155;
- WESTERLY 45' by Lots 1146 and 1145;
- NORTHERLY 100' by Lot 1153; and all according to said plan.

Being the same premises conveyed to me by deed of Parkway Acres Inc. dated March 5, 1959
recorded with Plymouth County Registry of Deeds, Book 2687, Page 166.

Subject to and with the benefit of all rights, easements, conditions, agreements, reservations
and restrictions of record, if any there be, insofar as are now in full force and applicable.

Address of Grantee(s):
1153 Cherry Street, Lakeville, Mass.

Consideration:
\$ 1.00

Witness my hand and seal this 12th day of June, 19 72

Roger B. Champagne
Witness to signature

Alfred L. Collins
Alfred L. Collins

The Commonwealth of Massachusetts

Bristol, ss. Taunton, June 12, 19 72

Then personally appeared the above named Alfred L. Collins

and acknowledged the foregoing instrument to be his free act and deed, before me

Roger B. Champagne
Roger B. Champagne Notary Public

My commission expires Sept. 24, 19 77

REC'D JUN 19 1972 AT 9-00 AM AND RECORDED

de
Bk. 13697
Pg. 133

AFFIDAVIT

RE: 1153 Cherry Street
 Lakeville, Plymouth County, MA and
 1161 Cherry Street
 Lakeville, Plymouth County, MA

I, Alfred L. Collins III of 5 Boundary Road, Mansfield, Bristol County, Massachusetts, having personal knowledge of the facts herein stated, under oath depose and say as follows:

1. My grandfather was Alfred L. Collins, Sr. of Lakeville, Plymouth County, Massachusetts, who was married to my grandmother, Alice C. Collins and who was the owner of property at 1153 Cherry Street, Lakeville, Plymouth County, Massachusetts, by virtue of Deed dated August 6, 1956, recorded with Plymouth Deeds, Book 2515, Page 252.

2. The said Alfred L. Collins, Sr. was also the owner of property at 1161 Cherry Street, Lakeville, Plymouth County, Massachusetts, by virtue of Deed dated August 25, 1965 recorded with said Deeds, Book 3233, Page 784.

3. Alfred L. Collins, Sr. and the said Alice C. Collins, my grandparents, had one child, Alfred L. Collins, Jr., who was my father.

4. My father, Alfred L. Collins, Jr., married Alice C. Collins, my mother. My mother and father had three children: myself, Alfred L. Collins III, Kathleen A. Johnson and Edward J. Collins.

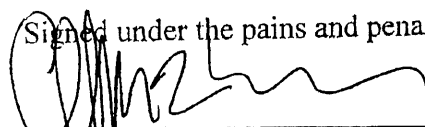
5. On February 2, 1971, my parents were divorced by decree issued by Plymouth Probate Court, Case No. 20142.

6. My said grandparents are deceased. Alfred L. Collins, Sr. died on May 28, 1990. Alice C. Collins, my grandmother, died on November 20, 1994 (Plymouth Probate Court Case No. 95P-0003-EP1).

7. My father, Alfred L. Collins, Jr., died on July 29, 1994, Plymouth Probate Court Case No. 94P-1282-AD1. My mother, Alice C. Collins, is still alive and is currently of Lakeville 18 Howlett Rd. Massachusetts.

8. The purpose of this Affidavit is to clarify the identity of the parties named in chains of title for both of the aforementioned properties due to my mother and father having the same names as my grandmother and grandfather.

Signed under the pains and penalties of perjury this 2nd day of February, 1996.


 ALFRED L. COLLINS III

[THIS INSTRUMENT NOT VALID UNLESS RECORDED WITHIN 60 DAYS OF THE * DATE OF TAKING]

STATE TAX — FORM 301

INSTRUMENT OF TAKING

THE COMMONWEALTH OF MASSACHUSETTS

LAKEVILLE

NAME OF CITY OR TOWN

OFFICE OF THE COLLECTOR OF TAXES

I, Rita A. Garbitt, Collector of Taxes for the City of Lakeville, pursuant and subject to the provisions of General Laws, Chapter 60, Sections 53 and 54, hereby take for said town the following described land:

DESCRIPTION OF LAND

[The description must be sufficiently accurate to identify the premises and must agree with the notice of taking. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.]

A parcel of land containing 4,500 square feet, more or less, with the buildings thereon, if any, Cherry Street, as recorded in the Plymouth County Registry of Deeds Book 3787 Page 321. Assessor's Map 42-12-15A.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
08 APR 1998 02:57PM
JOHN D. RIORDAN
REGISTER
BK 16075 Pg 45

Said land is taken for non-payment of taxes as defined in Section 43 of said Chapter 60 assessed thereon to Alice Collins, Estate of

for the year 1997, which were not paid within fourteen days after demand therefor made upon Estate of Alice Collins on June 2, 1997, and now remain unpaid together with interest and incidental expenses and costs to the date of taking in the amounts hereinafter specified, after notice of intention to take said land given as required by law.

Table with 2 columns: Description of tax/expense and Amount. Rows include 1997 TAXES REMAINING UNPAID (\$85.26), INTEREST TO THE DATE OF TAKING (\$13.79), INCIDENTAL EXPENSES AND COSTS TO THE DAY OF TAKING (\$36.14), and SUM FOR WHICH LAND IS TAKEN (\$135.19).

WITNESS my hand and seal this 13th day of February, 1998

*(DATE OF TAKING)

Rita A. Garbitt, Collector of Taxes for the City of Lakeville

THE COMMONWEALTH OF MASSACHUSETTS
Plymouth, SS. February 13, 1998

Then personally appeared the above named Rita A. Garbitt

and acknowledged the foregoing instrument to be his free act and deed as Collector of Taxes,

before me, Sandra J. Norton, Notary Public - Justice of the Peace. MY commission expires Feb 17, 2000

, 19, at o'clock and minutes M.

Received and entered with Registry of Deeds,

Book, Page, Document No., Certificate of Title No.

Attest: Register

I, **ALFRED L. COLLINS, III** of Mansfield, Plymouth County, Massachusetts for consideration paid of Two Thousand (\$2,000.00) Dollars grant to **TOWN OF LAKEVILLE**, a municipality with a principal place of business at 346 Bedford Street, Lakeville, Plymouth County, Massachusetts with **QUITCLAIM COVENANTS** the land in Lakeville, Plymouth County, Massachusetts, being Lot No. 1154 as shown on plan entitled "Plan of Indian Rock Shores, Lakeville, Mass., Section No. 3, New England Acres Inc. Prop, Scale 1 in. equals 100 ft. Nov. 28, 1955, Benj. R. Evans, Surveyor" being Plan #811 recorded at Plymouth County Registry of Deeds, said lot being further bounded and described as follow:

EASTERLY 45' by Cherry Street;
SOUTHERLY 100' by Lot 1155;
WESTERLY 45' by Lots 1146 and 1145;
NORTHERLY 100' by Lot 1153, and all according to said plan.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
01 JUN 2004 04:00PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 28349 Pg 188

Subject to and with the benefit of all rights, easements, conditions, agreements, reservations and restrictions of record if any there by, insofar as are now in force and applicable.

Being the same premises described in deed from Kathleen A. Johnson, et als to Alfred L. Collins, III dated April 12, 2004 and recorded herewith.

Property Address: Cherry Street, Lakeville, MA

WITNESS my hand and seal this 22nd day of April, 2004.

[Handwritten Signature]
Alfred L. Collins, III

COMMONWEALTH OF MASSACHUSETTS

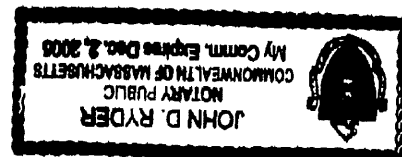
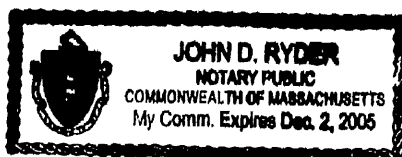
Plymouth, ss.

April 22, 2004

Then personally appeared the above-named Alfred L. Collins, III and acknowledged the foregoing instrument to be her free act and deed, before me.

mail ✓
Return to:
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

[Handwritten Signature]
Notary Public
My commission expires:



Mail 1
Town of Lakeville
Treasurer + Collector
Lakeville, MA 02347

98175

THIS INSTRUMENT SHOULD BE FILED AT ONCE FOR RECORD OR REGISTRATION

STATE TAX FORM 441

INSTRUMENT OF REDEMPTION
TITLE IN MUNICIPALITY

THE COMMONWEALTH OF MASSACHUSETTS
LAKEVILLE
OFFICE OF THE TREASURER

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
15 JUL 2004 10:35AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 28661 Pg 332

The Town of Lakeville, holder of a tax title under a taking for non-payment of the 1997 taxes, assessed to **Estate of Alice Collins** on land described in the instrument of taking conveying said title, dated **February 13, 1998** and recorded with Plymouth County Registry of Deeds, **Book 16075, Page 045, Document No. 42936**, does hereby, pursuant to General Laws, Chapter 60, Section 62, acknowledge satisfaction of the tax title account secured by such instrument of taking.

DESCRIPTION OF LAND
AS APPEARING IN INSTRUMENT OF TAKING

A parcel of land containing 4,500 square feet, more or less, with the buildings thereon, if any, Cherry Street, as recorded in the Plymouth County Registry of Deeds Book 3787, Page 321. Assessor's Map 42-12-15A.

Witness the execution of this instrument this 10th day of June, 2004

Town of Lakeville
By Debra A. Kenney, Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

June 10, 2004

Then personally appeared the above-named Debra A. Kenney, Treasurer of the Town of Lakeville, and acknowledged the foregoing instrument to be the free act and deed of said town.

Before me,

My commission expires Feb 2, 2007

This form approved by commissioner of Revenue.

Sandra J. Horton
Notary Public
SANDRA J. HORTON
Notary Public
Commonwealth of Massachusetts
My Commission Expires Feb 2, 2007

**AGENDA ITEM #19
MARCH 25, 2024**

**DISCUSS AND POSSIBLE VOTE TO APPROVE AND SIGN
THE SOUTHEASTERN REGIONAL SERVICES GROUP
DEPARTMENT OF PUBLIC WORKS SERVICES
CONTRACTS**

The Board had previously approved the awards of these contracts; this is just to approve and sign the contracts.

MOTION: To approve and sign the Southeastern Regional Services Group Department of Public Works Services Contracts for a term of March 1, 2024 through February 28, 2025.

**AGENDA ITEM #20
MARCH 25, 2024**

**DISCUSS AND POSSIBLE VOTE TO COMMENT ON
DEFINITIVE SUBDIVISION PLAN FOR PINECREST VILLAGE**

Attached is a memo from the Planning Board and the Definitive Subdivision Plan for Pinecrest for the Board's review.

Tracie Craig-McGee

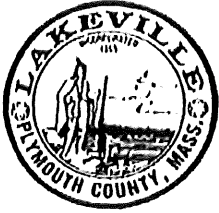
From: Cathy Murray, Planning Department Clerk
Sent: Monday, March 18, 2024 3:56 PM
To: Edward Cullen; Tracie Craig-McGee; Nathan Darling, Building Commissioner & Zoning Enforcement Officer; rjbouchard@verizon.net; Franklin Moniz, DPW Director; Matthew Perkins, Lakeville Chief of Police; Michael P. O'Brien, Fire Chief; Amyknox95@gmail.com
Cc: Fran Lawrence, Part time Board of Health Clerk; Clorinda Dunphy; Lori Canedy; Jennifer Jewell, DPW - Administrative Assistant; Kristen Campbell, Administrative Assistant, Lakeville Police Department; Pamela Garant, Fire Deputy Chief
Subject: Pinecrest Village
Attachments: Pinecrest Village-application.pdf; Pinecrest Village-plan.pdf

Hi everyone,

Attached is a Subdivision Plan that has been received for Pinecrest Village. You might have already received a copy of the Plan from the engineer. Please forward me any comments you may have regarding this Subdivision at your earliest convenience. If you would prefer a hard copy, let me know as I have some in the office.

Thank you.

Cathy



Date Submitted: _____

Town of Lakeville
PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
508-946-8803

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed Form C with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section III-B

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Lakeville for approval as a subdivision as allowed under the Subdivision Control Law, and the Rules & Regulations governing the subdivision of land of the Planning Board of the Town of Lakeville.

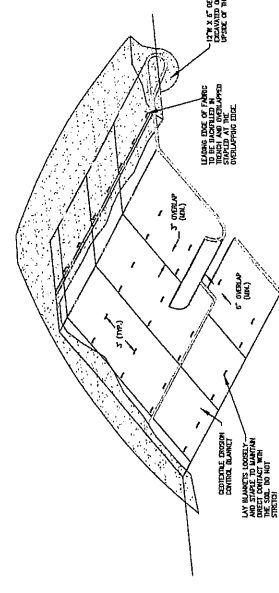
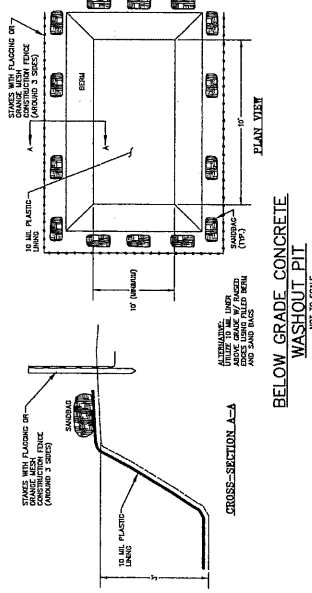
1. **Name of Sub Divider:** Maroney Building & Contracting Inc.
Address: 5 Apponequet Dr. Lakeville, MA 02347
2. **Name of Engineer or Surveyor:** Outback Engineering Inc.
Address: 165 E. Grove St. Middleboro, MA 02346
3. **Deed of property recorded in** Plymouth County **Registry,**
Book 47412 **Page** 315
4. **Location and Description of Property:** Map 43 Block 7 Lots 1 & 1-8
Located off the end of Pinecrest Pt. with frontage along
Hickory Ln. and Cedarwood Pt.

SIGNATURE OF OWNER: _____

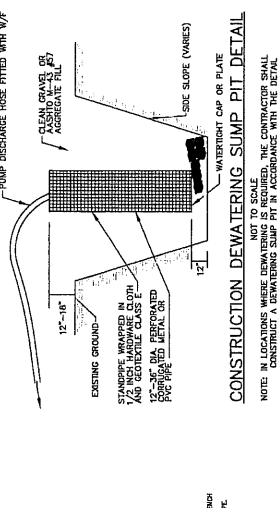
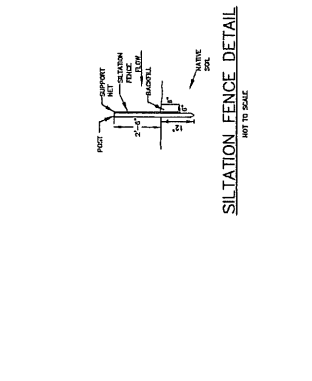
ADDRESS: _____

[Handwritten Signature]
5 APPONEQUET DR
LAKEVILLE, MA 02347

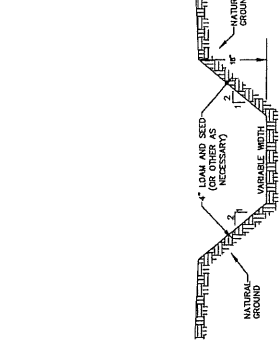
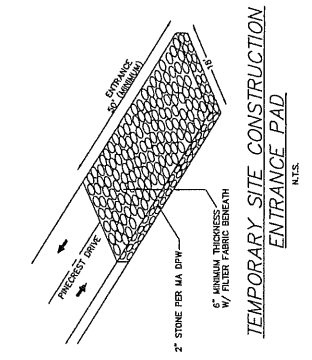
A list of the names and addresses of the abutters of this subdivision is attached.
Verification will be made by the Planning Board.



GEOTEXTILE EROSION CONTROL BLANKET
NOT TO SCALE



CONSTRUCTION DEWATERING SUMP PIT DETAIL
NOT TO SCALE



TEMPORARY DIVERSION BERM/SWALE DETAIL
NOT TO SCALE

SOIL STRATA LOGS
NOT TO SCALE

DEPTH	1	2	3	4
0	6 MPA	6 MPA	6 MPA	6 MPA
1	12-15	12-15	12-15	12-15
2	15-20	15-20	15-20	15-20
3	20-25	20-25	20-25	20-25
4	25-30	25-30	25-30	25-30
5	30-35	30-35	30-35	30-35
6	35-40	35-40	35-40	35-40
7	40-45	40-45	40-45	40-45
8	45-50	45-50	45-50	45-50
9	50-55	50-55	50-55	50-55
10	55-60	55-60	55-60	55-60
11	60-65	60-65	60-65	60-65
12	65-70	65-70	65-70	65-70
13	70-75	70-75	70-75	70-75
14	75-80	75-80	75-80	75-80
15	80-85	80-85	80-85	80-85
16	85-90	85-90	85-90	85-90
17	90-95	90-95	90-95	90-95
18	95-100	95-100	95-100	95-100
19	100-105	100-105	100-105	100-105
20	105-110	105-110	105-110	105-110
21	110-115	110-115	110-115	110-115
22	115-120	115-120	115-120	115-120
23	120-125	120-125	120-125	120-125
24	125-130	125-130	125-130	125-130
25	130-135	130-135	130-135	130-135
26	135-140	135-140	135-140	135-140
27	140-145	140-145	140-145	140-145
28	145-150	145-150	145-150	145-150
29	150-155	150-155	150-155	150-155
30	155-160	155-160	155-160	155-160
31	160-165	160-165	160-165	160-165
32	165-170	165-170	165-170	165-170
33	170-175	170-175	170-175	170-175
34	175-180	175-180	175-180	175-180
35	180-185	180-185	180-185	180-185
36	185-190	185-190	185-190	185-190
37	190-195	190-195	190-195	190-195
38	195-200	195-200	195-200	195-200
39	200-205	200-205	200-205	200-205
40	205-210	205-210	205-210	205-210
41	210-215	210-215	210-215	210-215
42	215-220	215-220	215-220	215-220
43	220-225	220-225	220-225	220-225
44	225-230	225-230	225-230	225-230
45	230-235	230-235	230-235	230-235
46	235-240	235-240	235-240	235-240
47	240-245	240-245	240-245	240-245
48	245-250	245-250	245-250	245-250
49	250-255	250-255	250-255	250-255
50	255-260	255-260	255-260	255-260
51	260-265	260-265	260-265	260-265
52	265-270	265-270	265-270	265-270
53	270-275	270-275	270-275	270-275
54	275-280	275-280	275-280	275-280
55	280-285	280-285	280-285	280-285
56	285-290	285-290	285-290	285-290
57	290-295	290-295	290-295	290-295
58	295-300	295-300	295-300	295-300
59	300-305	300-305	300-305	300-305
60	305-310	305-310	305-310	305-310
61	310-315	310-315	310-315	310-315
62	315-320	315-320	315-320	315-320
63	320-325	320-325	320-325	320-325
64	325-330	325-330	325-330	325-330
65	330-335	330-335	330-335	330-335
66	335-340	335-340	335-340	335-340
67	340-345	340-345	340-345	340-345
68	345-350	345-350	345-350	345-350
69	350-355	350-355	350-355	350-355
70	355-360	355-360	355-360	355-360
71	360-365	360-365	360-365	360-365
72	365-370	365-370	365-370	365-370
73	370-375	370-375	370-375	370-375
74	375-380	375-380	375-380	375-380
75	380-385	380-385	380-385	380-385
76	385-390	385-390	385-390	385-390
77	390-395	390-395	390-395	390-395
78	395-400	395-400	395-400	395-400
79	400-405	400-405	400-405	400-405
80	405-410	405-410	405-410	405-410
81	410-415	410-415	410-415	410-415
82	415-420	415-420	415-420	415-420
83	420-425	420-425	420-425	420-425
84	425-430	425-430	425-430	425-430
85	430-435	430-435	430-435	430-435
86	435-440	435-440	435-440	435-440
87	440-445	440-445	440-445	440-445
88	445-450	445-450	445-450	445-450
89	450-455	450-455	450-455	450-455
90	455-460	455-460	455-460	455-460
91	460-465	460-465	460-465	460-465
92	465-470	465-470	465-470	465-470
93	470-475	470-475	470-475	470-475
94	475-480	475-480	475-480	475-480
95	480-485	480-485	480-485	480-485
96	485-490	485-490	485-490	485-490
97	490-495	490-495	490-495	490-495
98	495-500	495-500	495-500	495-500
99	500-505	500-505	500-505	500-505
100	505-510	505-510	505-510	505-510

FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE: FEBRUARY 18, 2024
DRAWN BY: K.A.S. CHECKED BY: J.A.V.
SCALE: N.T.S. SHEET 7 OF 7

OWNER
HARVEY BUILDING & CONTRACTING INC.
LAKEVILLE, MA 02477
ASSESSORS MAP: 43 BLOCK: 7
LPI: 1 & 1-9
DEED BOOK: 47472 PAGE 315
PLAN BOOK: 51 PAGE 280

DETAILS
PINECREST VILLAGE
DEFINITIVE SUBDIVISION
OFF
HICKORY LANE &
PINECREST DRIVE
LAKEVILLE
MASSACHUSETTS

Outback Engineering
165 EAST GROVE STREET
MILFORD, MA 01860
TEL: (508) 546-9231
www.outback-eng.com

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS TO BE RECORDED HEREON.

LAKEVILLE PLANNING BOARD
DATE APPROVED: _____

LAKEVILLE PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLAN WAS APPROVED AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK - TOWN OF LAKEVILLE
REVISED: _____
DATE: _____



0E - 2470A

**AGENDA ITEM #21
MARCH 25, 2024**

**DISCUSS AND POSSIBLE VOTE TO APPROVE 1 DAY BEER
AND WINE LICENSE FOR THE BARTENDING SERVICE OF
NEW ENGLAND, LLC APRIL 26, 2024 – 141 COUNTY
STREET**

Attached is an application for a 1 day beer and wine license for the Bartending Service of New England, LLC on April 26, 2024 for an event being held at 141 County Street.

RECEIVED
MAR 20 2024

THE COMMONWEALTH OF MASSACHUSETTS

Town of Lakeville
APPLICATION FOR LICENSE
(GENERAL)

X 3/20 2024

SELECTMEN'S OFFICE
No. _____

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto

X The Bartending Service of New England LLC

(Full name of person, firm or corporation making application)

STATE CLEARLY
PURPOSE FOR
WHICH LICENSE
IS REQUESTED

X To Trivia night on April 26, 2024 6:30-9PM
at Daytona - 1 day beer + wine license

GIVE LOCATION
BY STREET
AND NUMBER

X At 141 County Street

in said City of Lakeville
Town
in accordance with the rules and regulations made under authority of said Statutes.

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

W.H. Jr mgr.
*Signature of Individual
or Corporate Name (Mandatory)

By: Corporate Officer
(Mandatory, if Applicable)

20-8519222

**Social Security # (Voluntary)
or Federal Identification Number

* This license will not be issued unless this certification clause is signed by the applicant.

** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c. 62C s. 49A.

Received _____ 20 _____ Signature of Applicant
Hour A.M. _____
P.M. _____ Address _____

Approved _____ 20 _____ License Granted _____ 20 _____

**AGENDA ITEM #22
MARCH 25, 2024**

BUILDING COMMITTEE UPDATES:

- A. SENIOR CENTER ADDITION FEASIBILITY STUDY**

- B. FIRE STATION BUILDING COMMITTEE**

- C. OLD COLONY FEASIBILITY STUDY**

AGENDA ITEM #23
MARCH 25, 2024

NEW BUSINESS

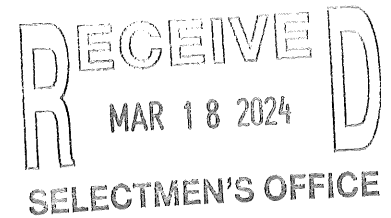
AGENDA ITEM #24
MARCH 25, 2024

OLD BUSINESS

AGENDA ITEM #26
MARCH 25, 2024

CORRESPONDENCE

1. South Coast Rail Public Notification Requirement
2. Notice from Keolis regarding 2024 Yearly Operational Plan
3. Letter from Comcast regarding changes to Xfinity TV



March 12, 2024

Mr. Ari J. Sky, Town Administrator
Town of Lakeville
346 Bedford St.
Lakeville, MA 02347

Re: **Public Notification Requirement**
Notice of Application for Special Project Designation Permit Extension/Modification
South Coast Rail Improvements Project, Release Tracking Number 4-25663

Dear Mr. Sky:

The Massachusetts Bay Transportation Authority (MBTA) is continuing the process of planning, design and construction to restore public transportation service from South Station in Boston to the South Coast region of the Commonwealth, known as the South Coast Rail Project (the Project). The MBTA has engaged the VHB/HNTB Joint Venture to conduct environmental assessments and prepare for the coordinated management of documented and potential releases of oil and/or hazardous materials (OHM) identified within Project area, which includes the existing railroad right-of-way and private properties that have been and will be acquired to construct the Project elements.

This letter is being sent to you to fulfill the public involvement provisions of the Massachusetts Contingency Plan (MCP) for the above-referenced Project. On or about March 12, 2024, the MBTA intends to file an Application for Special Project Designation (SPD) Modification and Extension (BWSC 50) with the Massachusetts Department of Environmental Protection (MassDEP). The public involvement provisions [310 CMR 40.0062(5)(b)] require that the Chief Municipal Officer and the Board of Health, in the community in which a SPD application is filed, be notified of the availability of the application for review and public comment. Per 310 CMR 40.0062(5)(2), a public notice is being published in newspapers that circulate in the affected communities, a copy of which is attached.

Interested persons may submit written comments related to the Application within 20 days of the date that the Application is available at MassDEP for review and comment. Such written comments can be submitted to the MassDEP southeast Regional Office, 20 Riverside Drive, Lakeville MA 02347 (Attn: John Handrahan) by mail or hand delivery during normal business hours. Comments may also be submitted to the Applicant: MBTA Environmental Department, Attn: Holly Palmgren, 10 Park Plaza, Suite 6720, Boston MA 02116, telephone: (617)222-1580. The disposal site file can be viewed at the MassDEP website using RTV 4-27838 at http://eeasonline.eea.state.ma.us/DEP/wsc_viewer/main.aspx or at the MassDEP Southeast Regional Office, 20 Riverside Drive, Lakeville, MA 02347.

If you have any questions regarding the application, or the South Coast Rail Project please contact me at (617) 283-6284 or michael.stiller@aecom.com. In addition, general South Coast Rail Project information can be found at www.mass.gov/southcoastrail.

Sincerely,

Michael Stiller, PE, LSP
AECOM
South Coast Rail Program
1 Lakeshore Center, Bridgewater Ma. 02324

Attachment: Copy of Public Notice

CC: Kimberly Dobosz, Project Director, MBTA
Holly Palmgren, Senior Project Manager, MBTA
Jean Fox, Project Manager, MassDOT

1

**NOTICE OF APPLICATION FOR
SPECIAL PROJECT DESIGNATION**

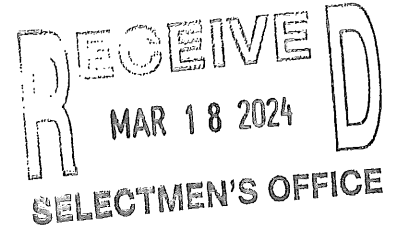
**SOUTH COAST RAIL PROJECT
VARIOUS MUNICIPALITIES, MASSACHUSETTS
RELEASE TRACKING NUMBER (RTN) 4-27838**

A release of oil and/or hazardous materials has occurred at this location within the railroad right-of-way, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. The South Coast Rail Project will restore commuter rail service to southeastern Massachusetts and will potentially include work in the following Massachusetts municipalities: Canton, Stoughton, Easton, Raynham, Taunton, New Bedford, Fall River, Freetown, Berkley, Middleborough, and Lakeville. On or about March 12, 2024, the Massachusetts Bay Transportation Authority (MBTA) intends to file an Application for Special Project Designation (SPD) Extension and Modification with the Massachusetts Department of Environmental Protection (MassDEP). An extension of two years is requested for the Tier Classification Submittal. Per 310 CMR 40.0062(5)(c), interested persons may submit written comments related to the Application within 20 days of the date that the Application is available at MassDEP for review and comment. Such written comments can be submitted to the MassDEP Southeast Regional Office, 20 Riverside Drive, Lakeville, MA 02347 (Attn: John Handrahan) by mail or hand delivery during normal business hours. Comments may also be submitted to the Applicant: MBTA Environmental Department, Attn: Holly Palmgren, 10 Park Plaza, Suite 6720, Boston, MA 02116, telephone: (617) 222-1580. The disposal site file can be viewed at the MassDEP website using RTN 4-27838 at http://eeaonline.eea.state.ma.us/DEP/wsc_viewer/main.aspx or at the MassDEP Southeast Regional Office, 20 Riverside Drive, Lakeville, MA 02347.

Keolis Commuter Services 2024 Yearly Operational Plan (YOP), prepared in accordance with the Massachusetts Rights-of-Way Management Regulations (333 CMR 11.00), can be found at:

FDCERailroadvegetation.com

- ➔ KEOLIS Commuter Services
 - ➔ Environmental Monitor Notice
 - ➔ 2024 Yearly Operational Plan
 - ➔ "YOUR MUNICIPALITY"
 - ➔ Right-of-Way Maps

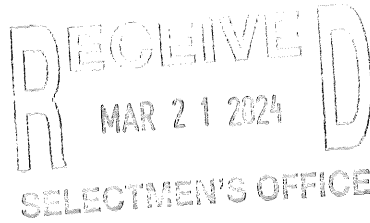


The Integrated Vegetation Management activities proposed in the 2024 YOP for the Commuter Rail includes both mechanical and chemical controls. The mechanical controls (brush and tree clearing, trimming, removal), stump and basal treatments, vegetation clearing from Right-of-Way (ROW) track drainage ditches, and touch up of herbicide is scheduled throughout the year. The chemical application for the roadbed is scheduled, weather depending, from May 1 through June 30, 2024. The chemical application for areas adjacent to the roadbed is scheduled, weather depending, from July 15 through October 31, 2024.

The ROW Maps for each city/town reflect the herbicide application zones approved through the five-year Vegetation Management Plan permit issued for 2021-2025. The identification on the maps of private drinking water supply wells remains an ongoing process. **Please notify Fair Dermody Consulting Engineers, Keolis, and the Department of Agricultural Resources of any omissions and or new private drinking water supply wells.**

Please review your mailing address and the ten-digit police department emergency telephone number listed in the Plan and notify us of any revisions. Hard copies of all documents are available upon request, please email Matt@FDCEngineers.com.

2



March 15, 2024

Board of Selectmen
Town of Lakeville
346 Bedford Street
Town Office Bldg.
Lakeville, MA 02347

Dear Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV. Please note the following changes to the Xfinity channel line-up in your community:

Effective May 7, 2024, Pursuit Channel SD on channels 258/1238 will no longer be available. On the same day, Pursuit Channel HD will be added on channel 1238. Requires HD programming and an X1 TV Box or Xfinity Internet and a compatible customer owned device to view.

Customers are receiving notice of this information in their bill.

Please do not hesitate to contact me should you have any questions. For your convenience I can be reached at **Michael_Galla@comcast.com**.

Very truly yours,

Michael Galla

Michael Galla, Sr. Manager
Government & Regulatory Affairs

V#2

**AGENDA ITEM #27
MARCH 25, 2024**

POSSIBLE EXECUTIVE SESSION PURSUANT TO M.G.L. C.30A SEC. 21(A)(6) TO CONSIDER THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL ESTATE IF THE CHAIRMAN DECLARES THAT AN OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE NEGOTIATING POSITION OF THE PUBLIC BODY AND NOT TO RETURN TO OPEN SESSION.