

**AGENDA ITEM #9
APRIL 25, 2022**

**DISCUSS AND POSSIBLE VOTE ON SITE PLAN REVIEW
156 RHODE ISLAND ROAD**

The Board received a memo from the Planning Board asking for an comments or concerns on the proposed Site Plan for 156 Rhode Island Road, which is attached. .

The Town Planner and Fire Chief have submitted memos regarding this application which are attached.

Tracie Craig-McGee

From: Cathy Murray, Appeals Board Clerk
Sent: Monday, April 4, 2022 12:10 PM
To: Edward Cullen; Tracie Craig-McGee; Nathan Darling, Building Commissioner & Zoning Enforcement Officer; rjbouchard@verizon.net; Michael P. O'Brien, Fire Chief; Franklin Moniz, DPW Director; fredjfroodyma@gmail.com; Matthew Perkins, Lakeville Chief of Police
Cc: Frances Lawrence, Part time Board of Health Clerk; Clorinda Dunphy; Lori Canedy; Pamela Garant, Fire Deputy Chief; Jennifer Jewell, DPW - Administrative Assistant; Kristen Campbell, Administrative Assistant, Lakeville Police Department
Subject: Site Plan review-156 Rhode Island Road
Attachments: 156 Rhode Island Road-Application.pdf; 156 Rhode Island Road-Site Plan.pdf

Hi everyone,

Attached please find an electronic file of the application and Site Plan for 156 Rhode Island Road. The hearing for this Site Plan will be on April 28, 2022. Please forward any comments or concerns that you may have regarding this Plan to the Planning Board at your earliest convenience.

Please let me know if you would prefer a hard copy.

Thanks

Cathy



Town of Lakeville
Planning Board
346 Bedford Street
Lakeville, MA 02347
508-946-3473

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: T. Sikorski Realty, LLC

Street: 50 Turner Street

City/Town: Taunton State: MA Zip: 02718

Telephone: (774)-218-2717 Email: tsikorskient@gmail.com

Property Owner Name: T. Sikorski Realty, LLC

Street: 50 Turner Street

City/Town: Taunton State: MA Zip: 02718

Telephone: (774)-218-2717 Email: tsikorskient@gmail.com

Contact Person's Name: Tyler Sikorski

Telephone: (774)-218-2717 Email: tsikorskient@gmail.com

SITE INFORMATION

Street and number: 156 Rhode Island Road

Zoning District: Industrial Map 026 Block 004 Lot 002

Lot size: 131,368 +/- S.F. Frontage: 677.16

Current use: Industrial

PLAN INFORMATION

Plan Title: Site Plan, Commercial Development, 156 Rhode Island Road

Prepared by: River Hawk Environmental, LLC

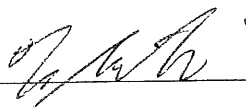
Date prepared: 3/10/2022 Revision date (s): _____

Detailed Description of proposed work: _____

Addition of an 18,800 SF. building, associated driveways, parking areas , and utilities to an exsiting
commercially develop property.

TO THE LAKEVILLE PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for review of the above **SITE PLAN** by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Rules and Regulations of the Lakeville Planning Board and the Zoning By-Law of the Town of Lakeville.

Applicant's Signature:  Date: _____

Property Owner's Signature: _____ Date: _____
(if not Applicant)

Will you have a representative other than yourself? Yes No

Name: Bob Rego, P.E.

Telephone: (508)-523-1007 Email: brego@riverhawkLLC.com

To be completed by Planning Board staff:

Distributed to: Board of Health, Board of Selectmen, Building Department, Conservation Commission, Fire Chief, Highway Surveyor, Open Space Committee, Police Chief

Date/initials: _____



Town of Lakeville
PLANNING DEPARTMENT
346 Bedford Street
Lakeville, MA 02347
774-776-4350

RECEIVED
APR 21 2022
SELECTMEN'S OFFICE

Date: April 5, 2022

Memo To: Lakeville Planning Board

Memo From: Marc Resnick, Town Planner

Re: 156 Rhode Island Road

I have reviewed the Site Plan Review submission for 156 Rhode Island Road and have the following comments about the site plan.

The site appears to exceed the 50% maximum Lot Coverage requirement in the chart in Section 5.1. Calculations should be provided indicating the proposed lot coverage. If a density bonus is requested the applicant needs to comply with Section 5.1.4

The boundary line shown on the drawings between the Residential and Industrial Districts is incorrect. (See attached map). The plan needs to comply with Section 5.2.5 for buffer strips between districts.

The plan shows four driveway locations and Section 6.5.1 only allows three access locations.

Parking calculations should be shown that comply with 6.5 of the Zoning By-law.

Driveways and parking areas should be paved as required by Section 6.5.4. Construction details should be provided

Curbing should be shown at the driveway entrances to the property

Section 6.7.2 requires that the following additional information be provided:

Location of abutting structures within 200 feet should be shown on the plan

Building elevations need to be provided.

The location of dumpsters and mechanical equipment should be shown on the plan and should be screened from public view.

Roof drainage should be collected and directed into an infiltration basin

The stormwater report will have to be updated and resubmitted

Sign locations should be shown on the plan and building elevations

A lighting plan shall be submitted that meets the requirements of Lakeville's outdoor lighting by-law. Details should be provided

Exterior Building lighting should be shown, and details provided



MICHAEL O'BRIEN
FIRE CHIEF
mobrien@lakevillema.org

Lakeville Fire Department


346 Bedford Street
Lakeville, Massachusetts 02347

TEL 508-947-4121 FAX 508-946-3436

RECEIVED
APR - 7 2022
SELECTMEN'S OFFICE

PAMELA GARANT
DEPUTY CHIEF
pgarant@lakevillema.org

To: Planning Board

From: Michael O'Brien 

RE: Planning board application – 156 Rhode Island Road

Date: April 6, 2022

This document has been written as comment on the Planning Board application submittal for 156 Rhode Island Road, prepared March 10, 2022.

The proposed 16,800 ft² structure (of unknown occupancy use) would likely be required to have a fire sprinkler system based on the requirements of MGL 148 § 26g.

The plan submittal appears to lack the approximate location of the associated fire department sprinkler connection. The plan also does not identify restricted fire department access to the fire department connection.

The FDC connection and fire department access must be approved by the authority having jurisdiction. Please contact this office for additional information or with questions.

Tracie Craig-McGee

From: Ari Sky
Sent: Wednesday, April 6, 2022 4:43 PM
To: Tracie Craig-McGee
Subject: Fwd: Site Plan review-156 Rhode Island Road
Attachments: 156 rhode island road.pdf

Ari J. Sky, ICMA-CM
Town Administrator
Town of Lakeville
346 Bedford Street
Lakeville, Massachusetts 02347

From: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>
Sent: Wednesday, April 6, 2022 4:34:11 PM
To: Ari Sky <asky@lakevillema.org>; Marc Resnick <mresnick@lakevillema.org>
Subject: FW: Site Plan review-156 Rhode Island Road

Ari and Mark,

Please find the attached letter providing comment on the proposed new construction at 156 Rhode Island Rd.

After conferring with Nate, he agrees that the building would require a sprinkler system. There are some rare exemptions out there, but the burden is on the applicant to prove otherwise.

The plan submittal does not identify the exterior sprinkler system features.

Thank you,

Mike

Michael P. O'Brien

FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT

From: Cathy Murray, Appeals Board Clerk
Sent: Monday, April 4, 2022 12:10 PM
To: Edward Cullen <ecullen@lakevillema.org>; Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>; Nathan Darling, Building Commissioner & Zoning Enforcement Officer <ndarling@lakevillema.org>; rjbouchard@verizon.net; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; fredjfrodyma@gmail.com; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>
Cc: Frances Lawrence, Part time Board of Health Clerk <flawrence@lakevillema.org>; Clorinda Dunphy <cdunphy@lakevillema.org>; Lori Canedy <lcanedy@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>; Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>
Subject: Site Plan review-156 Rhode Island Road

REV.	DATE	DESCRIPTION	BY	APP.



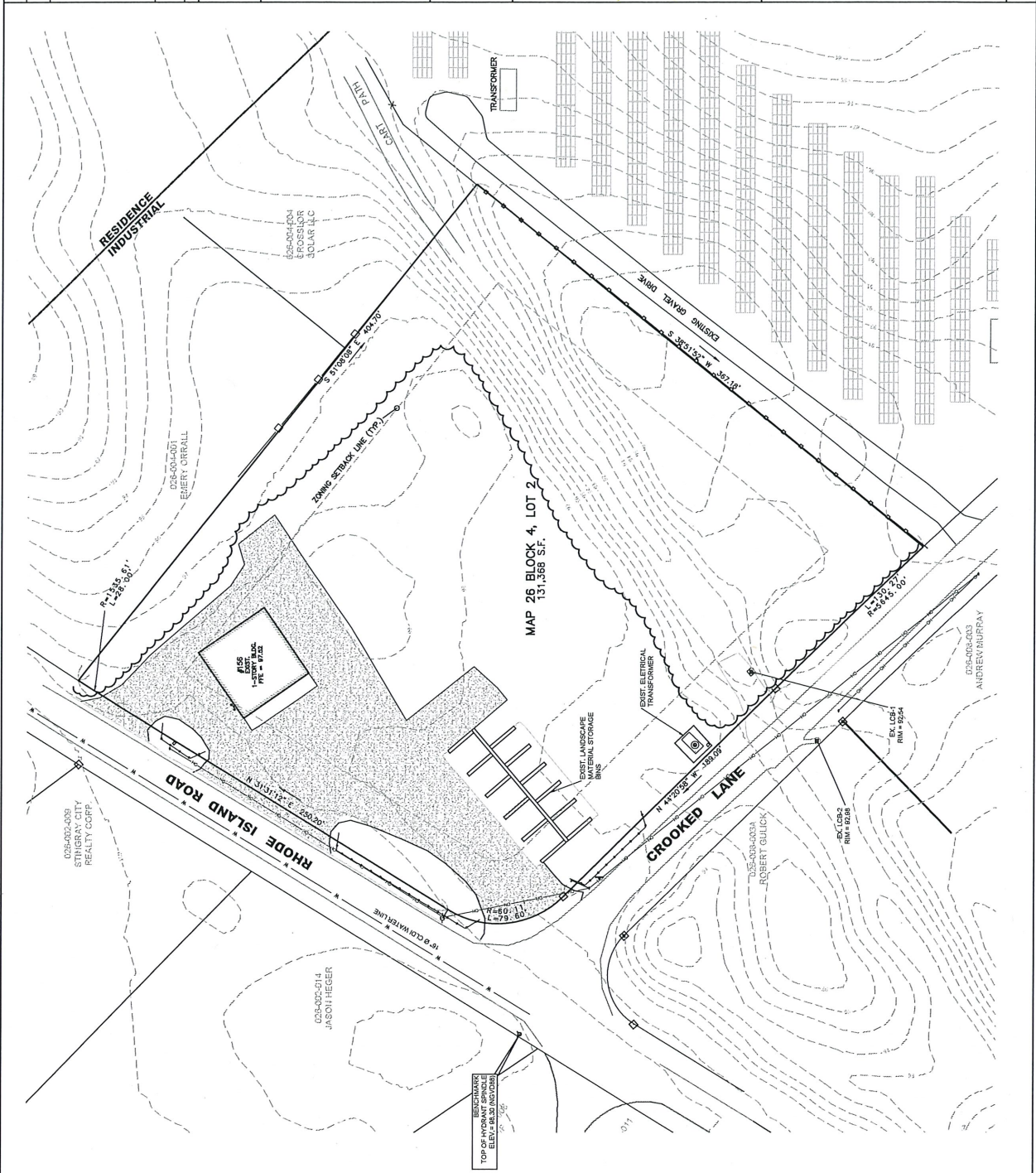
T SIKORSKI REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA, 02718



RiverHawk
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
 2183 OCEAN STREET, MARSHFIELD, MA 02550
 781-528-6232 www.riverhawkllc.com

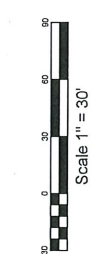
EX. CONDITIONS PLAN PRIOR TO 9/22
 156 RHODE ISLAND ROAD
 LAKEVILLE, MA
 SCALE AS SHOWN
 PROJECT NO. 004840-010
 DATE: MARCH 10, 2022

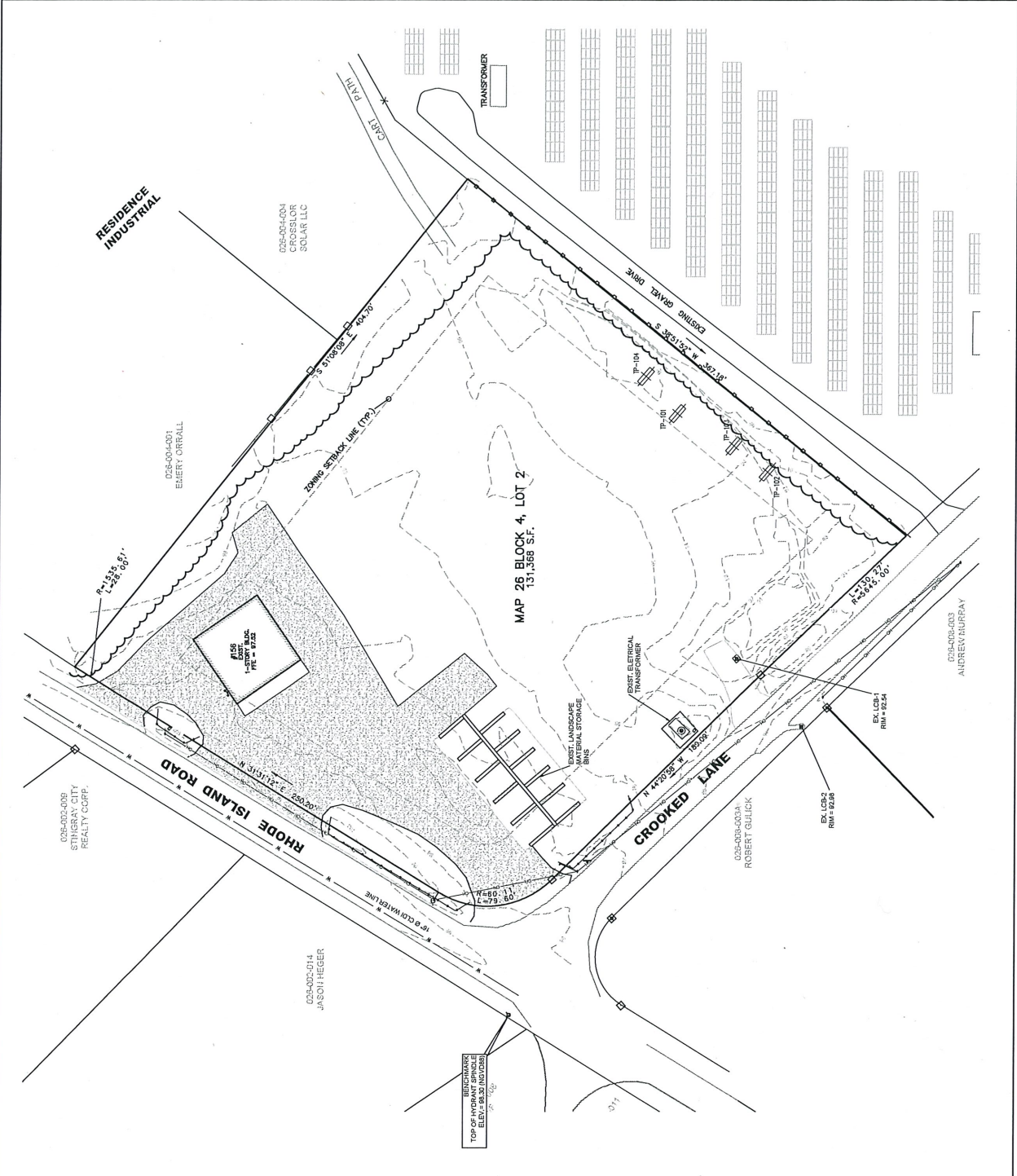
EX.1



SITE SUMMARY:
 SUBMITTER/OWNER/APPLICANT:
 T SIKORSKI REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA, 02718
 ASSESSOR'S REFERENCE:
 MAP 26, BLOCK 4, LOT 2
 DEED REFERENCE:
 BOOK 5251, PAGE 227 (PLYMOUTH COUNTY REGISTRY OF DEEDS)
 ZONING:
 FEMAL / METLANDS:
 FLOOD PLAN - ZONE X
 DATUMS:
 HORIZONTAL DATUM:
 NAD83, MA MANLAND
 VERTICAL DATUM:
 NAVD83

SITE NOTES:
 1. THE CONDITIONS OF ALL PROPERTY LINES SHOWN WERE DERIVED FROM A PLAN PREPARED BY ZEMBLANS SURVEYORS, LLC. EXISTING TOPOGRAPHY FROM 2011 LIDAR DATA.
 2. BENCHMARK IS TOP OF HYDRANT SPINDLE AS SHOWN ON PLAN AT ELEVATION 88.33 (NAVD83).
 3. SUBJECT PROPERTY IS METLANDS WITHIN 100 FEET OF THE TOP OF HYDRANT SPINDLE AS SHOWN ON PLAN AT ELEVATION 88.33 (NAVD83).
 4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 2020C0426K DATED JULY 18, 2015.
 5. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE ACCURATE. VISUAL INDICATIONS OF AVAILABLE MARKINGS AND/OR DATA PROVIDED BY OTHERS, ADDITIONAL UTILITIES FOUND OR DATA PROVIDED BY OTHERS, ADDITIONAL UTILITIES FOUND OR DATA PROVIDED BY OTHERS SHALL BE VERIFIED FOR SERVICE, SIZE, AND LOCATION TO ALL RELIABLE UTILITIES CONTRACTORS. ALL UTILITIES CONTRACTORS SHALL BE ADVISED OF THE LOCATION OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.



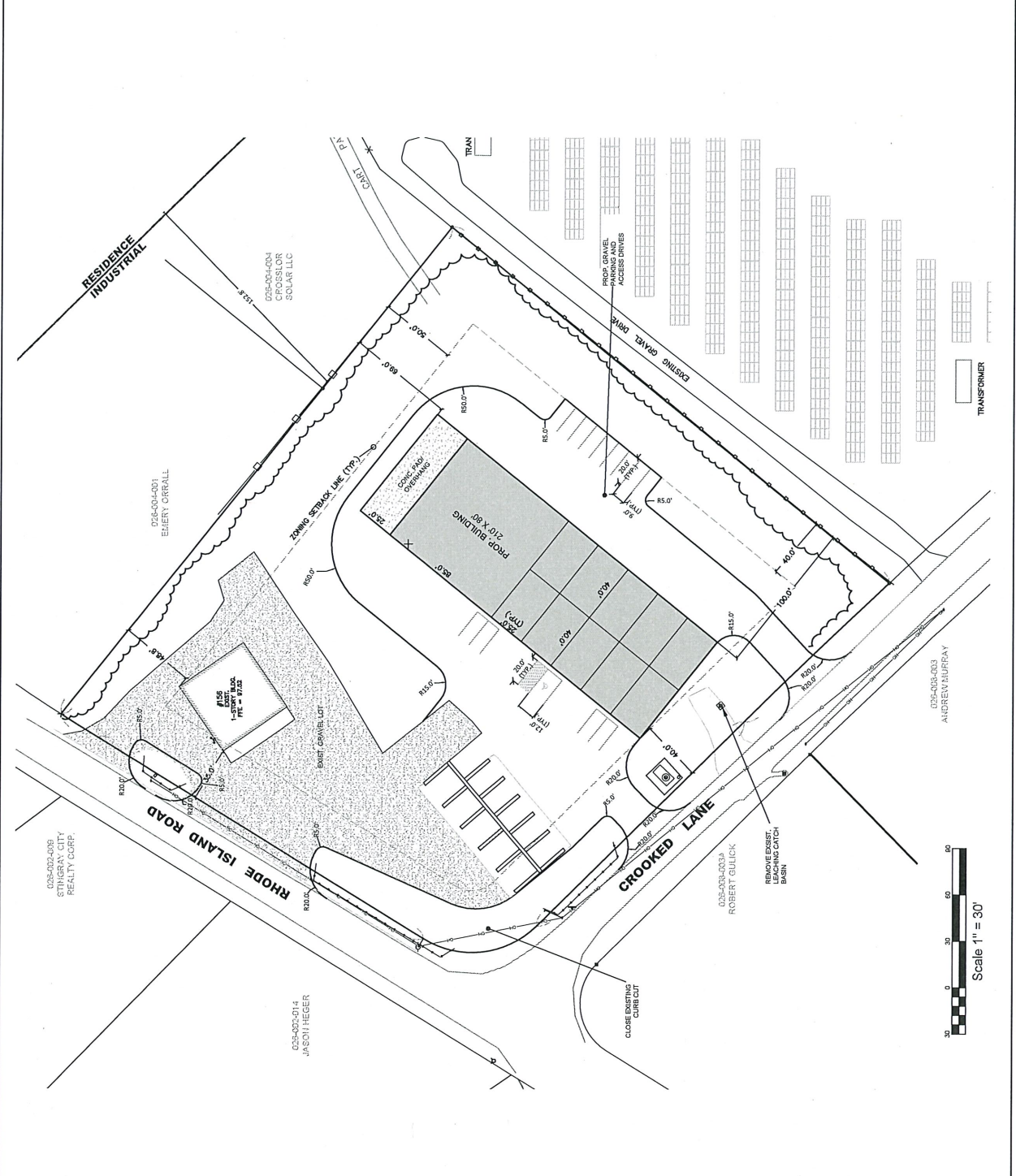


SITE SUMMARY:
 026-005-009 STUBBS REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA, 02718
 ASSESSOR'S REFERENCE: MAP 26, BLOCK 4, LOT 2
 DEED REFERENCE: BOOK 52-511, PAGE 227 (PLYMOUTH COUNTY REGISTRY OF DEEDS)
 ZONING: FEM4 / WETLANDS
 FEM4 / WETLANDS: INDUSTRIAL/RESIDENCE
 FLOOD PLAIN: ZONE X
 DATUMS:
 HORIZONTAL DATUM: NAD83, MA MANLAND
 VERTICAL DATUM: NAVD88

SITE NOTES:

- EXISTING CONDITIONS PLAN & PROPERTY LINES SHOWN WERE DERIVED FROM PLAN PREPARED BY ZENITH LAND SURVIVORS, 156 RHODE ISLAND ROAD, LAKEVILLE, MASSACHUSETTS. MAP NUMBER 2622C042K DATED 2021.
- BENCHMARK STOP OF HYDRANT SPRINKLE AS SHOWN ON PLAN. AT ELEVATION = 86.30 (INDOOR).
- THERE ARE NO KNOWN WETLANDS WITHIN 100 FEET OF THE PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF PLYMOUTH COUNTY, MASSACHUSETTS. MAP NUMBER 2622C042K DATED 2021.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT WARRANTED TO BE ACCURATE. VISUAL INSPECTION OF AVAILABLE RECORD DATA PROVIDED BY THE DESIGN BASED ON THE LOCATION OF UTILITIES AS SHOWN ON THE PLAN. FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES SHOULD BE VERIFIED FOR SERVICE SIZE, DEPTH, AND LOCATION. PRIOR TO NEW CONSTRUCTION, THE OWNER SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY WORK. ALL DISCREPANCIES SHOULD BE COMMUNICATED TO THE DESIGNER PRIOR TO COMMENCING ANY WORK.

Scale 1" = 30'



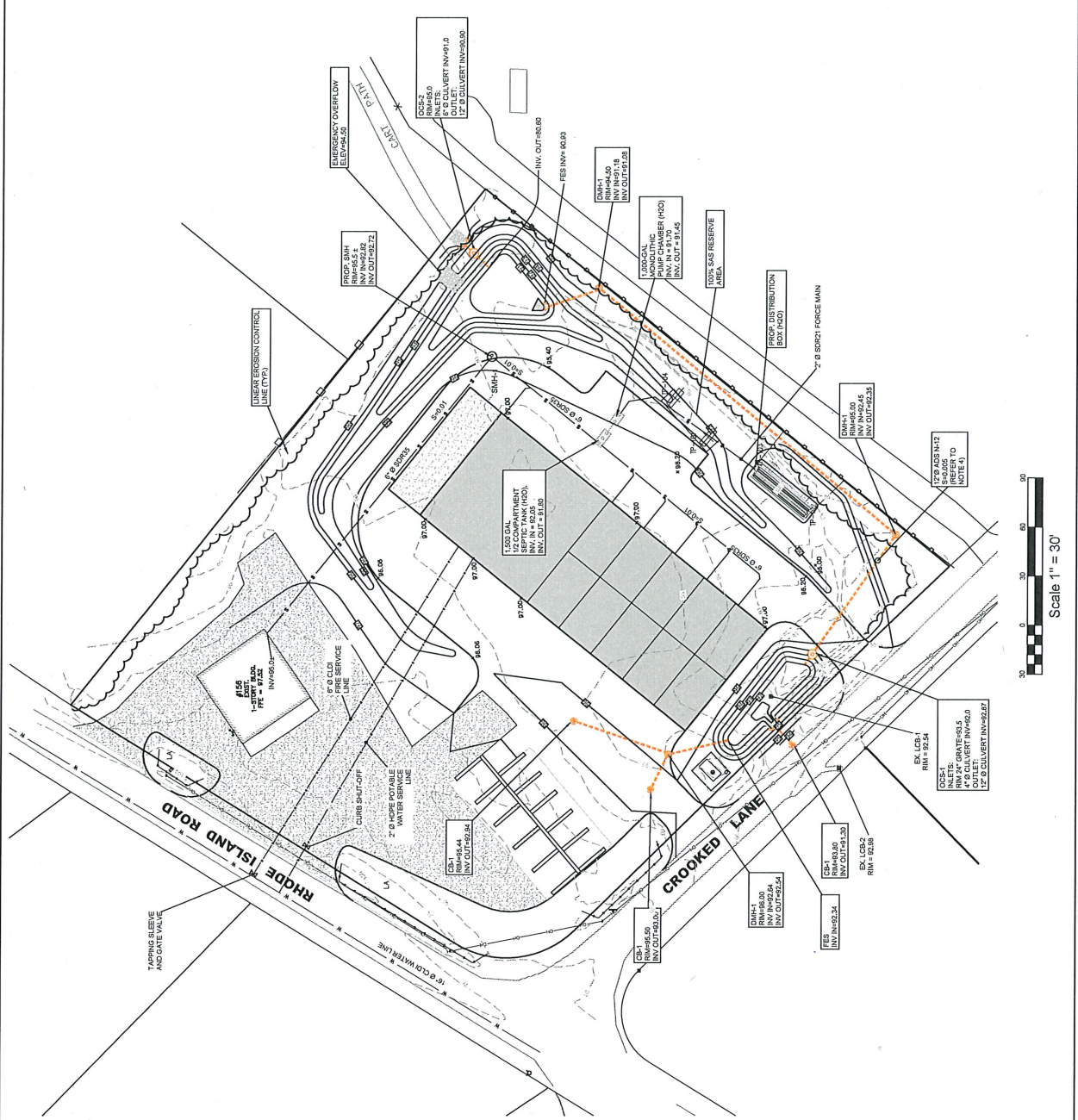
SITE SUMMARY:
 PARCEL ID: 026/004/002
 TOTAL AREA: 131,366 SF (3.02± ACRES)
 ZONING DISTRICT: INDUSTRIAL

ZONING REQUIREMENTS	EXISTING	PROPOSED
LOT AREA (SF)	70,000	131,366
FRONTAGE (FT)	115	711.60
DEPTHS (FT)	140	33.7
REAR SETBACK (FT)	40.50'	80.0 & 100.0
CONFORMANCE (%)	50.2	43.0

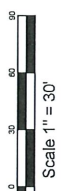
NOTES:
 1 - NO BUILDINGS ARE ALLOWED WITHIN 50' OF A RESIDENTIAL ZONE (WITH AN ADJUTICAL WALL)
 2 - COVERAGE CAN BE INCREASED TO BOX IF SECTION 7.A.4 SITE DESIGN STANDARDS ARE MET

CAR PARKING REQUIREMENTS:

ITEM	EXIST	PER LOT	PROPOSED	MIN. REQ'D
WAREHOUSE/OFFICE	1	PER EMPLOYEE	12	12
SPACES REQUIRED:	12			
ADA SPACES REQUIRED ON-SITE:	1 (MIN. ACCESSIBLE)			
ADA SPACES PROVIDED ON-SITE:	1 (MIN. ACCESSIBLE)			
TOTAL CAR PARKING SPACES AVAILABLE:				
MIN. 9' WIDE X 20' DEEP (STANDARD SPACE)				
MIN. 12' WIDE X 20' DEEP (HANDICAP ACCESSIBLE SPACE)				



- NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND GRADES PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN DO NOT INTERFERE WITH ANY EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER PRIOR TO ANY CUTS OR EXCAVATIONS.
 2. NO CONSTRUCTION IS TO BE DONE IN THE EXISTING OR PROPOSED UTILITY TRENCHES OR IN ANY EXISTING OR PROPOSED UTILITY TRENCHES UNLESS THE UTILITY TRENCHES HAVE BEEN PROTECTED BY THE CONTRACTOR.
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY WORK.
 4. ALL UTILITIES SHALL BE 12\"/>



REV.	DATE	DESCRIPTION	BY	APP.



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



RiverHawk ENVIRONMENTAL
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
 2183 OCEAN STREET, MARSHFIELD, MA 02050
 781-526-0239 WWW.RIVERHAWK.ILL.COM

COMMERCIAL DEVELOPMENT
 156 RHODE ISLAND ROAD
 LAKEVILLE, MA
 LANDSCAPING & LIGHTING PLAN

SP1.3

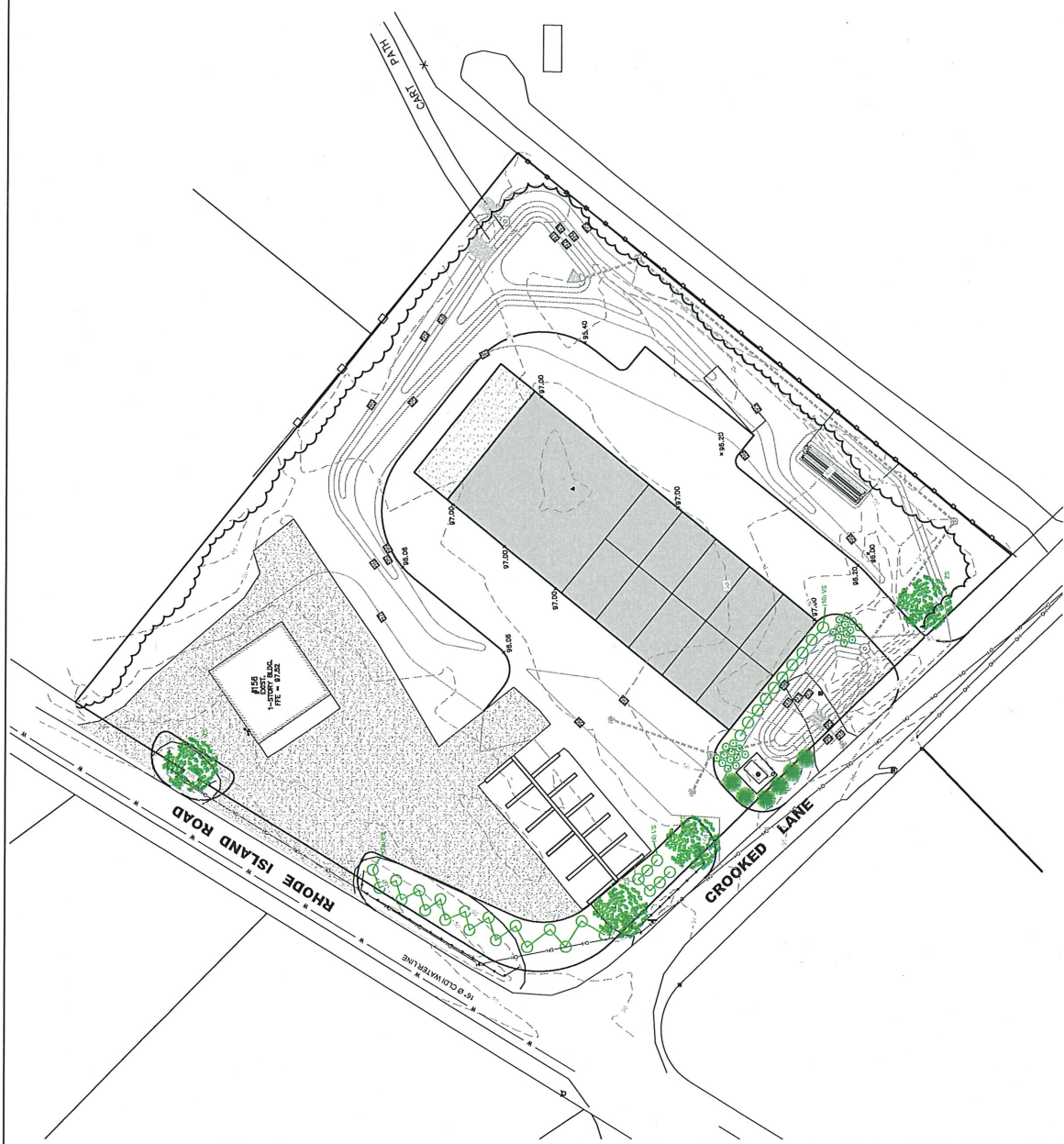
TOWN OF KINGSTON PLANNING BOARD.
 SITE PLAN APPROVAL

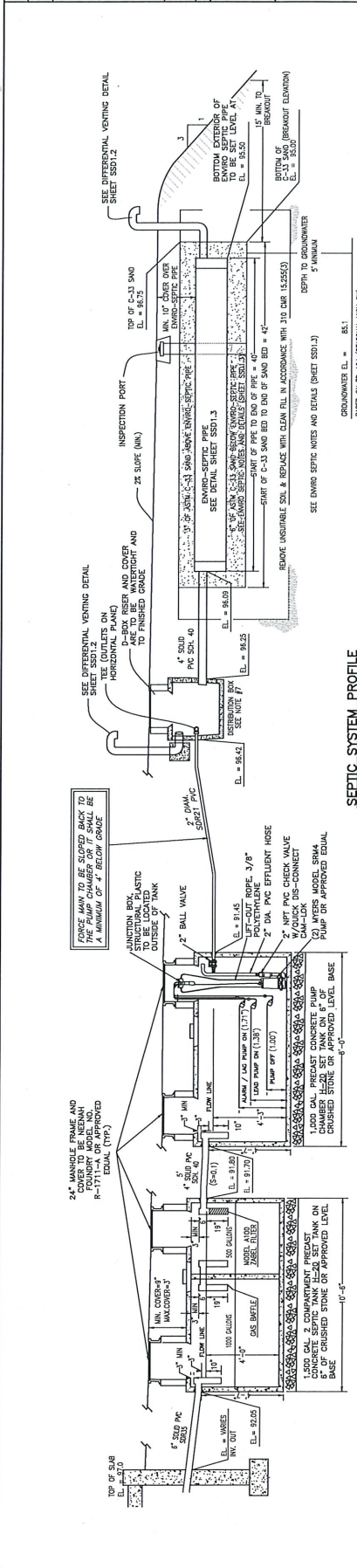
DATE APPROVED: _____

DATE ENDORSED: _____

PLANT KEY			
SYMBOL	ID	BOTANICAL NAME	COMMON NAME
	ZS	ZELKOWA SERRATA	JAPANESE ZELKOVS
	IG	ILEX GLABRA COMPACTA	COMPACT HOBNERRY
	VA	VARIOUS SHRUBS	AZALEAS WINTER BERRY HYDRANGEA RHODODENDRON
		VARIOUS PERENNIAL FLOWERS	SW. FL. NEW ENGLAND ASTER BLUING SP. EAR CARDINAL FLOWER

* HERE'S BASED ON ILLINOIS STATE PLANT HARDINESS ZONE 5
 AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.2-2004)





DESIGN DATA:

DESIGN FLOW FOR PUMP: 300 GPD (W/RESERVE/STORAGE SPACE)
 DESIGN FLOW FOR ABSORPTION: 150 GPD (W/RESERVE)
 TOTAL REQUIRED: MINIMUM FLOW = 300 GPD

SEPTIC TANK:

USE 2 COMPARTMENT TANK
 COMPARTMENT 1: 64-HR RETENTION TIME
 COMPARTMENT 2: 24-HR X 1 DAY = 360 GALLON
 USE 1,500 GAL 2-COMPARTMENT TANK
 (100-340,500 GALLON)

SOIL ABSORPTION SYSTEM (ENVIRO-SEPTIC):

PERCOLATION RATE = $4.2 \text{ MIN/INCH (CLASS 1 SAND)}$
 USE STANDARD ENVIRO-SEPTIC PIPE IN BED CONFIGURATION
 TASK 1: LINEAR FEET OF ENVIRO-SEPTIC PIPE REQUIRED
 DESIGN LOADING RATE = 0.30 LF OF ENVIRO-SEPTIC PIPE/PPD
 1,500 GPD OF ENVIRO-SEPTIC PIPE REQ'D = 500 LF
 TASK 2: SORT OF PROPOSED SWS
 SAND BED TO HAVE NO SLOPE
 TASK 3: MINIMUM CENTER TO CENTER SPACING
 MINIMUM CENTER TO CENTER PIPE SPACING = 1.5'
 USE 40 LF (LINE LENGTH) X 6 (LINES) = 240 LF OF ENVIRO-SEPTIC PIPE PROVIDED = 480 GPD X 500 GPD MAX.
 TASK 5: TOTAL SYSTEM BED AREA
 MINIMUM AREA OF SAND BED REQUIRED = 13.5 SQ YD (121.5 SQ FT)
 MINIMUM AREA OF TYPICAL AGGREGATE SYSTEM = 130 GPD / (0.74 GPD/SF) = 175.67 SQ FT
 MINIMUM AREA OF SAND BED REQUIRED = 480 SF X (0.60) = 288 SF
 (PROVIDED) 441 SF > 288 SF (MINIMUM REQUIRED)

FLOW PROVIDED:

(PROVIDED) 480 GPD > 300 GPD (MINIMUM REQUIRED)
 (PROVIDED) 480 GPD > 300 GPD (MINIMUM REQUIRED)

TOWN OF LAKEVILLE PLANNING BOARD:

SITE PLAN APPROVAL _____
 DATE APPROVED _____
 DATE ENDORSED _____

PUMP NOTES:

1. AN ALARM AND VISUAL ALARM SHALL BE PROVIDED. PUMPS TO BE ON SEPARATE CIRCUIT FROM ALARM.
2. PUMPS AND APPURTENANCES TO BE INSTALLED AND LOCATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND LOCAL BUILDING CODES.
3. PUMPS SHALL BE INSTALLED ON A MINIMUM OF 4" BENCH GRADE. PUMPS SHALL BE INTED AT 4" TO 6" ABOVE FINISHED GRADE. PUMPS SHALL BE LOCATED AT LEAST 10' FROM FOUNDATION WALLS AND 10' FROM OTHER STRUCTURES.
4. THE PUMP SHALL BE INSTALLED ON A MINIMUM OF 4" BENCH GRADE. PUMPS SHALL BE INTED AT 4" TO 6" ABOVE FINISHED GRADE. PUMPS SHALL BE LOCATED AT LEAST 10' FROM FOUNDATION WALLS AND 10' FROM OTHER STRUCTURES.

SEPTIC CONSTRUCTION NOTES:

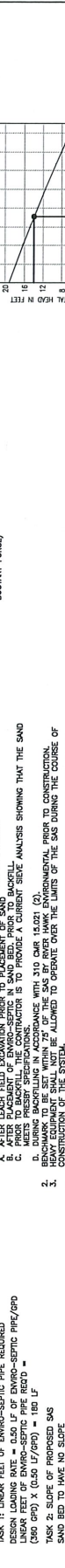
1. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND RIVER HAWK ENVIRONMENTAL, LLC, AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND RIVER HAWK ENVIRONMENTAL, LLC, AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
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17. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND RIVER HAWK ENVIRONMENTAL, LLC, AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
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21. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND RIVER HAWK ENVIRONMENTAL, LLC, AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
22. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND RIVER HAWK ENVIRONMENTAL, LLC, AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

DOSE CALCULATION:

DESIGN DOSE = 300 GPD / 4 DOSE/DAY = 75 GALLONS
 DESIGN DOSE VOLUME = 18.3 GALLONS/DOSE
 PUMP DESIGN: 1,000 GALLON CAPACITY
 REQUIRED HEAD = FRICTION LOSSES + ALTITUDE CHANGE + FRICTION LOSSES
 ALTITUDE CHANGE = 1.5'
 FRICTION LOSSES = 18.42' - 67.45' = 9'
 FRICTION LOSS = 4.1'
 REQUIRED PUMP HEAD = 9' + 4.1' = 13.1'

BUOYANCY CALCS. 1,000 GALLON PUMP CHAMBER

DOWNWARD FORCES:
 DESIGN DOSE = 300 GPD / 4 DOSE/DAY = 75 GALLONS
 DESIGN DOSE VOLUME = 18.3 GALLONS/DOSE
 PUMP DESIGN: 1,000 GALLON CAPACITY
 REQUIRED HEAD = FRICTION LOSSES + ALTITUDE CHANGE + FRICTION LOSSES
 ALTITUDE CHANGE = 1.5'
 FRICTION LOSSES = 18.42' - 67.45' = 9'
 FRICTION LOSS = 4.1'
 REQUIRED PUMP HEAD = 9' + 4.1' = 13.1'



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

TP	DEPTH	SOIL	ELV.	DEPTH	SOIL	ELV.	DEPTH	SOIL	ELV.
TP-101	0" - 10"	CI	94.0	10" - 20"	CI	93.2	20" - 30"	CI	92.4
TP-102	0" - 10"	CI	94.0	10" - 20"	CI	93.2	20" - 30"	CI	92.4
TP-103	0" - 10"	CI	94.2	10" - 20"	CI	93.4	20" - 30"	CI	92.6
TP-104	0" - 10"	CI	94.2	10" - 20"	CI	93.4	20" - 30"	CI	92.6

SEPTIC SYSTEM PROFILE

NOT TO SCALE

GROUNDWATER EL. = 83.1
 BASED ON TP-104 (SEASONAL HIGH P.W.)

DESIGN DATA:

DESIGN FLOW FOR PUMP: 300 GPD (W/RESERVE/STORAGE SPACE)
 DESIGN FLOW FOR ABSORPTION: 150 GPD (W/RESERVE)
 TOTAL REQUIRED: MINIMUM FLOW = 300 GPD

SEPTIC TANK:

USE 2 COMPARTMENT TANK
 COMPARTMENT 1: 64-HR RETENTION TIME
 COMPARTMENT 2: 24-HR X 1 DAY = 360 GALLON
 USE 1,500 GAL 2-COMPARTMENT TANK
 (100-340,500 GALLON)

SOIL ABSORPTION SYSTEM (ENVIRO-SEPTIC):

PERCOLATION RATE = $4.2 \text{ MIN/INCH (CLASS 1 SAND)}$
 USE STANDARD ENVIRO-SEPTIC PIPE IN BED CONFIGURATION
 TASK 1: LINEAR FEET OF ENVIRO-SEPTIC PIPE REQUIRED
 DESIGN LOADING RATE = 0.30 LF OF ENVIRO-SEPTIC PIPE/PPD
 1,500 GPD OF ENVIRO-SEPTIC PIPE REQ'D = 500 LF
 TASK 2: SORT OF PROPOSED SWS
 SAND BED TO HAVE NO SLOPE
 TASK 3: MINIMUM CENTER TO CENTER SPACING
 MINIMUM CENTER TO CENTER PIPE SPACING = 1.5'
 USE 40 LF (LINE LENGTH) X 6 (LINES) = 240 LF OF ENVIRO-SEPTIC PIPE PROVIDED = 480 GPD X 500 GPD MAX.
 TASK 5: TOTAL SYSTEM BED AREA
 MINIMUM AREA OF SAND BED REQUIRED = 13.5 SQ YD (121.5 SQ FT)
 MINIMUM AREA OF TYPICAL AGGREGATE SYSTEM = 130 GPD / (0.74 GPD/SF) = 175.67 SQ FT
 MINIMUM AREA OF SAND BED REQUIRED = 480 SF X (0.60) = 288 SF
 (PROVIDED) 441 SF > 288 SF (MINIMUM REQUIRED)

FLOW PROVIDED:

(PROVIDED) 480 GPD > 300 GPD (MINIMUM REQUIRED)
 (PROVIDED) 480 GPD > 300 GPD (MINIMUM REQUIRED)

TOWN OF LAKEVILLE PLANNING BOARD:

SITE PLAN APPROVAL _____
 DATE APPROVED _____
 DATE ENDORSED _____

REV.	DATE	DESCRIPTION	BY	APP.



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



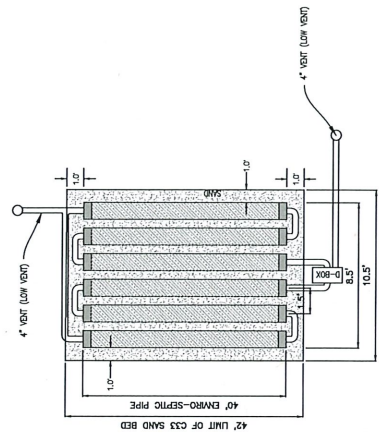
RiverHawk
 ENVIRONMENTAL
 CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT
 2183 OCEAN STREET, MARSHFIELD, MA 02050
 781-526-6239 www.riverhawkllc.com

PROJECT NO. 00448-01-01
 SCALE: AS SHOWN
 SHEET NO. 2
 SEPTIC SYSTEM DETAILS - 2
 COMMERCIAL DEVELOPMENT
 156 RHODE ISLAND ROAD
 LAKEVILLE, MA
 MARCH 10, 2022

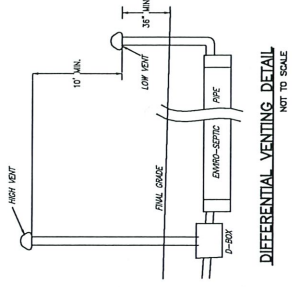
SSD1.2

TOWN OF LAKEVILLE PLANNING BOARD:
 SITE PLAN APPROVAL

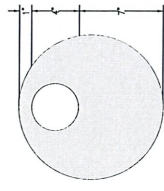
DATE APPROVED: _____
 DATE ENDORSED: _____



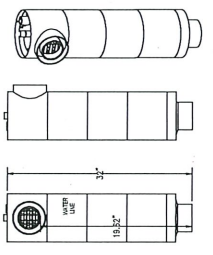
PRESBY LEACHING BED
 NOT TO SCALE



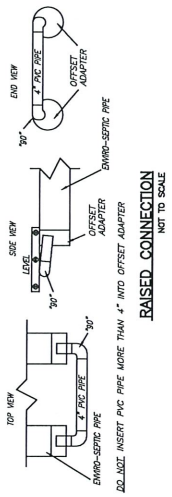
DIFFERENTIAL VENTING DETAIL
 NOT TO SCALE



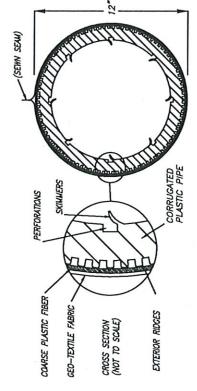
OFFSET ADAPTER
 NOT TO SCALE



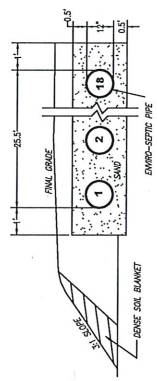
ZABEL A100 OUTLET FILTER
 NOT TO SCALE



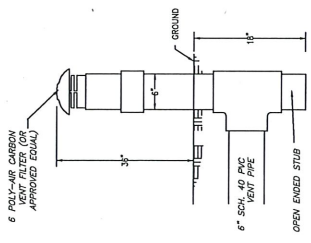
RAISED CONNECTION
 NOT TO SCALE



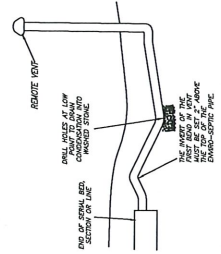
EMVRO-SEPTIC LEACHING SYSTEM
 NOT TO SCALE



CROSS-SECTION OF SAS
 NOT TO SCALE



LOW VENT DETAIL
 NOT TO SCALE



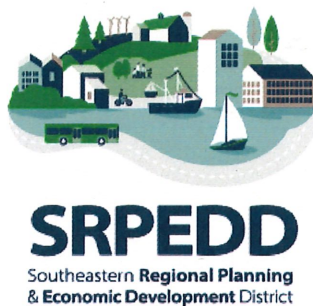
REMOTE LOW VENT DETAIL
 NOT TO SCALE

**AGENDA ITEM #10
APRIL 25, 2022**

**DISCUSS AND POSSIBLE VOTE ON APPOINTING SELECT
BOARD SRPEDD DELEGATE**

SRPEDD has requested that the Board appoint their annual SRPEDD Commission member. Member Carboni is the current appointee.

The expiration date on the appointment would be May 24, 2023.



2022-2023 SRPEDD Commission Member Appointment Form

The **Southeastern Regional Planning and Economic Development District (SRPEDD)** was created by the Massachusetts Legislature, along with 12 other regional planning agencies across the state to undertake regional planning and deliver cost-effective planning-related technical assistance to the municipalities that they serve (in SRPEDD's case: four cities and 23 towns). The key to all such agencies' success and effectiveness in achieving those missions, is the **Regional Commission**, or body of **appointed representatives** from each member municipality. As one would expect, there is call and opportunity for such Commissioners to exercise leadership, share of their expertise, and help to advance their respective regions— be it through land use, transportation, economic development, environmental, or multiple other types of planning. Indeed, it is the Commissioners that define the agency, who through their commitment, dedication and engagement in the following, help to ensure that the region is most effectively served:

1. ***Policy Setting*** - Through your participation in Committee and at Commission meetings, you will be asked to vote on important policy matters affecting the region:
 - Regional development policies – adoption of plans and goals.
 - Regional priorities –assessment and establishment of priorities that help to determine and apportion federal and state funding for transportation and economic development projects.
 - Work program direction – deliberation on whether to apply for particular funding, and/or pursue identified projects in conjunction with the annual work program.

2. ***Partnering with Member Municipalities*** - As a liaison and key point of contact between your municipality and SRPEDD:
 - Provide timely information and updates to your municipality in regards to ongoing planning initiatives, upcoming funding and other opportunities; also, to fellow Commissioners about key planning issues in your community.
 - Help to represent your city/town's perspective in discussion of regional issues.
 - Help to educate and promote awareness of regional planning in your community.

3. ***Agenda Setting*** – Based on your understanding and familiarity with local and regional needs, help to set the organization's agenda by encouraging focus on prioritized planning issues important and beneficial to the region.

SRPEDD, 88 Broadway, Taunton, MA 02780

TEL: (508)824-1367 – FAX (508)823-1803 – Email: info@srpedd.org

4. **Commission Governance** – Finally, in conjunction with fellow Commissioners and possible service as a SRPEDD officer or committee member, help to provide key oversight on personnel, budget and other areas related to day-to-day operations.

**2022-2023 SRPEDD COMMISSION MEMBER
Appointment Form**

Please be advised that has been appointed to represent the (*check one*) Mayor [], Bd. of Selectmen [] Planning Bd. [] for the

City/Town of

on the SRPEDD Commission for the period:

May 25, 2022 through May 24, 2023

Signature: _____
Mayor or Chair, Board of Selectmen/Planning Board

Date: _____

Please provide SRPEDD Commissioner Appointee contact information

Name: _____

Street: _____

City/Town: _____

Telephone: _____

Email Address: _____

Please return this form by: MAY 13, 2022

Via Email: ssousa@srpedd.org, Fax: (508) 823-1803 or U.S. Mail

**AGENDA ITEM #11
APRIL 25, 2022**

**RECEIVE LETTER OF RESIGNATION FROM COUNCIL ON
AGING DIRECTOR AND DISCUSS THE HIRING PROCESS**

Attached is a letter of resignation from Kelly Howley, Council on Aging Director. Her last day of work will be May 13, 2022.

The current job description has been included for your review.



Kelly Howley
Director
(508) 947-7224
(508) 947-4254 fax

Town of Lakeville Council On Aging

Senior Center • 1 Dear Crossing • Lakeville, MA 02347



E-Mail:
khowley@lakevillema.org
lakevillecoa@comcast.net
Website:
lakevillecoa.com

April 21, 2022

RECEIVED
APR 21 2022
SELECTMEN'S OFFICE

Dear Chairman Rich LaCamera, Lakeville Select Board and Town Administrator
Ari Sky:

Please accept this letter as formal notice of my resignation from my position as Lakeville Council on Aging Director. My last official day of employment for the town will be Friday, May twentieth, four weeks from tomorrow. I will be on vacation from May sixteenth through May twentieth, which will make my last day at the COA May thirteenth two thousand and twenty-two.

Thank you for the opportunity to work in this position for the past nine and a half years. I have thoroughly enjoyed working here and appreciate all of the opportunities you have given me. However, I have decided it is time for me to move on to my next challenge.

I will do anything I can to help with the transition, including wrapping up current projects and training other team members. If I can be of any other assistance during this time, please let me know.

Thank you again for the opportunity, and I wish you and the Town of Lakeville all the best for the future.

Sincerely,


Kelly Howley

TOWN OF LAKEVILLE

COUNCIL ON AGING DIRECTOR

GENERAL STATEMENT OF DUTIES: Administer the daily operations of the Council on Aging, all activities and programs at the Senior Center including Transportation and the Meals on Wheels Program.

SUPERVISION RECEIVED: Works under the policy direction of the Board of Selectmen and under the administrative direction of the Town Administrator.

SUPERVISION EXERCISED: Supervise personnel and volunteers.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

The essential functions or duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position..

Oversees, plans, organizes, promotes, and administers a comprehensive program for the elderly. Serves as an advocate for the creation and maintenance of programs and services designed to enhance and support the lifestyle of residents over the age of sixty.

Directs the business management function of the Council on Aging, including the preparation and administration of budgets, computerization and maintenance of records and statistics; and preparation of (periodic) statistical and summary reports. Initiates and completes applications for grants from Federal State and local agencies, including any follow-up reports.

Develops, plans, organizes, and administers social, recreational, and educational programs and services for the elderly, providing a balance for citizens of different needs and interests.

Prepares and submits annual report to the Executive Office of Elder Affairs; prepares various reports as requested by the Council on Aging Board of Directors, the Board of Selectmen, and the Town Administrator; prepares department's annual report for the Annual Town Report.

Administers and provides direct supervision for the Town's transportation program including monitoring, recruiting and scheduling drivers. Oversees the routing, scheduling, and dispatching of the van, maintaining the van, and seeking reimbursement.

Attend monthly Council on Aging Meetings, regional and community meetings to advocate and facilitate services for the elderly, and other meetings and training, as needed or requested.

Provide professional assistance for outreach and support services to elderly residents and their families. Maintain support materials to assist the elderly in such diverse areas as tax assistance, medical benefits, insurance problems, social security, health care, homemaker services, alternative living arrangements, visiting nurses, friendly visitors, and the like. Compiles a list of these services for distribution to interested residents. Acts as an advocate for elders involving legal, housing and consumer related issues.

Fuel Assistance: Take and review applications for fuel and repairs to heating equipment. Prepare and submit documents for payment.

Prepare and submit bi-weekly payroll and invoices for vendor services.

Recruit, train, and supervise COA personnel. Prepare and submit performance reviews for all personnel, in accordance with personnel policies.

Recruit, train, and supervise volunteer personnel, as needed, with the understanding that volunteer work needs to be rewarding to those who volunteer.

Develop and maintain a public relations strategy, including a monthly newsletter, columns in the local newspapers, cable TV, and as needed, flyers.

Manage and maintain the Senior Center building and surrounding grounds, as well as, the parking area. Keep them in safe condition for senior access and in good condition for the community. Purchase supplies and equipment.

Have accurate knowledge of the Open Meeting Law, Public Records Management Law and other such laws pertaining to the maintaining of accurate records in the respective office.

OTHER REQUIRED RESPONSIBILITIES:

Write Formula Grant for the Executive Office of Elderly Affairs (EOEA) and other grant proposals.

Maintain the Senior Citizen Property Tax Work-Off Abatement Program, if the Town adopts the statute.

Perform similar or related work as required or as the situation dictates.

QUALIFICATIONS, ABILITIES AND SKILLS:

Thorough Knowledge of the federal, state, and local services and resources available to senior citizens and the current trends in services. Knowledge of intergenerational programs; knowledge of related federal, state and local laws and regulations; knowledge of budgeting and capital planning and grant writing.

Ability to interact with the elderly in a compassionate and understanding manner; ability to develop effective and constructive working relationships with senior citizens, service providers, human service agencies, and the general public; ability to anticipate specific needs of clients;

ability to prepare and manage budgets and finances; ability to prepare and administer grants from state, local or federal government agencies, and private foundations.

Ability to communicate effectively both orally and in writing, and must be computer literate.

Ability to research, develop, and implement programs and activities.

Excellent organizational and planning skills.

Ability to work with frequent interruptions.

Ability to handle a multitude of tasks and set priorities.

Ability to preserve and respect the confidentiality of clients.

Ability to comply with OSHA and ADA laws.

Willingness to work flexible hours.

Pleasant personality and good sense of humor.

Possession of a valid Class D Massachusetts driver's license and have access to reliable transportation.

CORI Check.

Drug & Alcohol Testing (per FTA)

Certification in first aid and CPR or ability to become certified within three months of hire.

EXPERIENCE AND TRAINING:

A Bachelor's degree is preferred in public/business administration, community organization, social work, gerontology, human relations or related field, minimum of three (3) years of related experience, or any equivalent combination of education and experience.

PHYSICAL REQUIREMENTS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job.

Light physical effort is required to perform administrative duties under typical office conditions. Must be able to lift objects weighing up to 30 pounds. The employee is required to stand, walk, sit, speak and hear/listen, and use hands to operate equipment and lift furniture, equipment and supplies. Vision requirements include the ability to read and analyze routine and complex documents and use a computer.

WORKING CONDITIONS

Regular hours of work are forty (40) hours per week Monday through Friday. However, there may be times in the evenings or on weekends when the employee's attendance at meetings or functions is necessary.

Independent responsibility for planning designing, and implementing services, programs and projects. Work is often different, involving unrelated processes and methods requiring the employee to come up with new techniques for resolving issues.

Makes constant and frequent contacts requiring sensitivity, perceptiveness and persuasion with elder clients, health care providers, state, regional and local officials, community leaders, and citizens groups serving elders.

Position affects the design and operation of all Council on Aging systems, programs, facilities, and equipment. Errors in judgment could result in considerable confusion and delay, loss of service, monetary loss or financial mismanagement; damage to buildings or equipment, legal repercussions and cause adverse public relations. Employee expected to alter policies as necessary to meet changing conditions of the population.

This position is an exempt position as regarding federal and state minimum wage and overtime requirements and, therefore, is ineligible to be paid overtime for work performed beyond forty hours in a workweek.

This job description does not constitute an employment agreement between the employer and employee, and is subject to change by the employer, as the needs of the employer and requirements of the job change.

**AGENDA ITEM #12
APRIL 25, 2022**

**DISCUSS REAPPOINTMENTS OF ANIMAL CONTROL
OFFICER AND ASSISTANT ANIMAL CONTROL OFFICERS**

The appointments of the Animal Control Officer and Assistant Animal Control Officers expire on April 30, 2022.

If you wish to make the reappointments, the **motion would be:**

To make the following re-appointments, all with terms to expire April 30, 2023:

Name	Position
David Frates	Animal Control Officer/Constable
Darcy Lee	Assistant Animal Control Officer
Ronnie Frates	Assistant Animal Control Officer
Lisa Podielsky	Assistant Animal Control Officer

**AGENDA ITEM #13
APRIL 25, 2022**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM ELLIOT
FARM LLC FOR ONE-DAY BEER AND WINE LICENSES FOR
MAY 1; JUNE 5; JULY 3; AUGUST 7 AND SEPTEMBER 4, 2022**

Dee Elliot has been invited to attend the meeting.

Attached is an application from Elliot Farm LLC for one-day beer and wine licenses for the above dates from 5 PM to 8 PM.

The vendor will be Harper Lane Brewery, LLC from Plymouth. They have provided their Farmer-Brewery License and Transportation & Delivery Permit, which is required. They have also included their insurance certificate.

Also included is an email from Elliot Farm LLC and report from Environmental Partners regarding a parking evaluation.

RECEIVED
APR 15 2022

THE COMMONWEALTH OF MASSACHUSETTS

SELECTMEN'S OFFICE

of _____
APPLICATION FOR LICENSE
(GENERAL)

April 15 2022

No. _____

TO THE LICENSING AUTHORITIES:

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

Elliot Farm LLC

Deanna Elliot, owner

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

STATE CLEARLY
PURPOSE FOR
WHICH LICENSE
IS REQUESTED

To serve Harper Lane Brewery beer and wine at Elliot Farm's monthly events for charity
to support feeding local families in need. Dates: 5/1/22, 6/5/22, 7/3/22, 8/7/22, 9/4/22

5-8pm 5-8pm 5pm-8pm 5-8pm
5-8pm

GIVE LOCATION
BY STREET
AND NUMBER

At 202 Main St.

in said City of Lakeville, MA 02347
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.

Elliot Farm LLC

*Signature of Individual
or Corporate Name (Mandatory)

Deanna Elliot

By: Corporate Officer
(Mandatory, if Applicable)

83-2664350

**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 _____

Hour A.M. _____

P.M. _____

Approved _____ 20 _____

Signature of Applicant

Address

License Granted _____ 20 _____



Commonwealth of Massachusetts
Office of the State Treasurer
Alcoholic Beverages Control Commission

FARMER-BREWERY LICENSE

M.G.L. c. 138, § 19C

This Farmer-Brewery License authorizes the following licensee to manufacture and brew, keep and expose for sale and to sell in kegs, casks, barrels, bottles or other containers malt containing not more than twelve percent alcohol by weight:

Harper Lane Brewery, LLC.

127 Camelot Dr
Plymouth, MA 02360

Approved by the Alcoholic Beverages Control Commission on December 10, 2021

Jean M. Lorizio

Jean Lorizio, Chairman

Crystal Matthews

Crystal Matthews, Commissioner

Deborah A. Baglio

Deborah Baglio, Commissioner

License Number: FB-LIC-000204

Record Number: 2021-000159-FB-REN

Capacity: 5K Barrels or Less

THIS LICENSE WILL EXPIRE DECEMBER 31, 2022 UNLESS REVOKED OR CANCELLED DURING THIS PERIOD

THIS LICENSE MUST BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS PLACE WHERE IT CAN BE EASILY READ



Commonwealth of Massachusetts
Office of the State Treasurer
Alcoholic Beverages Control Commission

TRANSPORTATION & DELIVERY PERMIT

M.G.L. c. 138, § 22

This Permit hereby authorizes the use of the following vehicle for transportation and delivery of alcoholic beverages:

Vehicle Plate Number

T82104

Related License:

HARPER LANE BREWERY, LLC.
ABCC License Number: TR-LIC-006624
License Type: Transportation Permit

Approved by the Alcoholic Beverages Control Commission on December 09, 2021

Jean M. Lorizio

Jean Lorizio, Chairman

Crystal Matthews

Crystal Matthews, Commissioner

Deborah A. Baglio

Deborah Baglio, Commissioner

License Number: TR-LIC-006624

Record Number: 2021-000250-TR-REN

THIS PERMIT WILL EXPIRE DECEMBER 31, 2022 UNLESS REVOKED OR CANCELLED DURING THIS PERIOD

THIS PERMIT SHALL BE CARRIED IN THE VEHICLE AT ALL TIMES



ADDITIONAL REMARKS SCHEDULE

AGENCY FBinsure, LLC		NAMED INSURED Harper Lane Brewery, LLC C/O Mike Pasalaqua 57 Harper Ln Middleboro, MA 02346	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:

Event Dates:

- 05/01/2022
- 06/05/2022
- 07/03/2022
- 08/07/2022
- 09/04/2022

Liquor Liability Limits: \$100,000 Per Occurrence/ \$300,000 Aggregate
Event Date: 10/09/2021

From: Deanna Elliot <elliotfarmcsa@gmail.com>

Sent: Wednesday, April 20, 2022 9:25:05 AM

To: Greg Lucas <gel@envpartners.com>; Ari Sky <asky@lakevillema.org>; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>

Cc: Newhall, Joshua (HOU) <Joshua.Newhall@mahouse.gov>

Subject: Elliot Farm Parking Evaluation

Good morning Ari & Chief Perkins,

I hope this email finds you well. Attached is a parking evaluation for Elliot Farm, provided by Environmental Partners, a local engineering firm.

We'd like to proceed with this proposal with MassDOT, and would appreciate your input, suggestions for refinements and approval prior to sharing it with them.

If you have any questions, please don't hesitate. We look forward to hearing your thoughts.

--

Warm regards,

Dee Elliot
Owner

Elliot Farm
202 Main Street
Lakeville, MA 02347
P: 508-692-8912
www.elliotfarm.org
www.facebook.com/elliotfarm

MEMORANDUM

Date: April 15, 2022

To Ms. Deanna Elliot, Elliot Farm

From Greg E. Lucas, PE, PTOE, RSP

CC Janes D. Fitzgerald, PE, LEED AP – Director of Transportation

Subject Elliot Farm Parking Evaluation

Environmental Partners (EP) has been retained by Elliot Farm (the Client) to evaluate existing parking and make recommendations on additional parking, signage, and other safety-focused improvements at the farm for discussion and further coordination with the Town of Lakeville and the Massachusetts Department of Transportation (MassDOT).

Existing Conditions

Elliot Farm is a working farm with a roadside farm stand located at 202 Main Street in Lakeville, Massachusetts. The farm stand is open seasonally seven days a week, from July to October. Elliot Farm plans to extend operations in 2022 by opening from May to December, maintaining the same seven day a week schedule.

Farm stand operations were expanded in 2021 with the construction of a permanent structure adjacent to the main residence on site, and repaving of the driveway and parking area for the farm stand. The parking area is served by two driveways, which are marked as one way entering from the southern driveway and one way exiting from the northern driveway.

Roadway Characteristics

Main Street (Route 105) is functionally classified as an Urban Minor Arterial under MassDOT jurisdiction. Elliot Farm is located at 202 Main Street, with an entering driveway approximately 450 feet south of the intersection of Main Street and Old Main Street. Assawompset Elementary School is a public elementary school serving the Freetown Lakeville Regional School District located approximately 0.4 miles south of Elliot Farm, and the signalized intersection of Main Street (Route 105) and Bedford Street (Route 18) is located approximately ½ mile south of the farm. Land use in

the vicinity of the farm is primarily open space and residential. Lakeville Church of the Nazarene is located approximately 1,000 feet north of the farm.

In the vicinity of Elliot Farm, Main Street has a paved width of approximately 44 feet, comprised of a single 12.5-foot travel lane in each direction and a minimum 8-foot shoulder. A paved asphalt sidewalk is provided along the west side of Main Street, separated from the roadway by a vertical granite curb. Centerline striping indicates a northbound passing zone beginning approximately 200 feet prior to the Elliot Farm entrance driveway, extending to the Lakeville Church of the Nazarene to the north. A southbound passing zone begins at Nelsons Grove Road approximately 400 feet north of the church, running southbound approximately 1,000 feet before ending approximately 430 feet in advance of the Elliot Farm exit driveway.

Main Street has an estimated 2019 average daily traffic (ADT) of 9,750 vehicles per day (vpd) at a point north of the signalized intersection with Route 18. This is projected from automatic traffic recorder (ATR) data maintained by MassDOT from September 2017, adjusted to an average month and grown to 2019 based on guidelines contained in MassDOT's April 2020 *Guidance on Traffic Count Data* memorandum, which was developed to provide a means to adjust data collected between 2014 and 2019 to represent a baseline condition prior to the COVID-19 pandemic.

EP also reviewed crash data in the vicinity of the farm site. EP queried crash data available through MassDOT's IMPACT crash data portal for the five most recent closed years (2015 through 2019), as well as for the open years of 2020 and 2021 for which MassDOT has not specifically finalized a complete data set. Data was reviewed for an area 500 feet in each direction on Main Street from the farm site at 202 Main Street. Data revealed four crashes from 2015 to 2019, and four in 2020 and 2021. Of note is that six of the eight crashes were single vehicle crashes, and only one crash resulted in injury. Of specific interest is the date and time of the crashes occurring at the intersection. Four of eight crashes occurred outside of the operating months of Elliot Farm, and only two crashes occurred during the operating months and operating hours of the farm. This suggests that the farm and its operations do not exhibit a measured safety concern along Main Street.

EP conducted a field visit on March 21, 2022 and collected spot speed data via handheld radar recorder. Data was collected between 1:30 PM and 2:00 PM and represented a typical weekday with no impedance to typical through traffic on Main Street. Data revealed an 85th percentile speed of 47 miles per hour (mph) northbound and 50 mph southbound. The 85th percentile speed, or the speed at which 85% of vehicles are traveling at or below, is typically the fundamental value used in establishing speed limits, designing roadway geometrics, and evaluating sight distance. The posted speed in both directions is 45 mph, consistent with Special Speed Regulation #355-B, which establishes the legal speed limit for the roadway. The variance in directional speeds is likely the result of the roadway geometry, which features a long straightaway approaching the farm southbound.

Sight Distance

EP calculated required Stopping Sight Distance (SSD) based on American Association of State Highway and Transportation Officials (AASHTO) guidelines as outlined in *A Policy on Geometric Design*

of *Highways and Streets*¹. To calculate the appropriate sight distance, EP used 85th percentile speeds as calculated based on recorded data referenced above. This results in a required northbound SSD of 385 feet, and a required southbound SSD of 424 feet.

Parking

The on-site paved area provides 19 marked parking spaces, with one marked as accessible with an adjacent access aisle. During busy times, particularly on weekends, it has been reported that parking demand exceeds available parking, resulting in on-street parking along Route 105 which may impact visibility for entering and exiting vehicles. To address this, Elliot Farm erected No Parking signs posted between the entrance and exit driveways, which prohibit parking along the east side of the road in this area to aid visibility for exiting vehicles. No Parking signs are erected on concrete bases, which may present a crash hazard if struck. No restrictions exist for parking south of the entrance driveway or north of the exit driveway, and vehicles are reported to park in these areas during busy times.

Recommendations

EP suggests formalization of the No Parking restriction between the entrance and exit driveways and for a distance before and after the driveways for adequate sight lines by posting permanent signs in this area. Signs should be posted on breakaway posts meeting current MassDOT standards. The attached exhibit applies sight triangles for exiting traffic based on the calculated sight distances for northbound and southbound approaching traffic as the basis for No Parking restrictions.

Parking signs are proposed along the shoulder of Main Street outside of the sight triangle allowing for approaching vehicles to be visible to exiting drivers (and vice versa) even when proposed roadside parking is occupied. Preliminary conversations between Elliot Farm and MassDOT suggested a willingness to designate a parking duration limit of 30 minutes along Main Street (Route 105). The 30 minute parking limit encourages turnover and in turn supports continued availability of supplemental on-street parking supporting Elliot Farm demand. While no on street parking is expected other than that generated by Elliot Farm, timed restrictions could be proposed if on street parking occurs outside of business hours.

South of Elliot Farm, the proposed on-street parking expands for approximately 200 feet. While this area extends beyond the southern limit of the Elliot Farm property, the abutting property has a natural buffer of mature trees and a fence which provide protection from the potential visual and/or noise impact of parking. North of the Elliot Farm exit driveway, parking extends beyond the sight triangle for approximately 300 feet, generally bordering the open field of the farm and extending to the northern wooded edge of the property. In total, the provision of 500 feet of on-street parking suggests an additional capacity for parking of between 20 and 25 vehicles.

EP recommends further discussion and coordination with both the Town of Lakeville and MassDOT to advance and implement proposed parking accommodations. Discussions with MassDOT should also consider the removal of passing zones where on street parking is proposed to be allowed.

¹ A Policy on Geometric Design of Highways and Streets, 2018, 7th Edition, American Association of State Highway and Transportation Officials



ENVIRONMENTAL PARTNERS Recommended Parking Signage
 Elliot Farm, 202 Main Street, Lakeville, MA

**AGENDA ITEM #14
APRIL 25, 2022**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM THE
TUESDAY CLUB OF ASSONET TO PLACE A SIGN ON TOWN
PROPERTY FOR THE ANNUAL STRAWBERRY FESTIVAL**

The Tuesday Club is requesting permission to place a sign on Town property to advertise the Strawberry Festival on June 19, 2022.

I have attached the letter from 2019 regarding their request.



**THE TUESDAY CLUB OF ASSONET
P O Box 251
ASSONET, MA 02702**



April 11, 2022

Attn: Tracie Craig-McGee

The Tuesday Club of Assonet will be holding its annual Strawberry Festival on June 19, 2022. We would like to ask permission to place a sign on town property, as we have done in previous years.

The sign would be placed at a location per the discretion of the Lakeville Selectman.

It will be removed the day after the festival as per your request.

We would like to express our appreciation to you for your cooperation with this annual event.

We look forward to working with you again this year.

As you know, this event is held to provide scholarships for Freetown students.

Sincerely,

Cathy Oliveira
Corresponding Secretary
You may also respond via email: ourtuesdayclub@aol.com

Dorothy Grocott
President



33rd ANNUAL STRAWBERRY FESTIVAL

**ASSONET, MASSACHUSETTS
JUNE 19, 2022**

**SUNDAY FROM 11AM TILL 4 PM
RAIN OR SHINE!**

**Homemade Strawberry Shortcake
Hot dogs and Lemonade, Crafter's Raffle**

**Live music from Midnight Sun Country Band
A great assortment of Crafters
Fun for the whole family!
Please come and join us at The Bandstand
South Main Street Assonet, MA**

**Assonet Village Four Corners at the Bandstand
Route 79
Exit 10 From 24 South Exit 9 From 24 North
Our signs will lead you there! Free parking!**

**This annual Festival is held to provide scholarships
for students from Freetown, MA**

**Sponsored by The Tuesday Club of Assonet and the
Freetown Cultural Council
MA Cultural Council**



www.tuesdayclubofassonet.org

Like us on Facebook!

[www.facebook.com Tuesday Club of Assonet](https://www.facebook.com/TuesdayClubofAssonet)

May 7, 2019

Dorothy Grocott
The Tuesday Club of Assonet
P.O. Box 251
Assonet, MA 02702

Dear Dorothy:

At the Selectmen's meeting held on May 6, 2019, the Selectmen reviewed your request to place a sign on Town property advertising the Annual Strawberry Festival.

The Selectmen agreed that the Tuesday Club could place a sign at the intersection of Precinct and Pickens Street two weeks prior to your event, as was done last year, and remove the sign no later than two (2) days after the event.

The Town has a community sign located at the Town House and we would be more than happy to advertise your event on this sign the week prior if we do not have any Town events scheduled.

Sincerely,

Tracie Craig-McGee
Executive Assistant

**AGENDA ITEM #15
APRIL 25, 2022**

**DISCUSS SCHEDULING BOARD OF SELECTMEN MEETING
DATES FOR MAY**

Suggested dates for May, June, July and August are:

May 16, 2022 and May 23, 2022

June 13 and 27, 2022

July 11, 2022 and July 23, 2022

August 22, 2022

AGENDA ITEM #16
APRIL 25, 2022

NEW BUSINESS

AGENDA ITEM #17
APRIL 25, 2022

OLD BUSINESS

**AGENDA ITEM #18
APRIL 25, 2022**

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

OTHER ITEMS

1. Cemetery Commission reorganization memo
2. Board of Health Reorganization memo



Town of Lakeville

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

RECEIVED
APR 22 2022
SELECTMEN'S OFFICE

Memo

To: Select Board

From: Fran Lawrence, Clerk

Date: April 22, 2022

Re: Reorganization of Board of Health Members

At the Board of Health meeting held April 20, 2022, Board of Health Members voted to appoint **Christopher Spratt** as **Chairman** of the Board of Health

It was also voted that Member **Derek Maxim** would be **second member** and Member **Robert Poillucci** would be **third member**.

CC: Payroll Dept
Town Accountant
Town Clerk



TOWN OF LAKEVILLE
Cemetery Commission
346 Bedford Street
Lakeville, Massachusetts 02347

RECEIVED
APR 20 2022
SELECTMEN'S OFFICE

Date: April 19, 2022

To: Board of Selectmen, Town Clerk

From: Cemetery Commission *EO*

Re: Re-organization of Cemetery Commission

Please be advised that the Cemetery Commission voted at their meeting of April 19, 2022 to reorganize and appointed *Emery Arrall* as the Cemetery Commission Chairperson.