



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time-Stamp
received & posted:

LAKEVILLE TOWN CLERK
ROUD 2024 APR 23 AM 01:58

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	BOARD OF HEALTH
Date & Time of Meeting:	Wednesday, May 1, 2024 @ 6:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA
Clerk/Board Member posting notice:	Fran Lawrence

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

Please ask if anyone is recording the meeting and announce that LakeCAM is recording

1. 1 Holly Hill Lane – *New Stable Permit* – meet with owner Don Bissonnette
2. 51 Shore Avenue – Meet with the owners Scott and Faye Joyce regarding their existing well.
3. 306 Bedford Street – Meet with Prime Engineering to discuss Local Upgrade Request.
4. Baldies Lakeville, LLC dba Baldies Pizzeria – New owners at the Establishment
 - Food Establishment Permit
 - Milk and Cream Permit
5. Review and approve meeting minutes
 - January 17, 2024
 - February 7, 2024
6. Discuss the recent BOH Agent's pending items

Any other business that may properly come before the Board of Health

Please be aware that this agenda is subject to change. Should other issues arise requiring immediate attention by the Board of Health after the posting of this Agenda, they may be addressed at this meeting.

Stable Permit

HSBP-9

Submitted On: Apr 15, 2024

Applicant

👤 Donald Bissonnette
☎ 508-269-0976
@ bissonnettoproperties@gmail.com

Primary Location

1 HOLLY HILL LN
LAKEVILLE, MA 02347

Applicant Information

Applicant/Business Name

Donald Bissonnette

Mailing Address (if different)

--

Applicant Email

BissonnetteProperties@gmail.com

Check if Boarding Stable

--

Number of Equine

2

Type of Building

Barn

Manure Management

Compost

Applicant Address

1 Holly Hill Ln

Applicant Phone

5082690976

Check if new stable permit

true

Number of Stalls

2

Building Measurements

24 x 24

If building type is other, please explain

--

If manure management is other, please explain

--

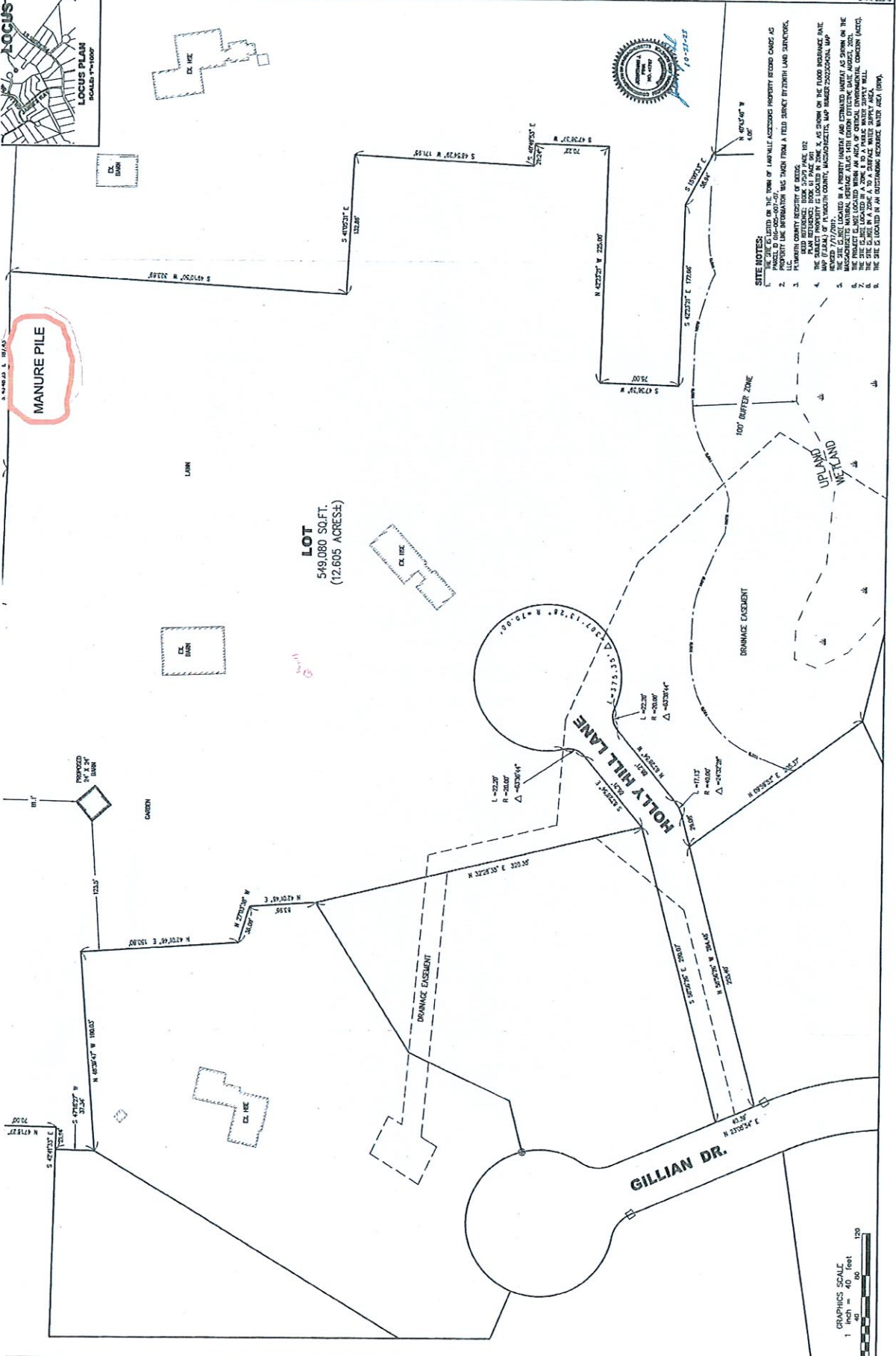
The undersigned hereby applies for a License in Accordance with the provisions of the Statutes relating thereto and in accordance with the rules and regulations made under authority of said statutes.

Signature

true

Stable Permit

DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023	DATE: 01/23/2023
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BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
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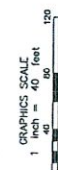
SITE NOTES:

1. ALL NOTES ON THE FORM OF LAND TITLE ACCESSORY PROPERTY RECORDS SHALL BE PARCEL TO 015-002-007-01.
2. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.
3. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.
4. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.
5. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.
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8. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.
9. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.
10. ALL PROPERTY LINE INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, L.P.

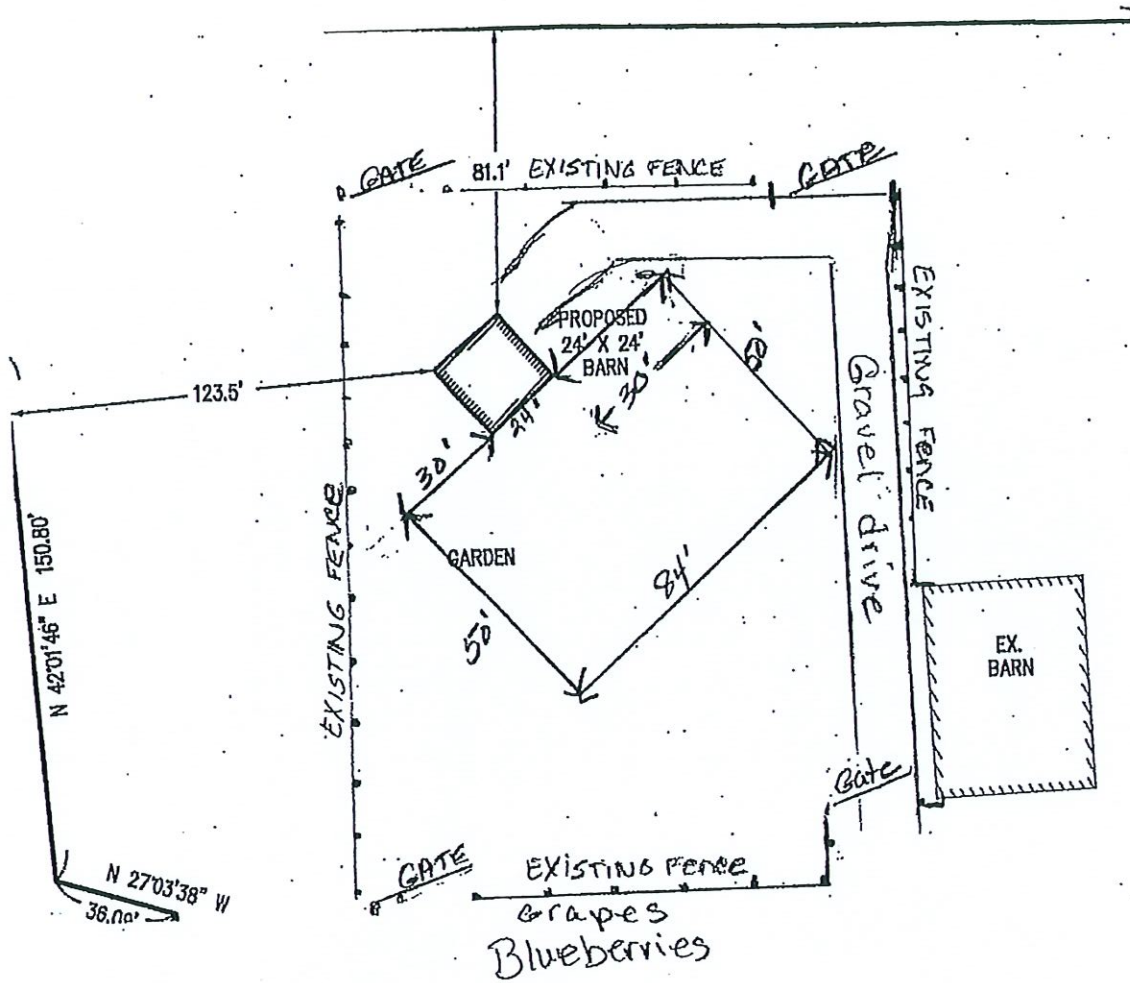


MANURE PILE

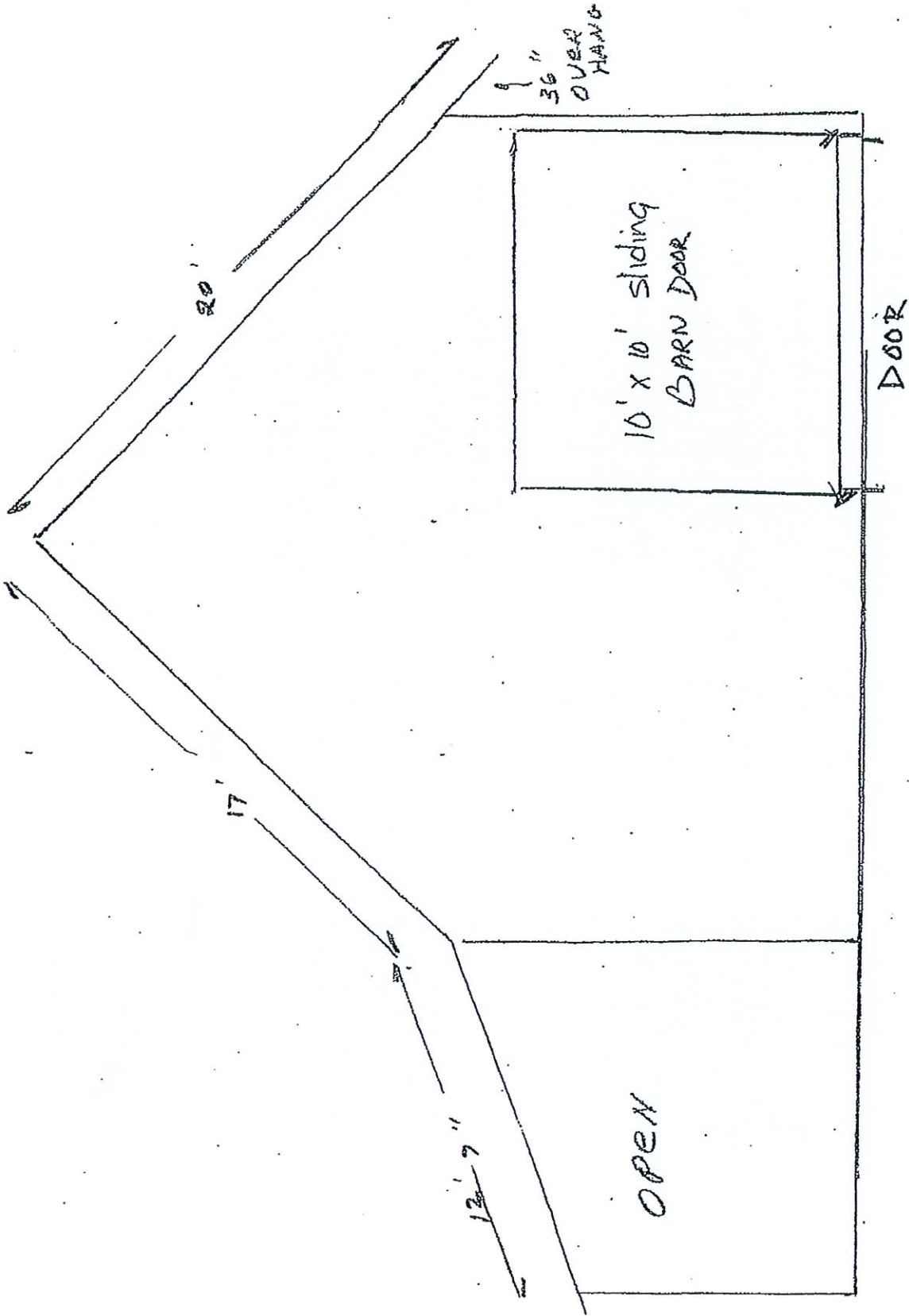
LOT
549,080 SQ. FT.
(12.605 ACRES±)



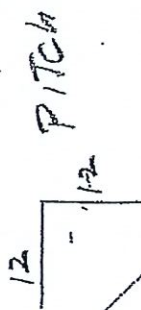
ZCE
ZENITH CONSULTING ENGINEERS, L.P.
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (908) 947-4208
P.E. STAMP



1 Holly Hill LN



RIDGE VENT

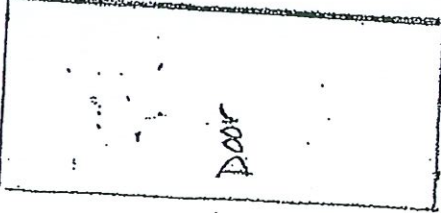
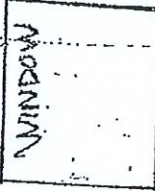


METAL ROOF

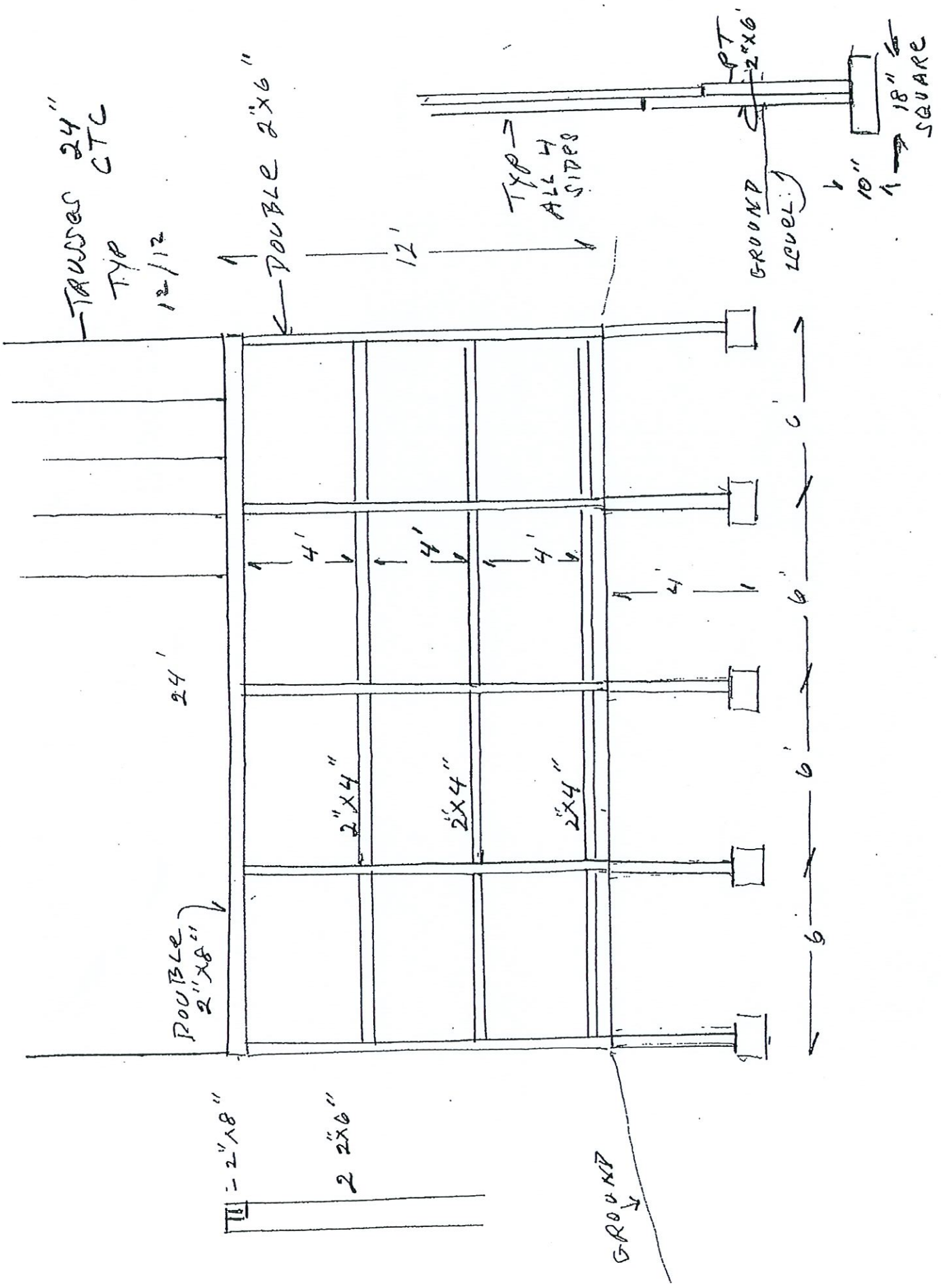
2 2"x8" HEADER
2 2"x16" POST

OPEN

VERTICAL BARN BOARD
SIDING.
TYP ALL SIDES



SOFFIT VENTS

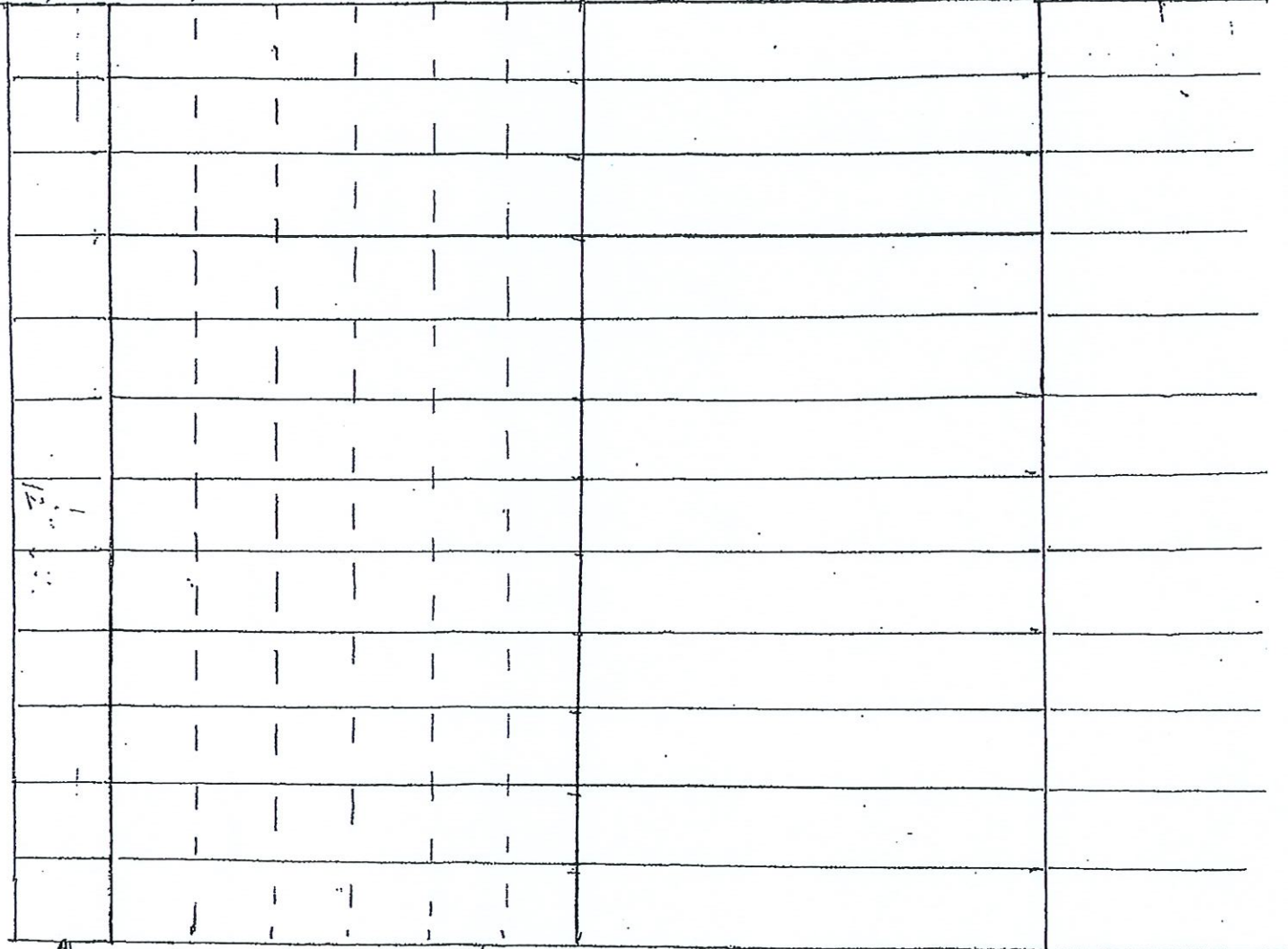


EXTEND TO P.
CORD 36"

1" X 4"
24" CTC
TYE

TRUSSES
24" CTC

10'

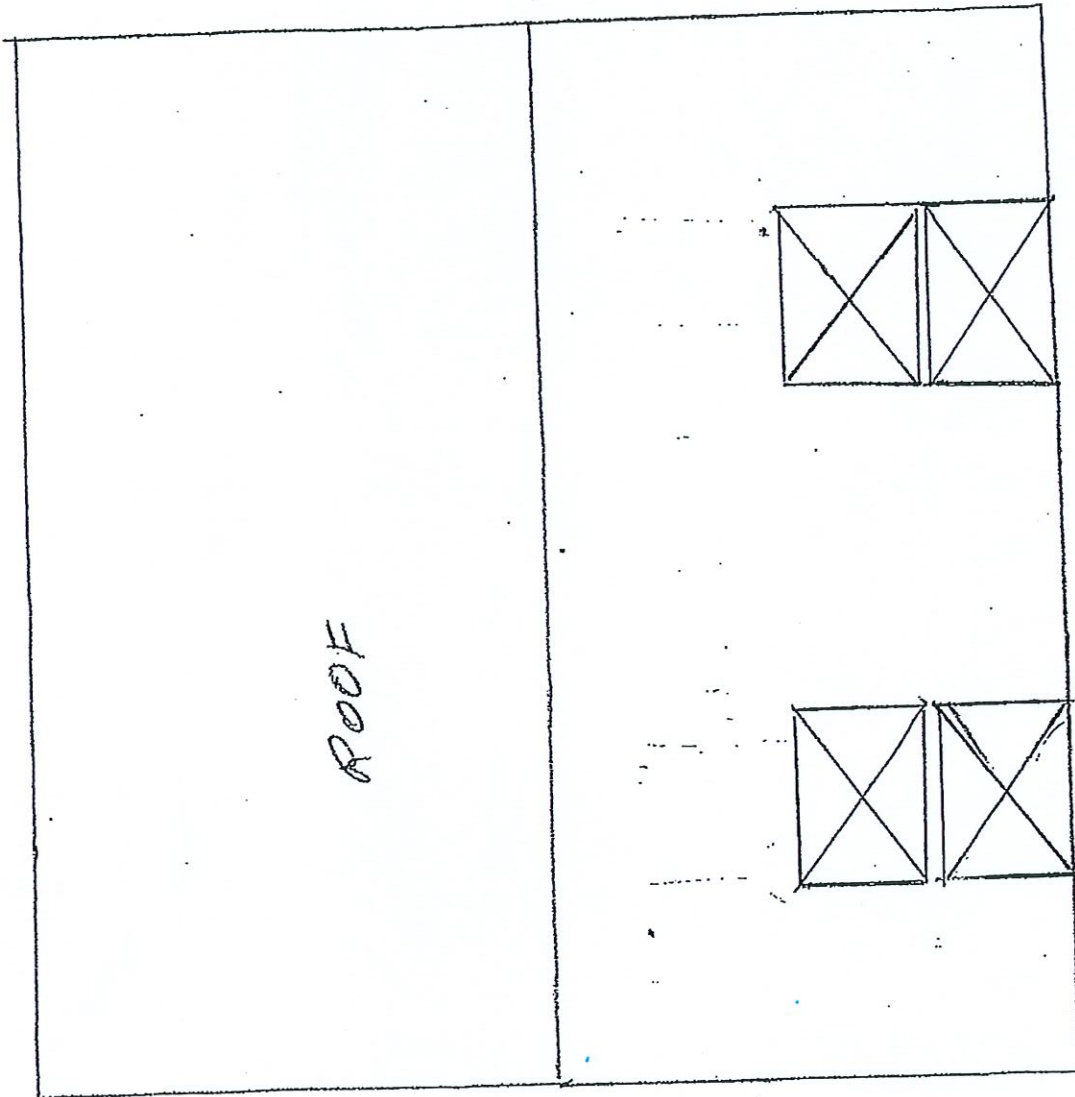


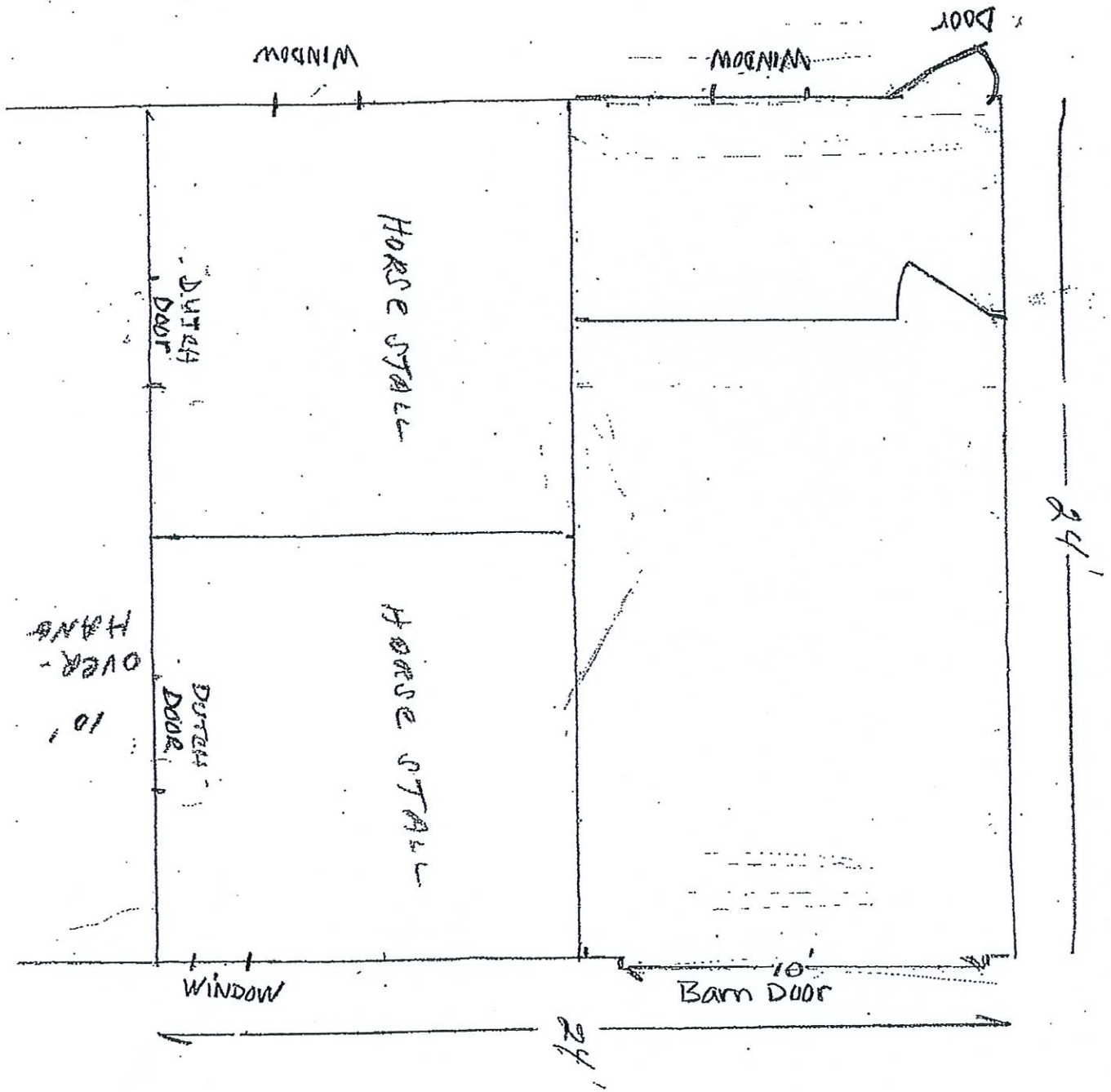
36" OVER HANG

METAL
ROOFING

ROOF

OVER HANG
24"

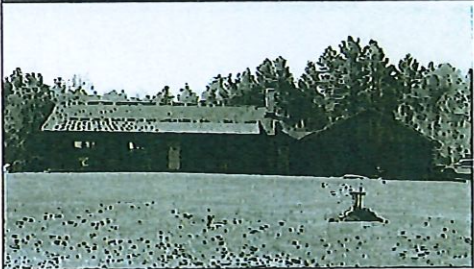




Property Card: 1 HOLLY HILL LN
Town of Lakeville, MA



Parcel Information	
Parcel ID: F_798507_2764546 Vision ID: 101318 Owner: BISSONNETTE JAMIE L & LURIE GILLIAN B Co-Owner: Mailing Address: 1 HOLLY HILL LN LAKEVILLE, MA 02347	Map: 016 Lot: 005 -007-07 Use Description: Single Fam Zone: Land Area in Acres: 12.6
Sale History	Assessed Value
Book/Page: Sale Date: 1/9/2023 Sale Price: \$1	Land: \$282,100 Buildings: \$394,900 Extra Bldg Features: Outbuildings: Total: \$725,100

Building Details: Building #		
	Model: Living Area: 1600 Appr. Year Built: Style: Ranch Stories: 1 Occupancy: 1 No. Total Rooms: 5 No. Bedrooms: 02 No. Baths: 1 No. Half Baths: 1	Int Wall Desc 1: K PINE/A WD Int Wall Desc 2: Ext Wall Desc 1: Logs Ext Wall Desc 2: Roof Cover: Metal/Tin Roof Structure: Gable/Hip Heat Type: Forced Air-Duc Heat Fuel: Propane A/C Type: Central



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Lakeville Board of Health Equine Stable Regulations

1. Stable permits are required for all equine
2. All applications for permits must include a current plan (scaled sketch acceptable) with all setbacks marked. Measured distances from barn, manure pile and paddock to well and property lines on lot, including distances to all abutters' wells and dwellings which must be shown on plan and need to be approved by the Board of Health
3. Paddock, manure pile or equine pen shall not be located within 20 feet of any street layout or property line
4. No license for a new stable for a single horse shall be issued unless the entire lot of land on which the stable is to be erected contains at least 40,000 sq. ft. of suitable land. No such license shall be issued for two (2) horses to be kept on any lot of land that contains less than 60,000 sq. ft. or for three (3) horses on any lot of land that contains 80,000 sq. ft. License for any additional horse(s) shall be subject to review by the Board of Health.
5. Board of Health may request that other departments sign off on the lot plan before approval (Conservation Commission, Building Inspector, Zoning Board, etc).
6. **The applicant must notify all direct abutters at least one week prior to a Board of Health meeting via certified mail.**
7. Prior to animal occupancy, the Inspector of Animals must perform an on-site inspection to review and sign off on the plan. Board of Health must review the plan and sign off.
8. All existing stables are grandfathered. The new owner must apply for a stable permit within six (6) months of the transfer of property. If the new owner does not apply for a stable permit within 6 months of property transfer, grandfathering will expire.
9. No manure pile or paddock area shall be located within 50' from a well. Both areas shall be under the discretion of the Board of Health (at least 50').
10. Every horse shall have the option to be protected with adequate shelter. Such building must have:
 - Weather tight roof
 - Ample head and body room for each horse
 - Adequate ventilation
 - Natural light
 - Flooring material that can be kept clean and dry
11. Paddocks shall be of sufficient size based on the number of horses kept. Fencing must be properly maintained to safely confine the animal(s).
12. Boarding of horses requires a 5-acre minimum lot in addition to above specifications.
13. Board of Health may grant variances as they see fit.

Definitions:

Direct Abutter: Any property that directly abuts and/or is across the street from the property applying for the stable permit.

Paddock: A fenced area associated with stabling horses including pasture and exercise area.

*Voted into regulations 10/22/2008, Effective 11/6/2008
Revised 11/19/2014*

Donald & Betty Bissonnette
1 Holly Hill Lane
Lakeville, MA 02347

April 20, 2024

Jamie & Traci Bissonnette
4 Gillian Drive
Lakeville, MA 02347

RECEIVED
APR 26 2024
BOARD OF HEALTH

Dear Neighbor,

As an abutter to our property, per town regulations, this notice is being sent to you for the purpose of notifying you that we will be stabling two horses on our 12 acre property at 1 Holly Hill Lane, off Gillian Drive.

The Board of Health meeting for this stable permit will be held May 1, 2024 at 6:00 p.m. at 323 Bedord St. (Police Station).

Best Regards,

Donald & Betty Bissonnette

Abutters d'etter sent

7022 3330 0000 4600 4413

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.68
Total Postage and Fees \$5.08
Postmark Here
0347 08
APR 2024
MA 02347
04/23/2024

Sent To Clifford
Street and Apt. No., or PO Box No.
55 William St #202
City, State, ZIP+4®
Lakeville, MA 02347
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MA 02347
04/23/2024

Sent To Jami Gillian Dr
Street and Apt. No., or PO Box No.
4 Gillian Dr
City, State, ZIP+4®
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346 Bedford St
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MA 02347
04/23/2024

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74 Pickens St
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MA 02347
04/23/2024

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Street and Apt. No., or PO Box No.
3 Gillian Dr
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04/23/2024

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 Adult Signature Required \$0.00
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MA 02347

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4 Rattles Way
Lakeville, Ma 02347

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72 Pickens St
Lakeville, Ma 02347

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8 James Way
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

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Postmark Here
MA 02347
04/23/2024

Postage \$0.68

Total Postage and Fees \$5.08

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

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Postmark Here
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04/23/2024

Postage \$0.68

Total Postage and Fees \$5.08

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®
Lakeville, MA 02347

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 3330 0000 4600 4264

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lakeville, MA 02347

OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0347 08
Postmark Here
MA 02347
04/23/2024

Postage \$0.68

Total Postage and Fees \$5.08

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Street and Apt. No., or PO Box No.

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Lakeville, MA 02347

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Lakeville, MA 02347

OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0347 08
Postmark Here
MA 02347
04/23/2024

Postage \$0.68

Total Postage and Fees \$5.08

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Lakeville, MA 02347

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 3330 0000 4600 4260

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OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0347 08
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MA 02347
04/23/2024

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Lakeville, MA 02347

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

RECEIVED

APR 11 2024

LAKEVILLE
BOARD OF HEALTH

Scott & Faye Joyce
51 Shore Ave
Lakeville, MA 02347

To Whom it may concern,

This letter is to request a hearing during your May 1st 2024 Board of Health meeting.

We received a letter stating that our property at 51 Shore Ave does not have potable water. We are requesting a hearing with the Board of health to ask for this order to be modified or withdrawn.

Sincerely,



Scott & Faye Joyce
774-571-7511



Town of Lakeville
Board of Health
346 Bedford Street
(Office Location 241 Main Street)
Lakeville, MA 02347

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

March 25, 2024

Scott and Faye Joyce
3 Angela Drive
Foxboro MA 02035

RE: 51 Shore Avenue Lakeville

It has come to our attention that 51 Shore Ave. is no longer using the public water supply as a source of potable water. The Minimum Standards of Fitness for Human Habitation requires that a source of potable water is provided to the occupants (see regulation below).

410.130: Potable Water/Sanitary Drainage

(A) The owner shall provide a supply of potable water sufficient in quantity and pressure to meet the ordinary needs of every occupant.

Since the Board of Health has no record of a well being permitted for this property, the dwelling is not considered habitable without a source of potable water.

410.630: Conditions Deemed to Endanger or Materially Impair Health or Safety

(A) The following conditions, when found to exist in a residence, shall always be deemed conditions which may endanger or materially impair the health, or safety and well-being of a person or persons occupying the premises:

- (1) Failure to provide and maintain a supply of water sufficient in quantity, pressure and temperature, both hot and cold, to meet the ordinary needs of the occupant, required by 105 CMR 410.130, 410.140, and 410.150, for a period of 24 hours or longer.*
- (2) Failure to provide heat as required by 105 CMR 410.180 or improper venting or use of a space heater or water heater prohibited by 105 CMR 410.160(C) and 410.170*
- (3) Shutoff and/or failure to restore electricity, gas, or water.*
- (4) Failure to provide the electrical facilities required by 105 CMR 410.300(A) through (E).*
- (5) Failure to provide a safe supply of water required by 105 CMR 410.130(A).*

Because this dwelling is not safe for occupancy it is to remain vacant until the water has been restored. As stated, a violation exists pursuant to 105 CMR 410.000: MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION (STATE SANITARY CODE, CHAPTER II). Failure to comply will result in fines.

Should you be aggrieved by this order, you have the right to request a hearing before the Board of Health. A request must be received in writing by said board within (7) days of receipt of this letter. At said hearing, you will be given an opportunity to be heard and to present witnesses and documentary evidence as to why this order should be modified or withdrawn. You have the right to be represented by counsel. Any adverse party has the right to present at the hearing.

Thank you for your attention to this matter.
Respectfully,

If you have any questions, you can call or email me at ecullen@lakevillema.org.

Respectfully,

A handwritten signature in black ink, appearing to read "Edward Cullen", with a long horizontal flourish extending to the right.

Edward Cullen
Agent for the Board of Health
Lakeville MA



RECEIVED

April 11, 2024

RE: Septic Upgrade
306 Bedford Street – Lakeville

APR 11 2024

LAKEVILLE
BOARD OF HEALTH

Dear Abutter:

Per the Massachusetts Title 5 Code 310 CMR 15.000, we are notifying you of a septic upgrade within 200' of a tributary to the surface water supply from Loon Pond to Assawompsett Pond. We have located the proposed leach field outside of the 200' setback, but the septic tank and pump chambers are within the setback.

Local Upgrade Request:

A reduction of the setback of the proposed septic tank and pump chamber from an abutting wetland (tributary to surface water supply) per 310 CMR 15.405 (1)(g)

Septic Tank
Required – 200'
Proposed – 145'

Pump Chamber
Required – 200'
Proposed – 160'

If you have any questions, please do not hesitate to contact me.

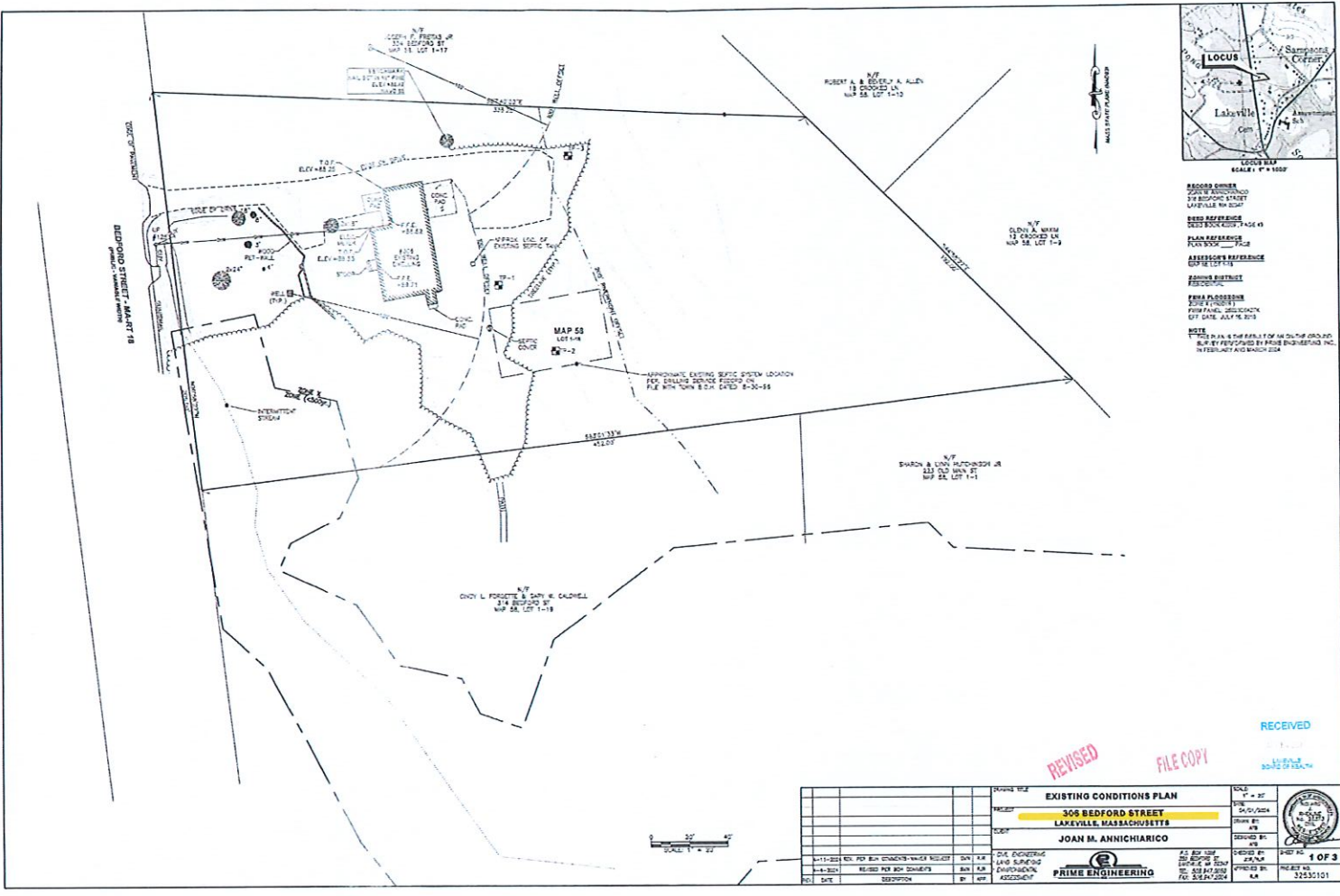
Sincerely,
PRIME ENGINEERING, INC.

A handwritten signature in cursive script, reading 'Richard J. Rheume'.

Richard J. Rheume, P.E., LSP
Chief Engineer

Taunton Water Department
91 Precinct Street
Lakeville, MA 02347

New Bedford Water Department
1 Negus Way
E. Freetown, MA 02717



RECORD NUMBER
 2008-000000
 218 BEDFORD STREET
 LAKEVILLE MA 02454

FIELD REFERENCE
 FIELD BOOK SHEET PAGE 43

PLAN REFERENCE
 PLAN BOOK PAGE

ADJACENT REFERENCE
 MAP 28 LOT 1-18

ADJACENT REFERENCE
 MAP 28 LOT 1-11

ADJACENT REFERENCE
 MAP 28 LOT 1-12

ADJACENT REFERENCE
 MAP 28 LOT 1-17

DATE
 07/24/2024

SCALE
 1" = 20'

SCALE
 1" = 1000'

SCALE
 1" = 20'

SCALE
 1" = 1000'

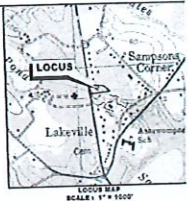
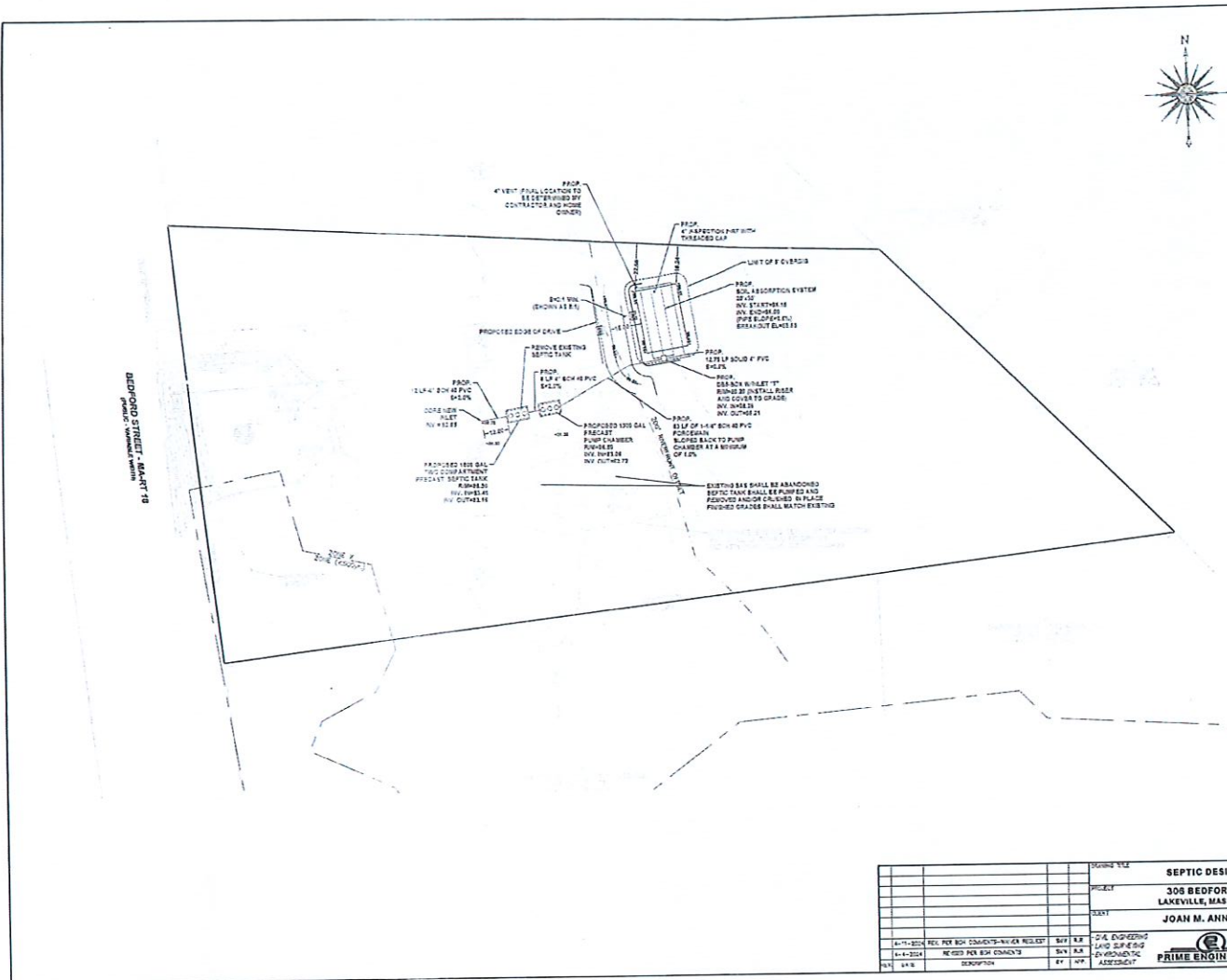
REVISED
 FILE COPY

RECEIVED
 08/01/2024
 10:00 AM
 306 BEDFORD STREET
 LAKEVILLE, MA 02454

NO.	DATE	DESCRIPTION	BY	APP.
1-11-2024	REV. FOR CHANGES-WASO RECORD	DN	J.M.	J.M.
8-4-2024	REVISED FOR BOB SCHMIDT	BA	J.M.	J.M.
NO.	DATE	DESCRIPTION	BY	APP.

PROJECT	EXISTING CONDITIONS PLAN	SCALE	1" = 20'
ADDRESS	306 BEDFORD STREET	DATE	08/01/2024
CITY	LAKEVILLE, MASSACHUSETTS	SCALE	1" = 1000'
DESIGNED BY	JOAN M. ANNICHARICO	DATE	07/24/2024
CHECKED BY		SCALE	1" = 20'
DATE		DATE	07/24/2024
PROJECT NO.	3253101	DATE	07/24/2024
DATE		DATE	07/24/2024





RECORD OWNER
JOAN M. ANNICHIARICO
308 BEDFORD STREET
LAKEVILLE, MA 02457

DEED REFERENCE
DEED BOOK 1827 PAGE 48

PLAN REFERENCE
PLAN BOOK _____ PAGE _____

ASSESSOR'S REFERENCE
REV. 02/07

ZONING DISTRICT
RESIDENTIAL

PERMITS
PRIME ENGINEERING
EXP. DATE: JULY 16, 2013

NOTE
THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY PRIME ENGINEERING ON 10 FEBRUARY AND MARCH 2014.

LOCAL UPGRADE WAIVER REQUEST
2. REDUCED IN DEPTH TO THE PROPOSED SEPTIC TANK AND PUMP CHAMBER FROM AN AS-BUILT 48\"/>

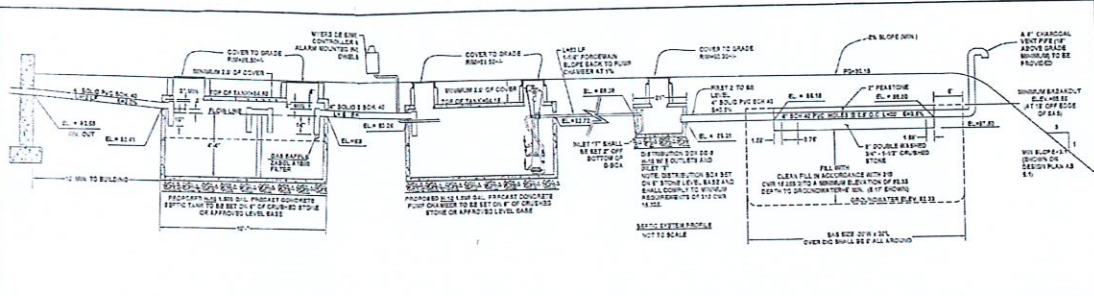
SEPTIC TANK
REQUIRED: 100
PROPOSED: 180

PUMP CHAMBER
REQUIRED: 100
PROPOSED: 180

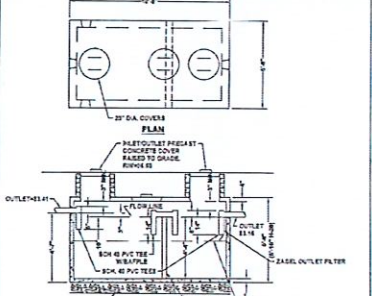
DATE	DESCRIPTION	BY	CHK
11-11-2014	REV. PER BSA COMMENTS-WAIVER REQUEST	SMY	RJR
11-11-2014	REVISED PER BSA COMMENTS	SMY	RJR
11-11			

ISSUE TITLE	SEPTIC DESIGN PLAN	SCALE	1" = 30'
PROJECT	308 BEDFORD STREET LAKEVILLE, MASSACHUSETTS	DATE	06/02/2014
DRAWN BY	JOAN M. ANNICHIARICO	CHECKED BY	SMY
DATE		APPROVED BY	SMY
DATE		PROJECT NO.	2 OF 2
DATE		APPROVED BY	SMY
DATE		PROJECT NO.	315301-01

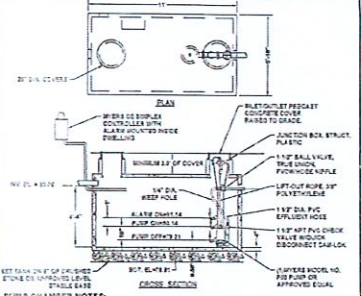
ELEV.	TR. J.	DEPTH	ELEV.	TR. J.	DEPTH	ELEV.	TR. J.	DEPTH
FEET	INCHES	FEET	FEET	INCHES	FEET	FEET	INCHES	FEET
88.20	12.00	12.00	88.20	12.00	12.00	88.20	12.00	12.00
88.10	11.00	11.00	88.10	11.00	11.00	88.10	11.00	11.00
88.00	10.00	10.00	88.00	10.00	10.00	88.00	10.00	10.00
87.90	9.00	9.00	87.90	9.00	9.00	87.90	9.00	9.00
87.80	8.00	8.00	87.80	8.00	8.00	87.80	8.00	8.00
87.70	7.00	7.00	87.70	7.00	7.00	87.70	7.00	7.00
87.60	6.00	6.00	87.60	6.00	6.00	87.60	6.00	6.00
87.50	5.00	5.00	87.50	5.00	5.00	87.50	5.00	5.00
87.40	4.00	4.00	87.40	4.00	4.00	87.40	4.00	4.00
87.30	3.00	3.00	87.30	3.00	3.00	87.30	3.00	3.00
87.20	2.00	2.00	87.20	2.00	2.00	87.20	2.00	2.00
87.10	1.00	1.00	87.10	1.00	1.00	87.10	1.00	1.00
87.00	0.00	0.00	87.00	0.00	0.00	87.00	0.00	0.00



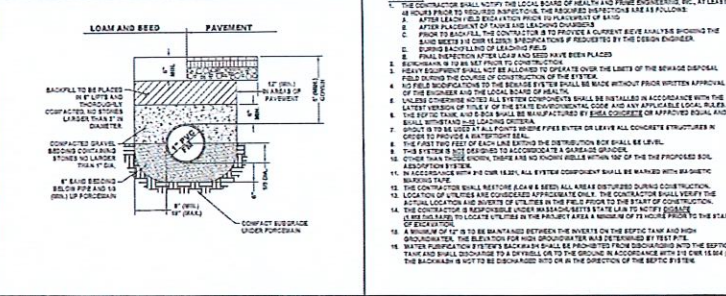
TEST PITS & SAS DESIGN 1



FORCEMAIN/SEWER TRENCH 5



SAS PROFILE 2



SEPTIC TANK NOTES

1. 1500 GALLON TWO COMPARTMENT SEPTIC TANK BY BECA CONCRETE OR APPROVED EQUAL.
2. CONCRETE NOT TO BE FINISHED AFTER 48 HOURS.
3. DISTRIBUTION OF SEPTIC TANK CONFORMS WITH THE CURV. SECTION 14.5.8 PER TITLE 816.00.
4. ALL REINFORCEMENT PER ASTM A618.
5. RAFTER WALL FOR TWO COMPARTMENT TANK REQUIRED PER LAKEVILLE BOB PARS. 2.7.
6. TRENCH AND GAS RAFTER SOLD SEPARATELY.
7. TRENCH AND GROOVE JOINT SEALED WITH BUTYL RESIN.
8. IF COVER EXCEEDS 4 FEET THE TANK REQUIRED.

BUOYANCY CALCULATIONS

1500 GAL. PRECAST SEPTIC TANK

WEIGHT OF EMPTY 1500 GAL. TANK = 1145 LBS
 MINIMUM VOLUME OF SOL ABOVE TANK = 1.5 FT x 4.0 FT x 1.5 FT = 9.0 CU FT
 WT OF SOL = 150 LBS/CU FT x 9.0 CU FT = 1350 LBS
 DOWNWARD FORCE = 1145 LBS + 1350 LBS = 2495 LBS
 BUOYANT FORCE (DISPLACED WATER FULLY SUBMERGED IN WATER) = 1500 GAL x 8.34 LBS/GAL = 12510 LBS
 NET UPWARD FORCE = 12510 LBS - 2495 LBS = 10015 LBS

SAS NOTES 6

NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND PRIME ENGINEERING, INC. AT LEAST 48 HOURS PRIOR TO THE INSTALLATION OF THE SEPTIC TANK.
2. AFTER LEACH FIELD INSTALLATION FROM TO PLACEMENT OF SAND.
3. AFTER PLACEMENT OF SAND THE LEACH FIELD SHALL BE COVERED WITH A MINIMUM OF 18 INCHES OF SAND.
4. PRIOR TO INSTALLATION OF SAND THE CONTRACTOR SHALL PROVIDE A CURRENT SITE ANALYSIS SHOWING THE SAND BEING USED TO COVER THE LEACH FIELD.
5. SAND SHALL BE BACKFILLED TO LEACH FIELD.
6. SAND BACKFILL SHALL BE PLACED IN 6 INCH LAYERS.
7. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
8. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
9. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
10. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
11. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
12. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
13. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
14. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
15. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
16. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
17. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
18. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
19. SAND BACKFILL SHALL BE PLACED OVER THE SAND.
20. SAND BACKFILL SHALL BE PLACED OVER THE SAND.

1500 GAL. PRECAST SEPTIC TANK 3

1500 GAL. PRECAST PUMP CHAMBER 4

SEPTIC DETAILS

<p>308 BEDFORD STREET LAKEVILLE, MASSACHUSETTS JOAN M. ANNICHARICO</p>	<p>PRIME ENGINEERING 115 SOUTH STREET LAKEVILLE, MASSACHUSETTS 01841 TEL: 978-226-1200</p>	<p>DATE: 04/20/2024 SCALE: 1" = 2'-0" DATE: 04/20/2024 SCALE: 1" = 2'-0" DATE: 04/20/2024 SCALE: 1" = 2'-0"</p>
---	--	--



Town of Lakeville

Board of Health
346 Bedford Street
Lakeville, MA 02347

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

APPLICATION FOR LICENSE TO OPERATE A FOOD ESTABLISHMENT

- 1) Establishment Name: Baldies Pizzeria
- 2) Address: 40 Main Street, Lakeville, MA
- 3) Telephone #: 508-947-1057 Email: Ian@HideawayMA.Com
- 4) Mailing Address (if different): _____
- 5) Applicant Name & Title: Ian Newbecker PH: 617-513-9879
- 6) Applicant Address: 23 Mayflower St. Plymouth, MA 02360
- 7) Name of Owner (if different from applicant): _____ PH: _____
- 8) Owner Address: _____
- 9) If Corporation or Partnership, give Name, Title & Home Address of Officers or Partners
Andrew Hart, owner 21 Squier Dr. North Hampton, NH
Boaz McMahon, owner 12 Terrace way Middleborough, MA
- 10) Emergency Response Person:
Name: Ian Newbecker Contact #: 617-513-9879
- 11) Annual Temporary _____ Seasonal _____
- 12) Dates of Operation, if not Annual _____

Type of Establishment:

- Food Service <25 Seats - \$200 25-50 Seats - \$300 >50 Seats - \$400
 Retail-Prepackaged Food Only \$100 per 5000 sq. ft.
 Retail Pre-Packaged Non-Grocery \$0
 Temporary/Retail-Prepackaged Food Only \$25 per day
 Mobile Food* \$150
 Temporary (Limited to hot dog steamer and popcorn): \$50 per day
 Temporary - (larger scale fairs, multiple food vendors: \$75 per vendor (Not to exceed 1 wk)
 Residential \$150
 Farmers Market (price to be determined)
 Caterer \$150 Address of Function: _____

RECEIVED

MAR 29 2024

BOARD OF HEALTH

13) Water Source: Town of Middleboro Sewage Disposal Type: Title 5

14) Days & Hours of Operation: Sun - wed 11am - 10pm thur - Sat 11am - 11pm

15) If Restaurant: Number of Seats: 120

16) Name of Person Trained in Allergen Awareness: (Attach copy of certificate)

Ian Newbecker

17) ServSafe (2) Manager's Food Safety Certificates: (Attach copies of certificates)

Name: Ian Newbecker Certificate Expires: 7/8/24

Name: Justin Certificate Expires: 5/ /2025

18) Name of Person Trained in Anti-Choking Procedures (For 25 seats or more):

Ian Newbecker
(Attach copy of certificate)

19) Food Handlers: Any cooks, wait staff, dishwashers, bartenders, ice cream servers and anyone else who handles or prepares food within the food service industry
(Attach copies of certificates)

THIS SECTION MUST BE COMPLETED FOR ALL APPLICATIONS

Pursuant to Massachusetts General Law, Chapter 62C, Section 49A, 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.

93-3577925
Social Security Number or Federal Identification Number

Baldies Lakeville LLC
Signature of Individual or Corporate Name

(FOR BOARD OF HEALTH USE ONLY)

License #: _____ Approved on: _____

Fec: \$ 400 CK #: 2081

RECEIVED
APR - 3 2024
BOARD OF HEALTH



The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Business/Organization Name: Lakeville Baldies LLC
Address: 40 Main Street
City/State/Zip: Lakeville, MA 02347 Phone #: 508-947-1657

<p>Are you an employer? Check the appropriate box:</p> <p>1. <input checked="" type="checkbox"/> I am an employer with <u>55</u> employees (full and/ or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]</p> <p>3. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**</p> <p>4. <input type="checkbox"/> We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]</p>	<p>Business Type (required):</p> <p>5. <input type="checkbox"/> Retail</p> <p>6. <input checked="" type="checkbox"/> Restaurant/Bar/Eating Establishment</p> <p>7. <input type="checkbox"/> Office and/or Sales (incl. real estate, auto, etc.)</p> <p>8. <input type="checkbox"/> Non-profit</p> <p>9. <input type="checkbox"/> Entertainment</p> <p>10. <input type="checkbox"/> Manufacturing</p> <p>11. <input type="checkbox"/> Health Care</p> <p>12. <input type="checkbox"/> Other _____</p>
--	--

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: AmGuard Insurance Company
Insurer's Address: PO Box AH
City/State/Zip: Wilkes Barre, PA 18703

Policy # or Self-ins. Lic. #: BAWC519816 Expiration Date: 4/15/2025
Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 4/2/24
Phone #: 617-513-7879

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License #: _____

Issuing Authority (circle one):
1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
6. Other _____

Contact Person: _____ Phone #: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Rogers Gray, A Baldwin Risk Partner 410 University Avenue Westwood, MA 02090	CONTACT NAME:		INSURER(S) AFFORDING COVERAGE	NAIC #
	PHONE (A/C, No, Ext):	FAX (A/C, No):		
	E-MAIL ADDRESS:			
INSURED Baldies Lakeville, LLC DBA Baldies Pizzeria 556 Center Street, Suite D Middleboro, MA 02346	INSURER A: Tri-State Insurance Company of Minnesota			
	INSURER B: AmGuard Insurance Company			
	INSURER C:			
	INSURER D:			
	INSURER E:			
	INSURER F:			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			To be issued	04/15/2024	04/15/2025	EACH OCCURRENCE	\$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 300,000	
			MED EXP (Any one person)				\$ 10,000	
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$ 0						EACH OCCURRENCE	\$ 1,000,000
			AGGREGATE				\$ 1,000,000	
							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N					<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
B		Y	N/A	BAWC519816	04/15/2024	04/15/2025	E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Liquor Liability			To be issued	04/15/2024	04/15/2025	Per Common Cause	1,000,000
							Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Restaurant located at 40 Main St., Lakeville, MA 02347

CERTIFICATE HOLDER**CANCELLATION**

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

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David Robinson

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ServSafe
National Restaurant Association

ServSafe® CERTIFICATION

IAN NEUBECKER

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)—Conference for Food Protection (CFP).

18090590

CERTIFICATE NUMBER

10710

EXAM FORM NUMBER

7/8/2019

DATE OF EXAMINATION

7/8/2024

DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.



#0655

Sherman Brown

Sherman Brown
Executive Vice President, National Restaurant Association Solutions



**BOSTON
FOOD SAFETY**

BOSTONFOODSAFETY.COM

(978) 710-0128

In accordance with Maritime Labour Convention 2006; Resolution ADM N 068/2013 (Regulation 3.2, Standard A3.2);
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17710831

v.1771

Contact us with questions at 233 S. Wacker Drive, Suite 3600, Chicago, IL 60606-6383 or ServSafe@restaurant.org.

Certificate of Training

Awarded to

Ian Neubecker

For successfully completing the

Food Handler Essentials Course

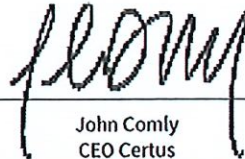
1c7117-jifgd6a

Certificate Verification Number
Verify at www.statefoodsafety.com/Verify

Jan 24, 2024

Issue Date (valid for 3 years)





John Comly
CEO Certus
225 E Robinson Rd; Orlando, FL



Scan with a smart device to verify.

Powered by StateFoodSafety

ANAB
ANSI National Accreditation Board
ACCREDITED
CERTIFICATE ISSUER
#1020

John Comly
CEO Certus
225 E Robinson Rd; Orlando, FL

The holder of this Food Handlers Card has successfully completed the StateFoodSafety Food Handler Course. This card is valid for three (3) years.

StateFoodSafety Food Handlers Card

Issued to: Ian Neubecker

Completion Date: Jan 24, 2024
Valid for 3 years

Verification: 1c7117-jifgd6a
Verify card at www.statefoodsafety.com/Verify



StateFoodSafety 

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ANAB
ANSI National Accreditation Board
ACCREDITED
CERTIFICATE ISSUER
#1020

John Comly
CEO Certus
225 E Robinson Rd; Orlando, FL

The holder of this Food Handlers Card has successfully completed the StateFoodSafety Food Handler Course. This card is valid for three (3) years.

StateFoodSafety Food Handlers Card

Issued to: Ian Neubecker

Completion Date: Jan 24, 2024
Valid for 3 years

Verification: 1c7117-jifgd6a
Verify card at www.statefoodsafety.com/Verify



StateFoodSafety 



HSI
1450 Westec Drive
Eugene, OR 97402
800-447-3177

9/22/2022
Ian Neubecker

Dear Ian

Congratulations on successfully completing your HSI Adult First Aid | CPR AED All Ages (2020) -DC class. This HSI-Approved Training Center has chosen to issue your certification card digitally.

The digital certification card below is identical to a printed version of the card. It documents that you have demonstrated achievement of the required knowledge and hands-on skill objectives of the training program to the satisfaction of a currently authorized HSI Instructor. Your digital certification card may be printed for validation of certification. If further proof is required, scan the QR Code or go to www.hsi.com/validation and follow the instructions. The QR Code link in this letter will stay active. If you lose this letter, you may request a copy from the Training Center named below.

We strongly recommend that you download and save a copy of this letter for safekeeping.

To download the digital student book for this class or to complete a short evaluation of your class and instructor, please go to www.hsi.com/passport and register using the following number: 202662

360 CPR Training
Plymouth, MA



Certification Validation QR Code



Ian Neubecker

has demonstrated achievement of the required knowledge and hands-on skill evaluation(s) according to the certification requirements of the training program indicated below.

ADULT ADULT/CHILD/INFANT ADULT/CHILD ADULT/INFANT

Card is void if more than one box is checked / Check boxes reflect CPR AED options

ADULT FIRST AID | CPR AED

C7178E045

Michael Hargis

Authorized Instructor (Print Name)

4022549

Registry No.

9/21/2022

Class Completion Date

978-639-4656

Training Center Phone No.

9/2024

Expiration Date

2822619

Training Center I.D.

This Adult First Aid | CPR AED training program conforms with the 2020 American Heart Association (AHA) Guidelines Update for Cardiopulmonary Resuscitation and Emergency Cardiovascular Care and the 2020 AHA and American Red Cross Focused Update for First Aid. This training program was not designed to meet pediatric first aid training requirements and should not be used for that purpose.

Expiration date may not exceed two years from month of class completion.

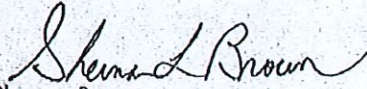
Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at ServSafe.com.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,



Sherman Brown
Executive Vice President, National Restaurant Association Solutions


ServSafe Alcohol® CERTIFICATE

ID # 7225526
CARD # 22233931



IAN NEUBECKER

NAME

7/2/2022

DATE OF EXAMINATION

Card expires three years from the date of examination. Local laws apply.

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Sherman Brown
Executive Vice President, National Restaurant Association Solutions

This certificate confirms completion of the ServSafe Alcohol® responsible alcohol service program.

NOTE: You can access your score and certification information anytime at

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at

or

In Alaska you must laminate your card for it to be valid.

CERTIFICATE

of _____

COMPLETION

Ian Neubecker

has successfully completed the required Allergen Awareness program for

Allergen Awareness

Date Completed: 2024-3-14 Valid through: 2027-3-14
Certificate Number: 3458816 Exam Form Number: 79



The Always Food Safe Company
899 Montreal Circle, St. Paul, 55102
www.alwaysfoodsafesafe.com



Nick Eastwood
President
The Always Food Safe Company



Secretary of the Commonwealth of Massachusetts

William Francis Galvin

Business Entity Summary

ID Number: 001703179

[Request certificate](#)

[New search](#)

Summary for: **BALDIES LAKEVILLE, LLC**

The exact name of the Domestic Limited Liability Company (LLC): BALDIES LAKEVILLE, LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001703179		
Date of Organization in Massachusetts: 09-25-2023		
Date of Revival:		
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 556 CENTER STREET SUITE D		
City or town, State, Zip code, MIDDLEBOROUGH, MA 02346 USA		
Country:		
The name and address of the Resident Agent:		
Name: BOAZ MCMAHON		
Address: 556 CENTER STREET		
City or town, State, Zip code, MIDDLEBOROUGH, MA 02346 USA		
Country:		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	BOAZ MCMAHON	556 CENTER STREET MIDDLEBOROUGH, MA 02346 USA USA
MANAGER	ANDREW HART	556 CENTER STREET MIDDLEBOROUGH, MA 02346 USA USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	BOAZ MCMAHON	556 CENTER STREET MIDDLEBOROUGH, MA 02346 USA USA
SOC SIGNATORY	ANDREW HART	556 CENTER STREET MIDDLEBOROUGH, MA 02346 USA

USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	BOAZ MCMAHON	556 CENTER STREET MIDDLEBOROUGH, MA 02346 USA USA
REAL PROPERTY	ANDREW HART	556 CENTER STREET MIDDLEBOROUGH, MA 02346 USA USA

Consent

Confidential
Data

Merger
Allowed

Manufacturing

View filings for this business entity:

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Annual Report ○
Annual Report - Professional
Articles of Entity Conversion
Certificate of Amendment ▼

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Comments or notes associated with this business entity:

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(508) 946-3473
(508) 946-8805
(508) 946-3971

Town of Lakeville

Board of Health
346 Bedford St.
Lakeville, MA 02347

FEE: \$10

CK #: 2080

Application for License for the Sale of Milk & Cream

Application is hereby made for a permit for the sale of milk and/or cream in the
Town of Lakeville for the period ending June 1, 2025.

Name of Establishment: Baldies Pizzeria

Address of Establishment: 40 Main Street, Lakeville, MA 02347

Mailing Address (if different): _____

Contact Name: Ian Newbecker

Telephone #: 508-947-1057 E-Mail: Ian@HideawayMA.com

If Applicant is a Corporation:

State of Incorporation LLC

Full Name & Address of:

President: Boaz McMahon
12 Terrace way Middleborough, MA

Treasurer: Andrew Hart
21 Spier Dr. North Hampton, NH

Clerk: _____

Source of Supply of Dairy Products

Name Performance Food Group

Address 225 John Hancock Rd.

Taunton, MA 02780-7318

The Board of Health shall be notified of any change in the source of supply listed above.

RECEIVED
MAR 29 2024
BOARD OF HEALTH

Agreement: The undersigned hereby agrees to comply with the Rules and Regulations Establishing Grades of Milk, Regulating and Establishing Standards in accordance with provisions of the General Laws.

THIS SECTION MUST BE COMPLETED FOR ALL APPLICATIONS

Pursuant to Massachusetts General Law, Chapter 62C, Section 49A, 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.

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

93-3577925
Federal Identification Number or
Social Security Number

Baldus Lakeville LLC
Signature of Corporate Name or Individual

Corporate Officer (if applicable)

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 Massachusetts G.L. c. 62C s. 49A.

<p>For BOH use: Approval Date: _____ License #: _____</p>

Town of Lakeville
Board of Health

January 17, 2024 6:00pm

Members present: Chairman Spratt, Member Maxim, and Agent Cullen. Members absent: Member Poillucci. Chairman Spratt called the meeting to order at 6:00 pm. LakeCam was present to record.

8 Oak Street - Meet with Farland Corp. to discuss requested local upgrade approvals. Chairman Spratt and Member Maxim announced that since there were only two members present, there would need to be a unanimous vote for approval, or the applicant could request a continuance. The applicant made the decision to move forward. Revised plans were received by the Board of Health that had the changes that were requested by the Board at the last meeting: H-20 tanks, buoyancy calculations, booties, grades, block retaining wall with the grades changed, and decommissioning of the well. Agent Cullen said that when the request is given, it's to 5-feet rather than 6. Member Maxim noted that abutters were notified.

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to approve the septic repair at 8 Oak Street with the four local upgrade requests: setback to the property line from 10-feet to 5, surface water supply setback for the septic tank, holding tank, pump chamber and the treatment unit from 100-feet to 30, allowing a sieve analysis, and separation of inlet and outlet tees to groundwater with rubber booties on the outlets.

Unanimous approval.

8 Virginia Drive - Meet with Zenith Consulting Engineers, LLC to discuss requested local upgrade approvals. Chairman Spratt said they were told that the application would like to pull their application. Agent Cullen said that was correct, they would like to withdraw.

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to withdraw without prejudice, 8 Virginia Drive septic repair.

Unanimous approval.

26 Central Ave - Meet with Foresight Engineering, Inc. to discuss requested local upgrade variances. Darren Michaelis from Foresight was present for discussion. Mr. Michaelis said this was an existing house with an existing cesspool less than 100-feet from the surface water supply. The tanks will be going where the existing cesspool is with the force main going up the driveway to the raised system with block walls on the downhill side. The well is to be decommissioned and they will connect to the water supply. They will remove the existing driveway and probably repave it. They will sleeve the entire force main since they will be within 10-feet. There are three wells within 100-feet. Mr. Michaelis gave the abutter cards to Agent Cullen. This is a year-round house with the year-round water supply. They were connected to the summer water line at one time and then someone decided to put in a well, so there's a well there but we don't have a record of it, no permit was pulled, so we're just going to eliminate it. There was a discussion about abutting properties and wells. Chairman Spratt said this system would be maximum feasible compliance. Mr. Michaelis said there are four more on the street that haven't

upgraded yet. Member Maxim said at least they would all start to go to denitrification systems and it should help the pond.

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to approve the septic repair at 26 Central with 13 local upgrade requests. Septic tank to property line from 10 to 5, pump tank to property line from 10 to 5, proposed septic tank to existing foundation from 10 to 5, set back from proposed pump tank to existing foundation from 10 to 5, leaching field to the surface water supply from 400 to 160, setback from septic tank to surface water supply 400 to 65, reduction of the proposed pump tank to surface water supply 400 to 80, allow use of a sieve analysis instead of a perc test, allow only one deep hole due to site limitations, reduction of setback from proposed septic components to water supply line from 10 to 5, and they will sleeve the force main, reduction of setback from proposed leaching field to an abutting private well (24 Central) from 100 to 70, reduction of setback from proposed leaching field to abutting private well (25 Central) from 100 to 80, and reduction of setback from proposed leaching field to an abutting private well (28 Central from 100 to 70).

Discussion: Member Maxim said there were 3 abutting wells, but it is a full treatment system. Chairman Spratt asked if the number of bedrooms had been confirmed. Agent Cullen said they didn't get into the house, but they were able to look in the windows and there were 3 bedrooms.

Unanimous approval.

115 Main Street - Meet with Outback Engineering to discuss requested local upgrade approvals. Jeff Youngquist from Outback was present for discussion. Mr. Youngquist said they were replacing an existing cesspool with a new system. They are asking for 2 upgrade approvals: a reduction of the required setback between the proposed leaching field and existing crawl space from 20' to 10', and a reduction of the setback between the proposed leaching system and the applicants existing private well from 100' to 60'. They were able to keep 100' from the adjacent wells. Chairman Spratt asked why they didn't place the system way out back. Mr. Youngquist said there is an abutting well back there, and they would have to put in a pump system. Chairman Spratt said he's be more apt to talk about putting the system out back if it were more bedrooms, but it's only 2 bedrooms. He asked if the well on the property was a deep well. Agent Cullen said there is no information on it, but it is a deep well, it has a steel casing. Member Maxim said if you tried to get the system to the back, you'd be pumping almost 200' because you have to go 100' from the well and you're almost 80 to where the pump tank would be. Mr. Youngquist said the only well they would be impacting would be their own. Member Maxim said they are going to have to test it anyway. If it's high in nitrates you would have to put your own treatment on with a deed restriction. This would also be no increase in flow since you're getting a variance to the well. There's a little over an acre here, so they could add more bedrooms if they weren't going for this variance. Agent Cullen said the way it is now, it would have to stay a 2-bedroom because of the variance, but with 1.1 acres you could get a 4-bedroom in there. There was more discussion regarding the options.

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to approve 115 Main Street septic repair with the two local upgrade requests. Reduction between proposed field and existing crawl space from 20' to 10', and allow reduction of required setback of proposed leaching system to the applicants existing private well from 100' to 60'. A water test will be needed on that well prior to issuance of the Certificate of Compliance, and a deed restriction to a 2-bedroom because of the variance to the well.

Unanimous approval.

Recommend to the Select Board to appoint Sofia DaCosta as our Assistant Board of Health Agent for the period of February 1, 2024 through January 31, 2025 - Agent Cullen explained that one of the food inspectors is retiring and Sophia DaCosta is also a food inspector. She works out of New Bedford. She specializes more in sushi and things like that, which is what we need here in Lakeville. Member Maxim asked how often our food inspection intervals were. Agent Cullen said they were twice yearly.

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to recommend to the Select Board to appoint Sophia DaCosta as our Assistant Board of Health Agent for the period of February 1st, 2024 through January 31st 2025.

Unanimous approval.

Discuss recent BOH Agent's pending items - Agent Cullen said the food code changed recently. It used to be no dogs were allowed anywhere on a restaurant premises. The food code started to allow them on patios outdoors and as of right now the Lakeville Board of Health doesn't really have a policy on that. He wanted to get the Board's feelings on that. A lot of towns are still saying no, but he wanted the Board's opinions. They didn't have to decide tonight, but something would have to be put on the agenda and discussed and voted to make a regulation. This is just for outside. It is still only service dogs that are allowed inside. Member Maxim thought this should be put on the agenda for the next meeting since Member Poillucci was not present.

Adjournment - (6:31pm)

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to adjourn.

Unanimous approval.

Town of Lakeville
Board of Health

February 7, 2024 6:00pm

Members present: Chairman Spratt, Member Maxim, Member Poillucci, and Agent Cullen. Chairman Spratt called the meeting to order at 6:05 pm and advised this was a joint meeting with the Planning Board to discuss the Open Space Residential Bylaw (OSRD). LakeCam was present to record.

Planning Board members present: Chairman Mark Knox, Member MacEachern, Vice-Chair John Cabral.

OSRD Bylaw Discussion -

Member MacEachern stated the first item the OSRD bylaw has been discussed many times. There have been joint meetings before with the Board of Health and Conservation, and there were many concerns. They had not heard directly from the Board of Health and even though it had been on for Town Meeting last fall, they chose to wait and properly vet it before taking it to Town Meeting again. She had sent out some comments from Open Space that she had received when she met with them, and has integrated those into the document in front of them. They are in red and underlined. There are also items in red that are from another draft from another Town that they thought more closely represented Lakeville and the lack of Town water. The purple items are what they have been discussing as allowances, provided that a senior component be added to the plan. Section H which is in green are prohibited uses of the open space. She advised that she had gotten positive feedback from the Open Space Committee saying those items should be included.

Chairman Spratt said that where they are right now is when it went to Town Meeting, they had met with the Town Planner and over a couple of meetings, had advised Mr. Resnick what changes they wanted. They were comfortable with it going to Town Meeting at that time. He has gone through the changes with the Open Space, and he was okay with it. He asked if there were any additional comments.

Member Maxim said on Section D, Number 2, it says the development shall be served by at least one of the following types of utilities, municipal water supply, privately owned public water supply, water treatment plan or shared septic system. He said there could be a workaround that if for example there are 24 units and someone puts a shared septic system on four of them. Member Knox asked if he would recommend better language to call out the intent is that the entire community be on the shared system. Member Maxim said that was correct, and it should also be all units would be on the public water supply.

Regarding item number H3 and H6, Agent Cullen explained that a Board member had an issue with H6 so they added language which was H3, but H6 was never removed. After it was found where this was located, Member MacEachern asked what about the additional highlighted language on number 3. Chairman Spratt said it might be redundant, as he had seen it somewhere else where if more testing is needed, then they could have more test holes done, but the Board was fine with it. Member Poillucci added he thought they had talked about with the lots being small, they would not want the lots sold off and then only two perc in the front and then the next one percs in the back. They don't want to be in a situation, where

people cannot meet their radiuses, but having Town water or the shared septic should alleviate that concern.

Member Knox asked if the first intent with the test pits is to determine that the conventional plan would work. However, if the smaller lots didn't perc because they are going to use the shared system or wastewater treatment, is that acceptable and did they make that not possible? Member Poillucci felt that once the lots are proven, those are yours. When they redesign the plan for 30,000 square foot lots then that is to figure out where to put the systems, and how to make it work. Agent Cullen felt it would still allow that. Member Poillucci added that when they come back with the redesigned plan, it is still going to have to pass Title V. The percs are to prove that all the lots are buildable and people are not getting credit for houses that could never be built.

Community systems were then discussed. Member Maxim advised that the Board of Health would put their own language regarding the maintenance of the system. They also needed to change the word common to shared. Member Poillucci added that if they are all single-family houses and the tank fails, he would add that you are responsible from your house to the street, so that nobody else would be digging up your yard. The Association would cover from the street to the field. After discussion, Member Poillucci said that for some reason if it doesn't work out, or if somebody comes in with something unexpected, they could give a Variance. This is to make sure they don't get credit for lots that couldn't be built on, and he thought that had been addressed properly. After further discussion, it was agreed that the sentence would be modified to "if a shared septic system is proposed, then septic tanks may be required for each house lot. The language would also note that the Board of Health has the final say. Member Knox said they could add at the end of the paragraph "The Board of Health will determine specific system requirements, waivers, or other needs at the time of the disposal works construction permit application.

Member Poillucci noted you would have to come to the Board of Health as normal, and if the system is over 10,000 gallons per day, it would go to DEP. Member MacEachern asked if there was to be access to Town water, did they feel there needs to be any other conditions? Member Poillucci replied no, as long as they can prove they can get a septic system on their new lot, as their original perks might not be where the septic system is going.

Member Poillucci said that J number 2 did not really apply to them because they could not supersede Title V. He noted that even a 40B cannot waive Title V. Member Knox said he just wanted them to be comfortable with this, and this time they wanted to do it right. He noted that in this version they have offered relief to reduce the open space to 40% if there was a senior component included. Member Poillucci asked what is the definition of senior housing. Member Knox said they would need to work that out with Town Counsel, but their intent is 55 and over. He then distributed some sample language that they were using in their Site Plan Approvals that clarified the Planning Board was not making any determination of any other Board or guaranteeing another Board's approval. If another Board denies or changes something, it is their stance that they must return to the Planning Board with another plan that recognizes those changes. Member Maxim asked where the 10% amount had come from. Member MacEachern said that it had been just a starting point. Member Poillucci said the only issue that would come up if it was really 55 and older, then they would get credit for different flow rates. Member Knox

said that is something that would have to be vetted with Town Counsel. Member Maxim said that they would need to make sure that they nail down what senior housing is.

Board of Health Variance requests and how they relate to Planning Board approval -

Member Knox said they were looking for clarification from the Board of Health that the language they put in their decisions plays into that. He explained that sometimes an engineer comes in and states the Board of Health has already looked at this, but we don't see anything in writing. He would like to know how does the Planning Board address this so that they are not dotting an "i" before they should.

Member Poillucci suggested that until they do the final plans, maybe putting something in their subject to other Boards approval. He wouldn't want to make people have to go back to the Planning Board. Member Knox said they were not looking for people to come back to them for more hearings, but want the Plan of Record to be the one that they have signed. They are looking to create some unity and cooperation between the Boards and not have to go backwards. Member Poillucci said if they do it conditionally and a lot or two are lost, the Planning Board would not have to start from scratch with a new hearing, but once you vote on it, that would be required. Member Knox said they could do a conditional approval and leave the hearing open and then come back for the final sign off once the applicant gets through the other Boards.

Member MacEachern then discussed how 13 Main Street needed a Variance, and she wished the Board had known that as maybe that would have had an affect on the determination. She noted that they had Agent Cullen's approval but it had gone back to when it first came around. Agent Cullen advised that had been a unique situation because when it came before him, it did not need a Variance. There was a new regulation within that time frame so when it came before them, it then needed a Variance. It was noted that because of the wording of the bylaw, they would not have known that prior. Member Maxim advised there was one thing that he wanted to bring up. The State has changed some of the square footage on a repair disturbance to 1,500 square feet on a commercial site, and they need to go to Planning. Member Knox replied they had changed the bylaw a couple of Town Meetings ago. One of the triggers is a change in use that increases the occupancy load by 10% or a disturbance of 1,500 square feet. Member Maxim asked if there was an exception for that under septic repair. Member Knox said he believed the language was specific to either the building, parking, loading, additions or changes in impervious. The Planning Board was not looking to have people come back for something that was not going to affect the pedestrian or vehicle flow. Member Maxim asked that they provide him with a clarification of that language.

Member Knox advised they still want to meet with the Select Board and go back to Conservation. It would probably be about four weeks. Member MacEachern said they would send the final corrected copy out. Member Maxim said they could then put it back on their agenda to say that it was good.

Planning Board adjournment (6:48pm) -

Member Knox made a motion, seconded by Member MacEachern, to adjourn the meeting. The vote was unanimous.

The Board of Health meeting continued.

352 Bedford Street - Meet with Zenith Consulting Engineers, LLC to discuss requested local upgrade approvals. Nyles Zager from Zenith was present for discussion. Mr. Zager said this was a septic repair. The existing well is at the front of the property up by the sign. The 100' radius shown on the plan goes through the center of the building, so they are far enough away. Member Poillucci asked if this site had town water since the plaza has it. Mr. Zager said from what he understands they do not have town water. He said the current system is under the pavement. The site is very tight. They are proposing a new tank with a pump chamber as well as an MicroFast 0.5 treatment unit. The design was based off all retail space which brought it to just over 300 gallons per day which doesn't meet the 1-bedroom per 10,000, so they are providing advanced treatment, also because of the vicinity to Assawompset Pond, they are within 400'. They are proposing a small retaining wall along the back edge to keep it flat so they can use it. This is where they store a lot of their rentals and overstock, so they need to be able to use it. They will need to reroute an electrical line that runs from the transformer to the pole. They are asking for four local upgrades: reduction from 400' to 220 from the septic leaching field to Assawompset Pond, reduction from 400' to 210 from the tank and pump itself with the treatment unit, a reduction from two holes to one, allow use of a sieve analysis. There was a discussion about making the request for five upgrades and separating the tank and the pump. Member Maxim wanted to request that the electric line is moved at least outside the rubber liner.

Upon a motion made by Member Maxim, seconded by Member Poillucci, it was:

Voted: to approve the five local upgrade approval requests for 352 Bedford Street. A reduction in the required setback between the proposed SAS and surface water supply from 400' to 220, a reduction in the setback between the proposed septic tank and the surface water supply from 400' to 210, a reduction in the required number of deep holes from two to one, the use of a sieve analysis, and a reduction of the setback between the proposed pump chamber and the surface water supply from 400' to 210. Also, making a note that the underground utilities must be moved outside of the rubber liner and not through the rubber liner when relocated.
Unanimous approval.

12 Harding Street - Meet with PMP Consulting, Inc. to discuss local variance request. Member Poillucci recused himself. The representative from PMP said they were asking for a waiver from paragraph 20 of the regulations for nitrogen loading and advanced treatment. The two nearest wells are both more than 400' away from the leaching area on this property. The nearest residential property is Bella Way, which is 2,000' away. Going toward Middleboro, there is a public well, but they are over 3,000' from the associated IWPA with that well. They are proposing two systems, one servicing the units down where the old Tutto Italiano was. The design flow of this system is 12224 gallons per day. They will confirm the age of the grease trap and it will need to be replaced if it is older than 20-years. On the second system there had been an industrial tank for the hair dyes used by the hair salon tied into that system. They would be taking that out and replacing it with a compliant 2-compartment tank with a commercial filter and pipe and stone leaching field. The tight tank on the plan is shown as cast iron. It was the engineer's understanding of the plumbing code that on commercial projects, it was to be cast iron to the first point of connection. There was a brief discussion regarding the tank. Chairman Spratt said this is the first time he has seen three systems on one lot. Agent Cullen said if you were building it today, you wouldn't be allowed to put two or three different systems, that would require separate lots. But, in Title 5, you can replace just the failed component. Since it's existing, it's allowed in Title 5 to do this as a repair.

Upon a motion made by Member Maxim, Chairman Spratt stepped down to second, it was:

Voted: to approve the septic repair at 12 Harding Street with the requests of variance to allow the upgrade repair of two on-site disposal systems without the use of advanced-treatment IA systems for denitrification at this site; and to allow one deep observation hole required by the Board of Health at each location of the two septic repairs.

Two in favor, one abstain (Poillucci).

Kantara Inc. dba Towne Liquor - new ownership at 157 Bedford Street. Retail pre-packaged food, Milk and Cream, and Tobacco licenses. Agent Cullen said there was an inspection in January and everything looked ok.

Upon a motion made by Member Poillucci, seconded by Member Maxim, it was:

Voted: to approve Kantar, doing business as, Town Liquors to have a retail prepackaged food license, a milk and cream license, and a tobacco license.

Unanimous approval.

Discuss and possible vote to allow pet dogs in outdoor dining areas - Agent Cullen explained they updated the food code recently and prior to that, dogs were not allowed anywhere in a restaurant, whether it was outdoor or indoor. The only exception was service dogs. In the new food code, one of the additions was, if approved by the regulatory authority, food establishments may allow pet dogs in outdoor dining areas. Since the Board of Health is the regulatory authority, we would have to say it's ok for restaurants in Lakeville to allow this for outdoor dining only. This is only for dogs, and not service dogs. Member Maxim thought there should be some stipulations if they do allow it. It would be up to each establishment, if they want to allow it, but it should be clearly posted throughout, and dogs must be leashed. There was a discussion about some restrictions. Agent Cullen will look at other towns so some regulations can be drafted.

Upon a motion made by Member Poillucci, seconded by Member Maxim, it was:

Voted: to continue until February 21st.

Review and approve meeting minutes from November 1, 2023 and November 15, 2023 -

Upon a motion made by Member Maxim, seconded by Member Poillucci, it was:

Voted: to approve the meeting minutes from November 1, 2023 as typed.

Unanimous approval.

Upon a motion made by Member Poillucci, seconded by Member Maxim, it was:

Voted: to approve the meeting minutes from November 15, 2023 as typed.

Two in favor, one abstention (Spratt).

Adjournment - (7:30pm)

Upon a motion made by Member Poillucci, seconded by Member Maxim, it was:

Voted: to adjourn.

Unanimous approval.