



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Lakeville

City/Town

89392-PK-0584

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/
Directors/LLC Managers
- Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

APPLICANT INFORMATION

Name of Licensee DBA

Street Address Zip Code

Manager

Granted under Special Legislation? Yes No

If Yes, Chapter

of the Acts of (year)

Type (i.e. restaurant, package store) Class (Annual or Seasonal) Category (i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES Complete description of the licensed premises

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date Time

Advertised Yes No Date Published Publication

Abutters Notified: Yes No Date of Notice

Date APPROVED by LLA Decision of the LLA

Additional remarks or conditions (E.g. Days and hours)

For Transfers ONLY:
Seller License Number: Seller Name:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

RECEIVED
 SEP 13 2021
 12:00 pm
 SELECTMEN'S OFFICE

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION FOR AMENDMENT-Pledge of Collateral

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input checked="" type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/ Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest (LLC Members/LLP Partners, Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Transaction Processed Successfully.

INVOICE #: c5369c42-d78a-4522-b6fc-da3abb433b9c

| Description | Applicant, License or Registration Number | Amount |
|--------------------|---|-----------------|
| FILING FEES-RETAIL | Mahant Ne Sang Corp | \$200.00 |
| | | \$200.00 |

Total Convenience Fee: \$4.70

Total Amount Paid: \$204.70

Date Paid: 5/11/2021 3:12:30 PM EDT

Payment On Behalf Of
License Number or Business Name:
 Mahant Ne Sang Corp

Fee Type:
 FILING FEES-RETAIL

Billing Information

First Name:
MATTHEW

Last Name:
PORTER

Address:
480, Turnpike Street

City:
Easton

State:
MA

Zip Code:
02375

Email Address:
mporter@clozers.com



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

RECEIVED
 SEP 13 2021
 SELECTMEN'S OFFICE

APPLICATION FOR AMENDMENT-Pledge of Collateral

Pledge of License Pledge of Stock Pledge of Inventory

- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Pledge of License, Stock or Inventory Application
- Pledge documentation
- Promissory note
- Vote of the Entity
- Payment Receipt

1. BUSINESS ENTITY INFORMATION

| | | |
|---------------------|--------------|---------------------|
| Entity Name | Municipality | ABCC License Number |
| Mahant Ne Sang Corp | Lakeville | 89392-PK-0584 |

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation.

Pledge of License to Rockland Trust Company in consideration for a \$1,115,000.00 Business Loan (Note & Pledge attached).

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

| | | | |
|----------------|----------|---------------------|--------------|
| Name | Title | Email | Phone |
| Matthew Porter | Attorney | mporter@clozers.com | 508-238-2510 |

2. AMENDMENT-Pledge Information

Pledge of License

To whom is the pledge being made:

Rockland Trust

Pledge of Inventory

Pledge of Stock

3. FINANCIAL DISCLOSURE

SOURCE OF FINANCING

Please provide signed financing documentation.

| Name of Lender | Amount | Type of Financing | Is the lender a licensee pursuant to M.G.L. Ch. 138. |
|------------------------|----------------|--------------------|---|
| Rockland Trust Company | \$1,150,000.00 | Business Term loan | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| | | | <input type="radio"/> Yes <input type="radio"/> No |
| | | | <input type="radio"/> Yes <input type="radio"/> No |
| | | | <input type="radio"/> Yes <input type="radio"/> No |

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

A copy of the promissory note and pledge are attached.

APPLICANT'S STATEMENT

I, the: sole proprietor; partner; corporate principal; LLC/LLP manager

Authorized Signatory

of

Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

Date:

Title:

CORPORATE VOTE

The Board of Directors or LLC Managers of Entity Name
duly voted to apply to the Licensing Authority of and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

- Pledge of License
- Pledge of Inventory
- Pledge of Stock
- Other

"VOTED: To authorize Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

A true copy attest,

Corporate Officer /LLC Manager Signature

Bhumik Patel

(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

Bhumik Patel

(Print Name)

COMMERCIAL PROMISSORY NOTE

\$1,150,000.00

April 2, 2021

FOR VALUE RECEIVED, the undersigned MAHANT NE SANG CORP, a Massachusetts corporation with a principal place of business at 330 Bedford Street, Lakeville, MA 02347 (the "Borrower"), promises to pay to the order of ROCKLAND TRUST COMPANY having a principal place of business at 288 Union Street, Rockland, Massachusetts 02370 (hereinafter, with any subsequent holder, the "Bank") at an office of the Bank, the sum of One Million One Hundred Fifty Thousand and 00/100 (\$1,150,000.00) with interest thereon, in accordance with the provisions as indicated below. This Note is the "Note" referred to in the Loan Agreement to which the Borrower and the Bank are parties dated the date hereof (the "Agreement") and reference is made to said Agreement for additional terms applicable hereto. Capitalized terms used in this Note and not otherwise defined herein but defined in the Agreement shall have the same meaning as ascribed to such terms in the Agreement.

INTEREST RATE: Interest on the unpaid principal balance of this Note (based upon a year consisting of twelve (12) months of thirty (30) days each and calculated on the actual number of days elapsed) shall accrue as follows:

At a fixed rate of interest equal to 3.99 Percent (3.99%) per annum.

PAYMENT PROVISIONS: Outstanding principal under this Note together with interest accrued thereon shall be payable as set forth below:

In consecutive monthly payments of which each but the last shall be \$15,743.18 consisting of principal and interest, based upon an amortization period of 84 months. The first such monthly payment shall be due and payable on May 2, 2021 and each subsequent payment shall be due on the like day of each month thereafter. The final such monthly payment shall be due on April 2, 2028 (the "Maturity Date") in an amount equal to the entire unpaid balance of principal plus all unpaid accrued interest

PREPAYMENT: The Borrower may prepay the loan in full at any time without premium or penalty.

LATE CHARGES: If Borrower shall fail for more than fifteen (15) days after the date due to make any installment payment of principal or interest on this Note, the Borrower agrees to pay the Bank, upon demand, in addition to all other amounts payable hereunder, a late charge equal to five percent (5%) of the payment due. Late charges are not interest and shall not be subject to refund or rebate or credited against any other amount due.

APPLICATION OF PAYMENTS; RETURNED ITEMS: Any payments received by the Bank on account of this Note prior to demand shall be applied first, to any costs, expenses, or charges then owed the Bank by the Borrower, second, to accrued and unpaid interest, and third, to the unpaid principal balance hereof. Any payments so received after demand shall be applied in such manner as the Bank may determine.

EVENTS OF DEFAULT: Upon the occurrence of any one or more of the following ("Events of Default"), at the Bank's option and without presentment, demand, notice or protest (all of which are hereby waived), and without altering the demand nature of this Note if principal is due on demand, the entire unpaid balance of this Note and all unpaid accrued interest hereunder shall become immediately due and payable:

- (a) The failure by the Borrower to pay when due (or upon demand, if payable on demand) any amount due hereunder or any other amount then owing by the Borrower to the Bank;

(b) The occurrence of any "Event of Default" under the Agreement.

RATE OF INTEREST UPON DEFAULT: The Borrower agrees to pay, upon default, interest on all amounts not paid when due (pursuant to the terms hereof, by acceleration or otherwise) at the per annum rate equal to the aggregate of: (a) the interest rate which would otherwise be applicable in the absence of default plus (b) six (6%) percent.

NO WAIVER: No delay or omission by the Bank in exercising any of its powers, rights, privileges or remedies hereunder shall operate as a waiver thereof on that occasion nor on any other occasion. No waiver by the Bank of any default hereunder shall operate as a waiver of any other default hereunder, nor as a continuing waiver. The Borrower waives presentment, demand, protest, and notices of any kind and assents to any extension or other indulgence (including, without limitation, the release or substitution of collateral) permitted the Borrower by the Bank with respect to this Note.

EXPENSES: The Borrower will pay on demand all reasonable attorneys' fees and out-of-pocket expenses incurred by the Bank in the administration or enforcement of this Note or the administration or enforcement of any collateral given the Bank to secure this Note (whether or not suit is instituted by or against the Bank).

RELEASES; NO CONTRIBUTION: The liabilities of the Borrower and any endorser or guarantor of this Note are joint and several; provided, however, the release by the Bank of the Borrower or any one or more endorser or guarantor shall not release any other person obligated on account of this Note. No person obligated on account of this Note may seek contribution from any other person also obligated unless and until all liabilities to the Bank of the person from whom contribution is sought have been satisfied in full.

MAXIMUM RATE OF INTEREST: If, by the terms of this Note, the Borrower is at any time required or obligated to pay interest on the principal balance hereof at a rate in excess of the maximum rate which the Borrower is permitted by law to contract or agree to pay, the rate of interest under this Note shall be deemed to be immediately reduced to such maximum rate, and interest payable hereunder shall be computed at such maximum rate and the portion of all prior interest payments in excess of such maximum rate shall be applied and shall be deemed to have been payments in reduction of the principal balance hereof and not on account of the interest due hereunder.

JURISDICTION, ETC.: This Note shall be governed by the internal laws of the Commonwealth of Massachusetts, and shall take effect as a sealed instrument. The Borrower submits to the jurisdiction of the courts of the Commonwealth of Massachusetts for all purposes with respect to this Note, any collateral given to secure its liabilities to the Bank, or its relationships with the Bank.

BINDING EFFECT: This Note shall be binding upon the Borrower and upon its heirs, successors, assigns, and representatives, and shall inure to the benefit of the Bank and its successors and assigns.

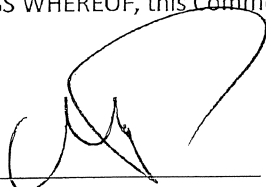
IN ANY CASE, CONTROVERSY OR MATTER WHICH ARISES OUT OF, OR IS IN RESPECT OF, THIS NOTE AND/OR THE LOAN EVIDENCED HEREBY, THE BORROWER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY NOW EXISTING AND/OR HEREAFTER ARISING RIGHT TO A TRIAL BY JURY.

COMPLETION OF NOTE; MISCELLANEOUS: The Borrower authorizes the Bank to complete this Note if delivered incomplete in any respect. The use of headings in this Note is for convenience only and shall not limit in any manner the terms of this Note. All agreements and documents of any kind in the Bank's possession which relate to any loans from Bank to Borrower may be reproduced by the Bank by photographic, computer imaging, or similar process, and

the Bank may destroy the original from which any documents was so reproduced. Any such reproduction shall be admissible in evidence as the original itself in any judicial or administrative proceeding (whether or not the original is in existence and whether or not such reproduction was made in the regular course of business) and any enlargement, facsimile or further reproduction shall likewise be admissible in evidence. Any signatures of the Borrower upon any such agreement or document which are transmitted as a facsimile or as a scanned or pdf (portable document format) shall be deemed a valid and binding signature of the Borrower with the same effect as if a manually signed original signature.

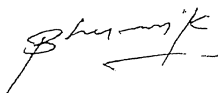
IN WITNESS WHEREOF, this Commercial Promissory Note is executed under seal as of the date first above written.

WITNESS:



Matthew S. Porter

MAHANT NE SANG CORP



By: _____
Bhumik Patel, President/Treasurer

ASSIGNMENT AND PLEDGE OF LIQUOR LICENSE AND ALCOHOL INVENTORY

This ASSIGNMENT AND PLEDGE (this "Assignment") is entered into on the 2nd day of April 2021 by Mahant NE Sang Corp, a Massachusetts corporation with an address of 330 Bedford Street, Lakeville, MA 02347 (hereinafter called "Pledgor") in favor of Rockland Trust Company, a Massachusetts banking institution with a principal place at business at 288 Union Street, Rockland, Massachusetts 02370 (hereinafter called the "Lender").

In consideration, of financial accommodations made or to be made by Lender to Pledgor, including any guaranties provided by Pledgor to Lender, the Pledgor does hereby pledge and assign (in part pursuant to M.G.L. Chapter 138, Section 23) to the Lender the Pledgor's all alcohol license (the "License") and all alcohol, liquor, and the like now or in the future acquired by Pledgor or used in connection with the License (collectively, the "Inventory") with respect to the ownership and operation of the business located at 330 Bedford Street, Lakeville, MA 02347. This assignment and pledge shall be a first pledge and security interest to the Lender and shall be evidenced and secured in part by a pledge of the License by Pledgor to the Lender to be recognized by the Town of Lakeville and the Alcoholic Beverages Control Commission of the Commonwealth of Massachusetts (together, the "Authorities"). This assignment and pledge secures the following "Obligations:"

- a. the payment of \$1,150,000.00 with interest thereon, as provided in a promissory note dated even date herewith, issued by the Pledgor to the order of the Bank, including all renewals, modifications, restatements and extensions thereof, (as the said promissory note may hereafter be amended, the "Note");
- b. all other obligations, indebtedness and liabilities of the Pledgor to the Bank owing at any time, liquidated or unliquidated, each of every kind, nature and description, and the performance by Pledgor of all acts, obligations, covenants, terms, and conditions, in each case whether now or hereafter arising under any agreement now existing or hereafter established between Pledgor and the Bank, and whether denominated secured or unsecured, whether direct or indirect, absolute or contingent, matured or unmatured, primary or secondary, certain or contingent, due or to become due, whether now existing or hereafter arising. Without limiting the generality of the foregoing, said term shall also include all interest and other charges chargeable to Pledgor or due from Pledgor to the Bank from time to time and all costs and expenses owing to the Bank;
- c. the performance and observance by Pledgor of each and every covenant, condition and obligation contained in the Note and any other document executed by the Pledgor in connection with any of the Obligations;

all liabilities of Pledgor to the Bank, whether now existing or hereafter arising, under any foreign exchange contract, interest rate swap, cap, floor or hedging agreement, or other similar agreements (including but not limited to breakage and make-whole fees), and all obligations of Pledgor to the Bank under any credit card services agreements or agreements relating to the processing of automated clearing house transactions, together with all fees, expenses, charges and other amounts owing by or chargeable to Pledgor under any such agreements and all liabilities of Pledgor to the Bank to repay overdrafts and other amounts due to the Bank under any existing or future agreements relating to cash management services;

The Pledgor represents and warrants to Lender as follows:

1. The Pledgor has the power and authority to enter into this Assignment.
2. Neither the License nor the Inventory is subject to any prior lien or encumbrance. The undersigned will not transfer, agree to or apply for a transfer, pledge, sale or other disposition of the License or any ownership or beneficial interest therein, in whole or in part, to any other individual or entity for so long as any Obligations remain outstanding, without the prior written consent of the Lender. The Pledgor also shall make all payments to suppliers, wholesalers or other providers of the Inventory so that no lien arises in connection therewith to such entities, including without limitation any lien recognized the Authorities as being superior to this Assignment.
3. The Pledgor will pay when due all taxes, charges, liens and assessments against the License, the Inventory or both, or the beverages authorized to be sold under the License. The Pledgor will perform any and all acts required to keep the License in good standing, including filing timely applications of the renewal thereof, and will not suffer or permit the License to lapse.
4. The Pledgor shall promptly report in writing to the Lender upon the occurrence of any event which might impair the value of the License, including, but not limited to, any action taken by any local or state regulatory agencies, including without limitation the Authorities, which in any manner restricts the use of the License.
5. The Pledgor will comply with all applicable laws and regulations, including without limitation those of the Authorities, with respect to the License or its use, or with respect to the Inventory.
6. The Pledgor agrees to do such further acts or execute such further documents as may be determined necessary by the Lender to perfect the interests granted herein, including without limitation, completing, executing, filing (and payment of all associated filing or related fees) and prosecuting with all due diligence any applications for approval of this Assignment by the Authorities.

Upon the default in any of the obligations, representations or warranties of the undersigned to the Lender hereunder or under any of the Obligations, and the giving of any required notice and the expiration of any grace or cure period (an "Event of Default"), the Lender shall have any and all rights provided by such documents or by law, including those of a secured party under the Uniform Commercial Code and a pledgee under the rules and regulations of the Authorities. The Lender shall have the right to apply the proceeds of any disposition of the License, the Inventory or both, to the payment of any of the Obligations, after deducting therefrom the expenses relating to such sale or disposition, including court costs and attorney's fees.

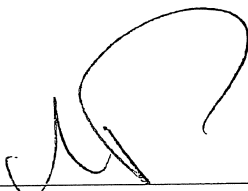
The Pledgor hereby grants the Lender an irrevocable power of attorney, coupled with an interest, to endorse the name of the Pledgor on any and all documents and to take in the name of the Pledgor all actions deemed necessary by Lender to effectuate the prompt transfer of the License and disposal of the Inventory, or both, following the occurrence of an Event of Default; such documents and actions may include but shall not be limited to the completing, executing and filing with the Authorities of applications for the transfer of the License, the appearance at hearings of the Authorities or other bodies having jurisdiction over the License, the assembling, completing and filing of tax-related returns and forms reasonably required to be completed and filed in connection with the transfer of the License or disposition of the Inventory, and interacting with all governmental authorities on behalf of the Lender in connection therewith.

The rights and remedies of the Lender are cumulative and not alternative, and may be exercised concurrently or successively. The Lender assumes no obligation with respect to the License, the Inventory, or the sale of beverages thereunder, and the undersigned agrees to hold the Lender harmless from any and all costs and expenses incurred by reason of this Agreement which shall be added to the loan balance.

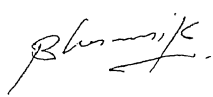
All notices, demands, requests and other communications required under this Agreement shall be in writing and shall be deemed to have been properly given if given in the manner applicable to notices under the Note.

Applicable law; jurisdiction: this agreement is intended to take effect as a sealed instrument and has been executed or completed and is to be performed in Massachusetts and it and all transactions thereunder or pursuant thereto shall be governed as to interpretation, validity, effect, rights, duties and remedies of the parties thereunder and in all other respects by the internal laws of the Commonwealth of Massachusetts without regard to conflicts of laws principles. Borrower hereby submits to the jurisdiction of each state and federal court which sits in Massachusetts and agrees that service made in accordance with the notice provisions of this agreement shall be proper service.

WITNESS the execution hereof under seal as of this 2nd day of April, 2021.

WITNESS:


Matthew S. Porter

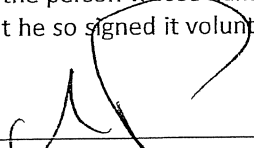
Mahant NE Sang Corp


Bhumik Patel, President/Treasurer

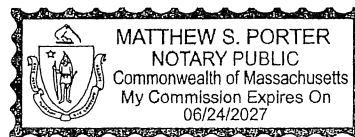
COMMONWEALTH OF MASSACHUSETTS

Bristol ss.

On this 2nd day of April 2021, before me, the undersigned notary public, personally appeared Bhumik Patel, President/Treasurer of the above corporation, proved to me through satisfactory evidence of identification, which was MA Driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he so signed it voluntarily for its stated purpose as the manager of the above limited liability company.



Notary Public: Matthew S. Porter
My Commission Expires: June 24, 2027





THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF UNEMPLOYMENT ASSISTANCE

Charles D. Baker
GOVERNOR

Karyn E. Polito
LT. GOVERNOR



369303299

Rosalin Acosta
SECRETARY

Richard A. Jeffers
DIRECTOR

Mahant NE Sang Corp
330 BEDFORD STREET
LAKEVILLE, MA 02347

EAN: 22119982
September 09, 2021

Certificate Id:51319

The Department of Unemployment Assistance certifies that as of 9/9/2021 ,Mahant NE Sang Corp is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Richard A. Jeffers, Director

Department of Unemployment Assistance



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L1468561600
Notice Date: August 16, 2021
Case ID: 0-001-260-545



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



MAHANT NE SANG CORP.
330 BEDFORD ST
LAKEVILLE MA 02347-2100

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, MAHANT NE SANG CORP. is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

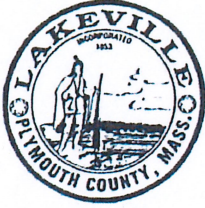
- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

**AGENDA ITEM #13
SEPTEMBER 20, 2021**

**REQUEST FROM PLANNING BOARD FOR REVIEW OF
SUBDIVISION DEFINITIVE PLAN – 6 LOTS – 162 BEDFORD
STREET**

The Planning Board has submitted the above subdivision plan for the Board's review and comments if you have any.



Date Submitted: _____

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

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

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

To the Planning Board:

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

1. Name of Sub Divider: Southcoast Redevelopment LLC

Address: 239 Main Street, Lakeville, MA 02347

2. Name of Engineer or Surveyor: Prime Engineering, Inc.

Address: 350 Bedford Street, Lakeville, MA 02347

3. Deed of property recorded in Plymouth Registry,

Book 52901 Page 229

4. Location and Description of Property: 162 Bedford Street

A primarily wooded parcel on the east side of Bedford Street, several

hundred feet south of Rhode Island Road.

SIGNATURE OF OWNER: Avery Oldach

ADDRESS: 239 Main St.

Lakeville, MA 02347

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



500 foot Abutters List Report

Lakeville, MA
July 26, 2021

Subject Property:

Parcel Number: 026-005-001
CAMA Number: 026-005-001
Property Address: 162 BEDFORD ST

Mailing Address: SOUTHCOAST REDEVELOPMENT LLC
239 MAIN ST
LAKEVILLE, MA 02347

Abutters:

Parcel Number: 025-003-012
CAMA Number: 025-003-012
Property Address: 131 RHODE ISLAND RD

Mailing Address: BERTRAND BLANCHE M
131 RHODE ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 025-004-001
CAMA Number: 025-004-001
Property Address: 157 BEDFORD ST

Mailing Address: TAMARACK REALTY LLC
157 BEDFORD ST
LAKEVILLE, MA 02347

Parcel Number: 025-004-002
CAMA Number: 025-004-002
Property Address: 149 BEDFORD ST

Mailing Address: CEDAR BERRY HOLDING, LLC
139 STAPLES SHORE RD
LAKEVILLE, MA 02347

Parcel Number: 025-004-003
CAMA Number: 025-004-003
Property Address: 132 RHODE ISLAND RD

Mailing Address: BIRD FRANCIS P & MICHELE B
132 RHODE ISLAND ROAD
LAKEVILLE, MA 02347

Parcel Number: 025-004-004
CAMA Number: 025-004-004
Property Address: 134 RHODE ISLAND RD

Mailing Address: DESROSIERS JUSTIN & KIMBERLY
134 RHODE ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 025-004-005
CAMA Number: 025-004-005
Property Address: 136 RHODE ISLAND RD

Mailing Address: ARCAND TIMOTHY L & ASHLEY J
136 RHODE ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 025-004-006
CAMA Number: 025-004-006
Property Address: 138 RHODE ISLAND RD

Mailing Address: STEARNS BENJAMIN T & JESSICA K
138 RHODE ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 025-004-006A
CAMA Number: 025-004-006A
Property Address: 140 RHODE ISLAND RD

Mailing Address: SNARSKY KEVIN P & DONNA M
140 RHODE ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 025-005-001
CAMA Number: 025-005-001
Property Address: 70 CLEAR POND RD

Mailing Address: KING CHRISTOPHER M & STEPHANIE A
70 CLEAR POND RD
LAKEVILLE, MA 02347

Parcel Number: 025-005-001A
CAMA Number: 025-005-001A
Property Address: RHODE ISLAND RD

Mailing Address: LAKEVILLE TOWN OF
346 BEDFORD ST
LAKEVILLE, MA 02347



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7/26/2021

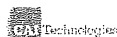
Page 1 of 3



500 foot Abutters List Report

Lakeville, MA
July 26, 2021

| | |
|---|--|
| Parcel Number: 025-005-001C CAMA Number: 025-005-001C Property Address: 1 WYNN WAY | Mailing Address: WYNN TIMOTHY P & TARA J P O BOX 984 LAKEVILLE, MA 02347 |
| Parcel Number: 025-005-002 CAMA Number: 025-005-002 Property Address: 126 RHODE ISLAND RD | Mailing Address: CAETANO DONNA M 126 RHODE ISLAND RD LAKEVILLE, MA 02347 |
| Parcel Number: 025-005-004 CAMA Number: 025-005-004 Property Address: CLEAR POND RD | Mailing Address: LAKEVILLE TOWN OF 346 BEDFORD ST LAKEVILLE, MA 02347 |
| Parcel Number: 025-006-007 CAMA Number: 025-006-007 Property Address: 119 RHODE ISLAND RD | Mailing Address: WHEADON GARY E 119 RHODE ISLAND RD LAKEVILLE, MA 02347 |
| Parcel Number: 025-006-008 CAMA Number: 025-006-008 Property Address: RHODE ISLAND RD | Mailing Address: LAKEVILLE TOWN OF 346 BEDFORD ST LAKEVILLE, MA 02347 |
| Parcel Number: 025-006-010 CAMA Number: 025-006-010 Property Address: 150 BEDFORD ST | Mailing Address: ROUSSEAU LEOPOLD & CLAIRE TRS 6 PANTHEON WAY LAKEVILLE, MA 02347 |
| Parcel Number: 025-006-010A CAMA Number: 025-006-010A Property Address: RHODE ISLAND RD | Mailing Address: ROUSSEAU LEOPOLD & CLAIRE TRS 6 PANTHEON WAY LAKEVILLE, MA 02347 |
| Parcel Number: 026-004-017 CAMA Number: 026-004-017 Property Address: 201 BEDFORD ST | Mailing Address: LAU WAI KEUNG & SUSAN YING TRS 201 BEDFORD ST LAKEVILLE, MA 02347 |
| Parcel Number: 026-004-018 CAMA Number: 026-004-018 Property Address: REAR BEDFORD ST | Mailing Address: JENNINGS LIZZIE B ESTATE OF 65 VAUGHAN ST LAKEVILLE, MA 02347 |
| Parcel Number: 026-004-019 CAMA Number: 026-004-019 Property Address: 195 BEDFORD ST | Mailing Address: BISSONETTE DONALD G 1 HOLLY HILL LN LAKEVILLE, MA 02347 |
| Parcel Number: 026-004-020 CAMA Number: 026-004-020 Property Address: 173 BEDFORD ST | Mailing Address: DIXON SCOTT J 39 STATE RD PLYMOUTH, MA 02360 |
| Parcel Number: 026-004-021 CAMA Number: 026-004-021 Property Address: 167 BEDFORD ST | Mailing Address: ROUSSEAU LEOPOLD R & CLAIRE A TRUSTEES 6 PANTHEON RD LAKEVILLE, MA 02347 |



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7/26/2021

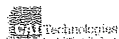
Page 2 of 3



500 foot Abutters List Report

Lakeville, MA
July 26, 2021

| | |
|---|--|
| Parcel Number: 026-005-001A CAMA Number: 026-005-001A Property Address: 164 BEDFORD ST | Mailing Address: HOARD DAVID W TRUSTEE OF 164 BEDFORD ST LAKEVILLE, MA 02347 |
| Parcel Number: 026-005-001B CAMA Number: 026-005-001B Property Address: 160 BEDFORD ST | Mailing Address: SYLVIA REALTY LLC 14 ROBINSON RD ROCHESTER, MA 02770 |
| Parcel Number: 026-005-002 CAMA Number: 026-005-002 Property Address: 166 BEDFORD ST | Mailing Address: HOARD DAVID W TRUSTEE JD REALTY TRUST 44 PLEASANT ST BRIDGEWATER, MA 02324 |
| Parcel Number: 026-005-006 CAMA Number: 026-005-006 Property Address: 202 BEDFORD ST | Mailing Address: STAGMAN DONNA 202 BEDFORD ST LAKEVILLE, MA 02347 |
| Parcel Number: 026-005-010 CAMA Number: 026-005-010 Property Address: BEDFORD ST | Mailing Address: HOARD DAVID W TRUSTEE JD REALTY TRUST 44 PLEASANT ST BRIDGEWATER, MA 02324 |
| Parcel Number: 059-001-049 CAMA Number: 059-001-049 Property Address: 60 CLEAR POND RD | Mailing Address: SHING JEFFREY L 60 CLEAR POND RD LAKEVILLE, MA 02347 |
| Parcel Number: 059-001-050 CAMA Number: 059-001-050 Property Address: 44 CLEAR POND RD | Mailing Address: MAKSY DEREK A & MADELYN J 44 CLEAR POND RD LAKEVILLE, MA 02347 |
| Parcel Number: 059-001-055 CAMA Number: 059-001-055 Property Address: REARCLEAR POND RD | Mailing Address: BEECH JOHN E 34 CAPTAIN'S WAY LAKEVILLE, MA 02347 |
| Parcel Number: 060-001-001 CAMA Number: 060-001-001 Property Address: 49 CLEAR POND RD | Mailing Address: LAKEVILLE TOWN OF 346 BEDFORD ST LAKEVILLE, MA 02347 |
| Parcel Number: 060-008-002G CAMA Number: 060-008-002G Property Address: 101 CHARLES ELDRIDGE DR | Mailing Address: MOORE MICHAEL C & JOEL G 101 CHARLES ELDRIDGE DR LAKEVILLE, MA 02347 |



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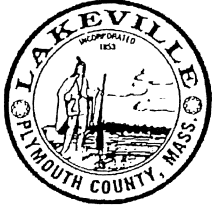
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7/26/2021

Page 3 of 3



Date Submitted: 8/31/2021



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

RECEIPT OF PRELIMINARY / DEFINITIVE PLAN FORM C

SITE PLAN NAME: 6 Lot Subdivision off Bedford Street, Lakeville, MA

SITE PLAN ADDRESS: 162 Bedford Street

PLAN SUBMITTAL
CONTACT NAME AND PHONE NUMBER: David Santos, Prime Engineering - (508) 947-0050 x116

The undersigned hereby certify receiving a copy of the above specified Site Plan(s) for their Department / Board review and comment within ten (10) days of receipt: _____

↑ Write the 10 day date here ↑

These plans will be presented to the Planning Board on 9/23/2021

| DEPARTMENT / BOARD | SIGNATURE | DATE |
|----------------------------|-----------|------|
| 1. Conservation Commission | | |
| 2. Police Chief | | |
| 3. Fire Chief | | |
| 4. Board of Health | | |
| 5. Highway Surveyor | | |
| 6. Building Department | | |
| 7. Open Space Committee | | |
| 8. Board of Selectmen | | |

**NARRATIVE IN SUPPORT OF
PROPOSED SUBDIVISION AT
162 BEDFORD STREET
LAKEVILLE, MA**

PREPARED FOR:

**SOUTHCOAST REDEVELOPMENT LLC
239 MAIN STREET
LAKEVILLE, MA**

PREPARED BY:

**PRIME ENGINEERING, INC.
P.O. BOX 1088
LAKEVILLE, MA**

AUGUST 30, 2021

1.0 INTRODUCTION

It is proposed to construct a six-lot subdivision at 162 Bedford Street in Lakeville, MA. This requires subdivision approval from the Lakeville Planning Board and will require submission of a Notice of Intent with the Lakeville Conservation Commission. This Narrative has been prepared in support of those two petitions.

2.0 EXISTING CONDITIONS

The site is a 20-acre parcel on the east side of Bedford Street, several hundred feet south of Rhode Island Road. It is referenced as Lakeville Assessor's Map 26, Lot 005/001. It is a predominately wooded site with the northern portion being sandy upland, and the southern portion being wooded swamp. There is a pond on the northeast corner of the parcel and a jurisdictional Isolated Land Subject to Flooding (ILSF) toward the center of the parcel.

The ground slopes up from elevation 90 at Bedford Street to a localized high point at elevation 100 at a point that is one-hundred feet east of Bedford Street, then slopes down to elevation 75 and below to the east and south. The northern portion soils are listed as Windsor loamy sand. The central portion of the site has soil classified as Deerfield fine sand and the southern portion soils, which are Bordering Vegetated Wetlands, are classified as Freetown and Swansea muck. The site is located within the mapped Priority and Estimated Habitat of the Eastern Box Turtle (*Terrapene Carolina*). Refer to the Oct. 23, 2020 letter from Everose Schluter of the MA Division of Fisheries and Wildlife in Appendix F.

The on-site pond and the Isolated Land Subject to Flooding appear to be the result of historic sand mining. It appears that the water surface is the water table. Both depressions contain more than a quarter-acre foot and, therefore, are jurisdictional. There are no records of the maximum water elevations in the depressions. 310 CMR 10.57 (2) (a) 3a requires the calculation of the runoff from 7 inches precipitation to determine the boundary of the ILSF. In this case, the calculated runoff is zero, so the extent of the maximum water level observed in the field is to be considered the limits of the ISLF. In accordance with 310 CMR 10.02 (2) (b), the ILSF does not have a buffer zone.

3.0 PROPOSED IMPROVEMENTS

It is proposed to construct a 767-foot-long dead-end subdivision road from Bedford Street easterly toward the parcel's eastern boundary. The road will curve southerly in order to avoid impacting the Isolated Land Subject to Flooding. The road profile will slope down to a low point at Station 5+07.66. A catch basin and drain line system will convert storm runoff to a detention basin which will be a constructed pocket wetland. An infiltration system for the runoff from the roadway has been incorporated in the subdivision design. The runoff from the proposed dwellings will be conveyed to infiltrators to be located on the individual lots.

All of the dwellings, wells, septic systems and other improvements on the individual lots can be constructed outside of the 100-foot wetland buffer zone, therefore, Notices of Intent for the

individual dwellings will not be required.

4.0 TRAFFIC

Bedford Street, which is also known as Route 18, has a 12-foot-wide travel lane in both directions, separated by a dashed yellow centerline and bordered with a 5-foot-wide paved shoulder. It has a 50 MPH speed limit. There are excellent vertical and horizontal sight distances in both directions from the proposed road location (over a half-a-mile in both directions).

In accordance with the Institute of Traffic Engineer's Trip Generation Manual, there will be an average of ten vehicle trip ends per dwelling per day, with 50% entering and 50% exiting. For weekday morning peak hour (between 7 and 9 am), it is projected that four vehicles will be leaving and one vehicle will be entering. In the weekday afternoon peak hour (between 4 and 6 pm), it is projected that two vehicles will be exiting the subdivision and three will be entering the subdivision. Similar peak trip ends will occur on Saturdays and Sundays, though not necessarily in the 7-9 am and 4-6 pm hours. Route 18 currently operates at Level of Service A and with the proposed development, it is projected to continue to operate at Level of Service A.

5.0 NATURAL HERITAGE CONSIDERATIONS

As documented in the letter from MA Fisheries and Wildlife in Appendix F, the site is located within the mapped Priority and Estimated Habitat of the Eastern Box Turtle. The Box Turtle and its habitat is protected pursuant to the provisions of the Massachusetts Endangered Species Act (MESA). Sheet CC-1 of the plan set presents the Conservation Plan which shows 100 percent of the wetlands and 60 percent of the upland undisturbed. In the areas of the proposed homes, split rail fences will be installed and maintained with signage noting the protected area. In the areas away from the proposed homes, no fencing will be installed but signage on carsonite posts will be installed every 50 feet. Prior to the onset of construction, the silt fencing shown on Sheet CC-1 of the plan set shall be staked by a Survey Crew. The silt fence shall then be installed and inspected for its entire length. The area will then be "swept" by a wildlife expert in order to assure that there are not Box Turtles within the proposed construction area. Any turtles found are to be relocated to an area outside of the enclosed construction area. Construction can then commence.

6.0 STORMWATER CONSIDERATIONS

The site has unusually good soil from a permeability standpoint. The hydrologic computations indicate that there is very little storm runoff under existing conditions even for the 100-year design storm. As a result, the use of a detention basin to attenuate the storm flow from the proposed development is not practical. The proposed storm design provides for treatment and infiltration of the runoff from all development areas, primarily in infiltration chambers for the dwellings and roof runoff, and by a retention basin for the runoff from the front yards, driveways and the roadway.

The stormwater system has been designed to comply with requirements of the MassDEP

Stormwater Handbook as detailed in the following subsections. The Checklist for Stormwater Report is enclosed as Appendix A.

6.1 NO NEW UNTREATED DISCHARGES

The dwelling roof runoff is considered clean and does not require treatment. The driveway and road runoff will be run through deep sump catch basins and a proprietary treatment system prior to being infiltrated. Therefore, Standard 1 will be met.

6.2 PEAK RATE ATTENUATION

All of the runoff from the development area of the site will be infiltrated. Therefore, there will be no significant increase in the rate or volume of runoff. Appendix B presents the full hydrologic computations. The Summary Table at the front of the computations show there would be no measurable runoff for the 2- and 10-year design storms and there would be no significant runoff for the 25- and 100- year design storms. See Appendices B for Drainage Summary Table. Therefore, Standard 2 will be met.

6.3 RECHARGE

All of the runoff from the impervious surfaces will be infiltrated. Therefore, Standard 3 will be met.

6.4 WATER QUALITY

The runoff from the driveways and roadway will be collected in deep sump catch basins and then will flow through a Stormceptor 450i stormwater treatment system before being infiltrated. These three treatment systems will remove more than 80% of suspended solids. Therefore, Standard 4 will be met.

6.5 DEVELOPMENT LAND USES WITH HIGHER POTENTIAL POLLUTION LOADS

This development is not rated as a use with higher potential pollution loads. Therefore, Standard 5 will be met.

6.6 CRITICAL AREAS

The site is not located in a critical area. Therefore, Standard 6 will be met.

6.7 REDEVELOPMENT

This project is not a redevelopment. Therefore, Standard 7 will be met.

6.8 EROSION CONTROL

The Erosion Control Plan in the set of site plans and the Erosion and Sediment Control program, which is presented in Appendix D, comply with this requirement. Therefore, Standard 9 will be met.

6.9 LONG-TERM OPERATION AND MAINTENANCE PROGRAM

A Long-Term Operation and Maintenance Program has been prepared and is presented in Appendix C. Therefore, Standard 8 will be met.

6.10 ILLICIT DISCHARGE

An Illicit Discharge Statement is presented in Appendix E. Therefore, Standard 10 will be met.

6.11 HYDOLOGIC/HYDRAULIC DESIGN

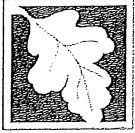
The site has been designed to meet all requirements for proper drainage performance including water quality and water quantity. The runoff rates and flows were calculated using the Modified Soil Cover Complex (MOSOCOCO) methodology as presented in Chapter 4 of the National Engineering Handbook and subsequently summarized in Technical Releases 20 and 55. The HydroCAD computer program was used to generate the pre- and post-runoff rates and volumes. The results are presented in Appendix B.

7.0 CONCLUSION

The development, as proposed, meets all relevant zoning requirements, subdivision requirements and wetland regulation requirements. It will add to the Town's tax base, while placing no significant strain on the Town's infrastructure or services.

APPENDIX A

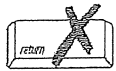
CHECKLIST FOR STORMWATER REPORT



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the *Massachusetts Stormwater Handbook*. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the *Massachusetts Stormwater Handbook*. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the *Massachusetts Stormwater Handbook*.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

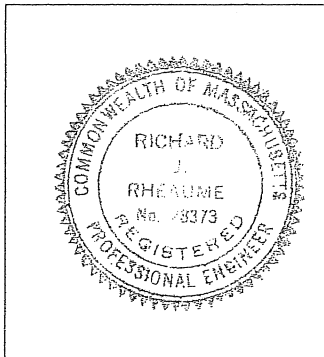
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

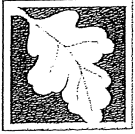


Richard J. Rheume Aug 30, 2021
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
 Redevelopment
 Mix of New Development and Redevelopment



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

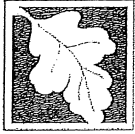
Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

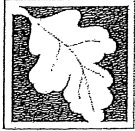
Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

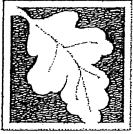
Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

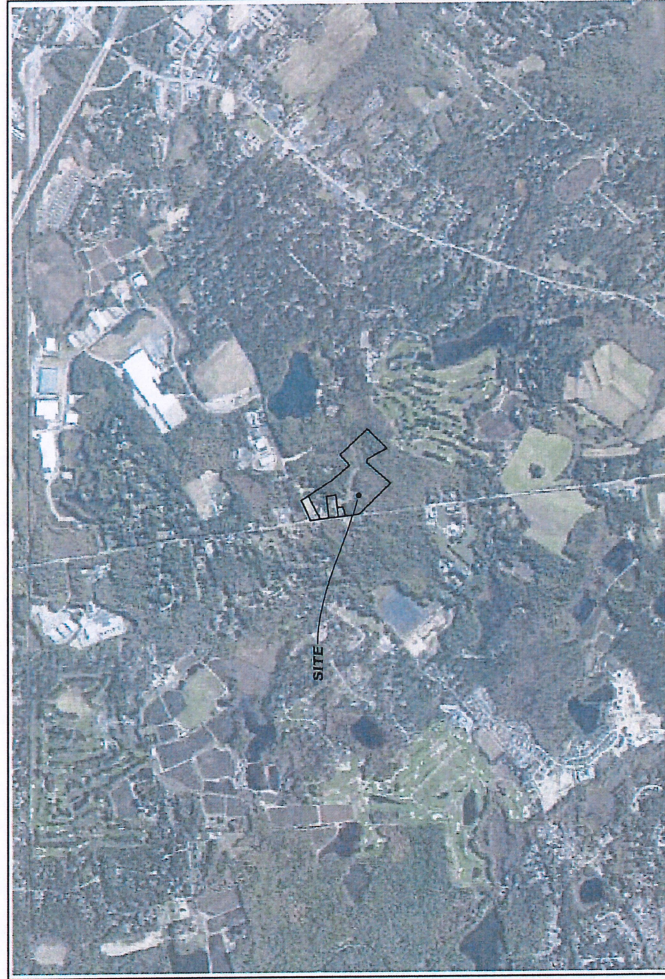
6 LOT SUBDIVISION

OFF BEDFORD STREET
LAKEVILLE, MA
MAP 26 BLOCK 005 LOT 2
SUBDIVISION SUBMISSION

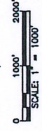
OWNER:
SOUTHCOST REDEVELOPMENT LLC
239 MAIN STREET
LAKEVILLE, MA 02347

APPLICANT:
SOUTHCOST REDEVELOPMENT LLC
239 MAIN STREET
LAKEVILLE, MA 02347

ENGINEER:
PRIME ENGINEERING
350 BEDFORD STREET
LAKEVILLE, MA 02347



AERIAL VICINITY PLAN



AUGUST 30, 2021

SCHEDULE OF DRAWINGS

| SHEET NUMBER | PLAN TITLE |
|--------------|-----------------------------|
| ES-1 | TITLE SHEET |
| SL-1 | OVERALL EXISTING CONDITIONS |
| GD-1 | SITE LAYOUT PLAN |
| GD-2 | GRADING AND DRAINAGE PLAN 1 |
| PP-1 | GRADING AND DRAINAGE PLAN 2 |
| CC-1 | PLAN AND PROFILE |
| EC-1 | CONSERVATION PLAN |
| EP-1 | EROSION CONTROL PLAN |
| DT-1 | DETAIL SHEETS |

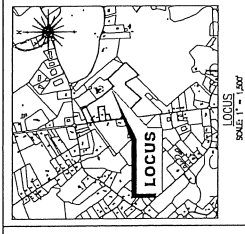


PREPARED BY:



PRIME ENGINEERING
INC.

CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088 350 BEDFORD STREET LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004



SOIL DATA: TP-01 & TP-02
DATE: 01-14-2021
FORMED BY: GUS SIBBS OF LISA PRIME ENGINEERING, INC.

| TP-01 70.12 | TP-02 70.18 | DEPTH (FEET) | WATER TABLE (FEET) | WATER CONTENT (%) | LIQUID LIMIT (LL) | PLASTICITY INDEX (PI) | UNSATURATED SWELLING INDEX (SI) |
|----------------|----------------|--------------|--------------------|-------------------|-------------------|-----------------------|---------------------------------|
| 77.50 | 109.5 3/4 | 10 | 10 | 8 | | | |
| 75.83 | 109.5 3/4 | 20 | 10 | 28 | | | |
| 72.80 | 109.5 3/4 | 30 | 10 | 86 | | | |
| 70.30 | 109.5 3/4 | 100 | 10 | 157 1/2 | | | |

REDS ENCOUNTERED @ 4'
NO WPTING ENCOUNTERED @ 30"
ESTIMATED SEASONAL HIGH WATER TABLE
GROUNDWATER ELEV. = 72.15'

REDS ENCOUNTERED @ 50"
NO WPTING ENCOUNTERED @ 30"
ESTIMATED SEASONAL HIGH WATER TABLE
GROUNDWATER ELEV. = 72.15'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF LAKESVILLE ASSESSORS MAPS AS BOOK 2801, PAGE 22 IN THE PLYMOUTH COUNTY REGISTER OF DEEDS.
- SUBJECT PROPERTY IS LOCATED IN ZONE X, AS RECALCULATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF PLYMOUTH COUNTY, MAP NUMBER 28030207K EFFECTIVE DATE 06/21/2016.
- SOIL BORINGS, SPACED 50 FEET APART, WERE PERFORMED BY PRIME ENGINEERING, INC. AND COMPLETED ON JULY 19, 2021.
- WETLAND FLAG LOCATION BY PRIME ENGINEERING, INC. FIELD SURVEY ON JUNE 2, 2018.
- TESTS PERFORMED BY CERTIFIED SOIL EVALUATOR.
- UNDERGROUND UTILITY LOCATIONS ALONG BEDFORD STREET ARE APPROXIMATE.

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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EXISTING CONDITIONS PLAN
SCALE: 1" = 60'
DATE: 9/29/2021
DRAWN BY: J.S. GIBBS
CHECKED BY: J.S. GIBBS
DESIGNED BY: J.S. GIBBS
PROJECT NO.: 2880.01.01

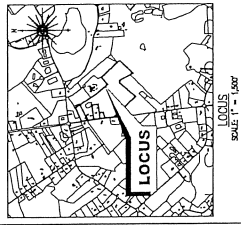
PROJECT: 152 BEDFORD STREET
6-1 LOT SUBDIVISION
LAKESVILLE, MASSACHUSETTS

CLIENT: PRIMEENGINEERING, INC.

DATE PREPARED: 9/29/2021
SCALE: 1" = 60'

PREPARED BY: J.S. GIBBS
DRAWN BY: J.S. GIBBS
CHECKED BY: J.S. GIBBS
DESIGNED BY: J.S. GIBBS

DATE: 9/29/2021
SCALE: 1" = 60'
PROJECT NO.: 2880.01.01



RESIDENTIAL ZONING TABLE

| REQUIREMENT | REQ. NO. | REQ. REF. |
|----------------------------|----------|-----------|
| MINIMUM FRONT YARD SETBACK | 13.1 | 22.21 |
| MINIMUM SIDE YARD SETBACK | 13.2 | 22.22 |
| MINIMUM REAR YARD SETBACK | 13.3 | 22.23 |
| MINIMUM LOT AREA | 13.4 | 22.24 |
| MINIMUM FRONT YARD SETBACK | 13.5 | 22.25 |
| MINIMUM SIDE YARD SETBACK | 13.6 | 22.26 |
| MINIMUM REAR YARD SETBACK | 13.7 | 22.27 |
| MINIMUM LOT AREA | 13.8 | 22.28 |

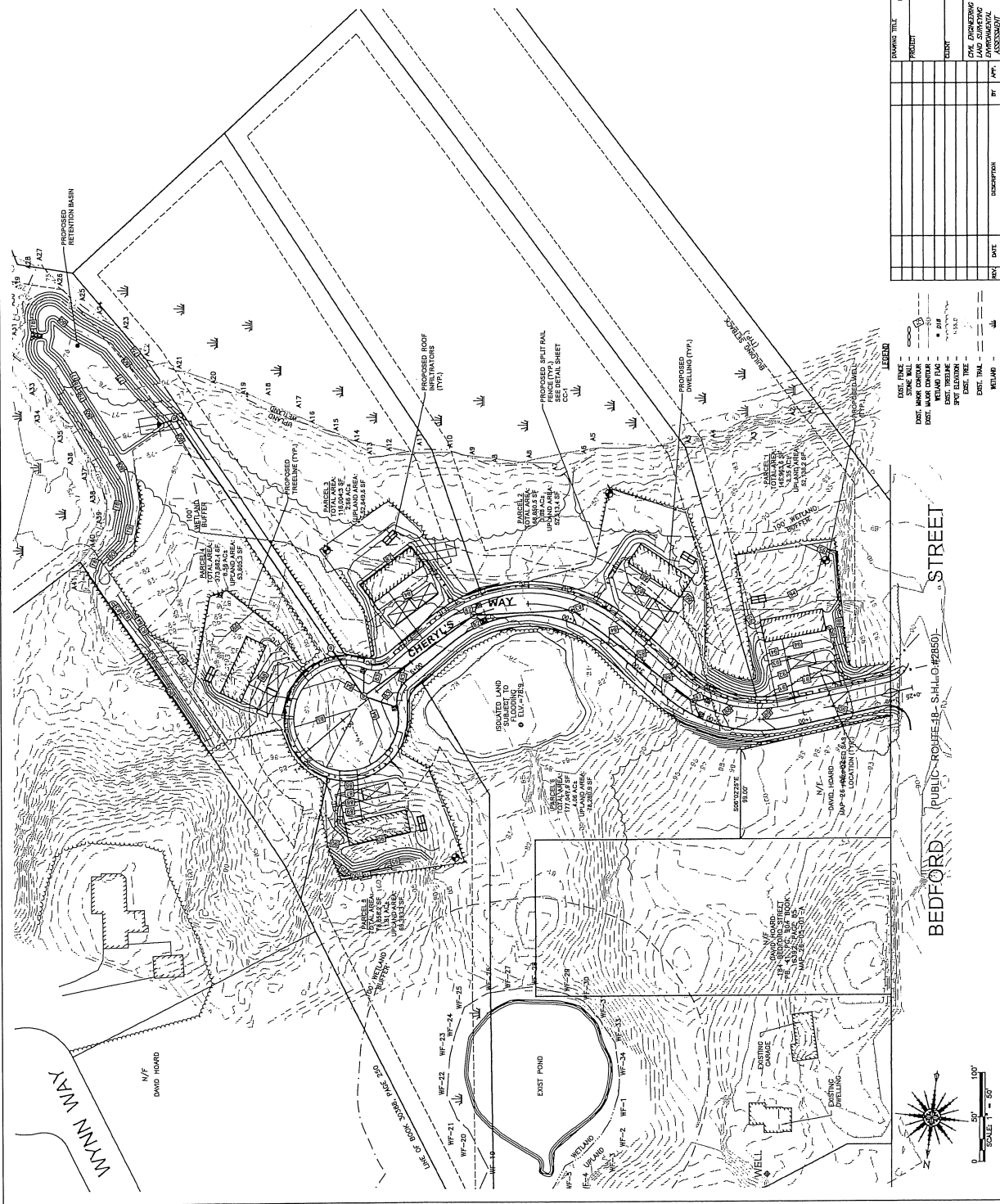
- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS SHOWN ON THE LOWRY TRAIL, MASSACHUSETTS RECORDS MAP AS BOOK 2301, PAGE 228 IN THE PLYMOUTH COUNTY REGISTER OF DEEDS.
 2. SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF PLYMOUTH COUNTY, MAP NUMBER 2602040204Z, EFFECTIVE DATE JULY 7, 2015.
 3. ON THE GROUND SURVEY OF EXISTING CONDITIONS PERFORMED BY PRIME ENGINEERING, INC. AND COMPLETED ON JULY 19, 2021.
 4. WETLAND FLAG LOCATION BY PRIME ENGINEERING, INC. FIELD SURVEY ON JUNE 2, 2019.
 5. TEST PITTS PERFORMED BY CERTIFIED SOIL EVALUATOR.
 6. UNDERGROUND UTILITY LOCATIONS ALONG BEDFORD STREET ARE APPROXIMATE.

NOTE:
THE SITE IS A MAPPED PRIORITY AND ESTIMATED HABITAT OF THE EASTERN BOX TURTLE. THE CLEARING LIMITS SHOWN ARE THE MAXIMUM ALLOWED IN ORDER TO NOT HAVE THE SITE BE CONSIDERED A TAKE OF HABITAT. REFER TO THE CONSERVATION PLAN SHEET C01 FOR DETAILS.

| | |
|-----------|------------|
| SHEET NO. | GD-1 |
| PROJECT | 2855.01.01 |

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |

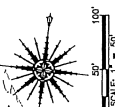
| | |
|-------------|-----------|
| SCALE | AS SHOWN |
| DATE | 7/20/2021 |
| DRAWN BY | DH |
| CHECKED BY | DH |
| DESIGNED BY | DH |
| DATE | 7/20/2021 |
| DRAWN BY | DH |
| DATE | 7/20/2021 |

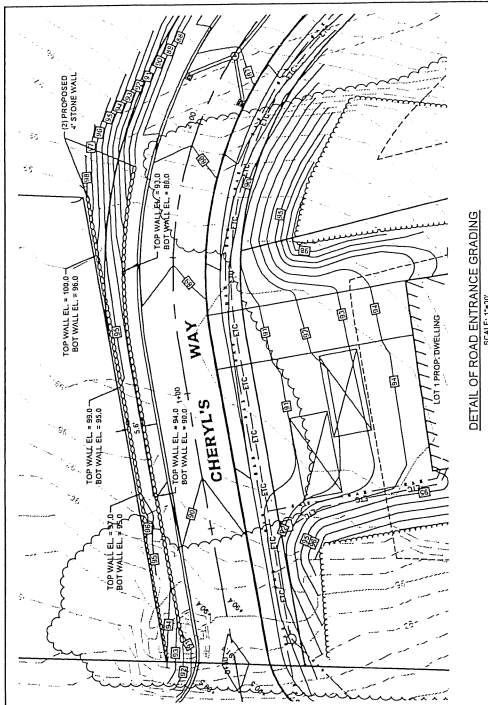


LEGEND

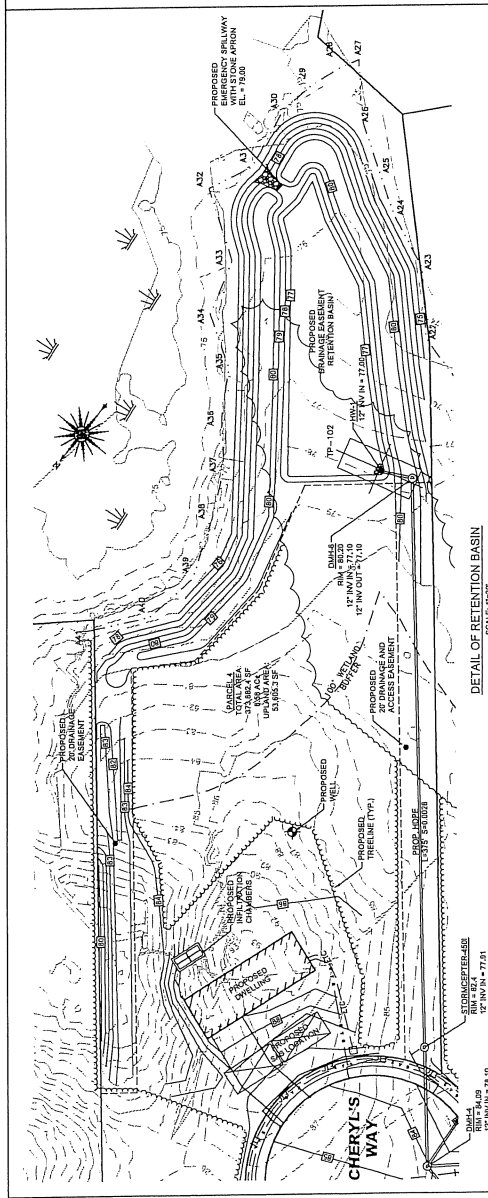
| | |
|--|--------------------|
| | DASH FENCE |
| | STONE WALL |
| | EXIST. MARK CORNER |
| | EXIST. WETLAND H4B |
| | EXIST. WETLAND H4C |
| | EXIST. WETLAND H4D |
| | EXIST. WETLAND H4E |
| | EXIST. WETLAND H4F |
| | EXIST. WETLAND H4G |
| | EXIST. WETLAND H4H |
| | EXIST. WETLAND H4I |
| | EXIST. WETLAND H4J |
| | EXIST. WETLAND H4K |
| | EXIST. WETLAND H4L |
| | EXIST. WETLAND H4M |
| | EXIST. WETLAND H4N |
| | EXIST. WETLAND H4O |
| | EXIST. WETLAND H4P |
| | EXIST. WETLAND H4Q |
| | EXIST. WETLAND H4R |
| | EXIST. WETLAND H4S |
| | EXIST. WETLAND H4T |
| | EXIST. WETLAND H4U |
| | EXIST. WETLAND H4V |
| | EXIST. WETLAND H4W |
| | EXIST. WETLAND H4X |
| | EXIST. WETLAND H4Y |
| | EXIST. WETLAND H4Z |

BEDFORD STREET
(PUBLIC ROUTE 1B-S-H-I-O-#2850)

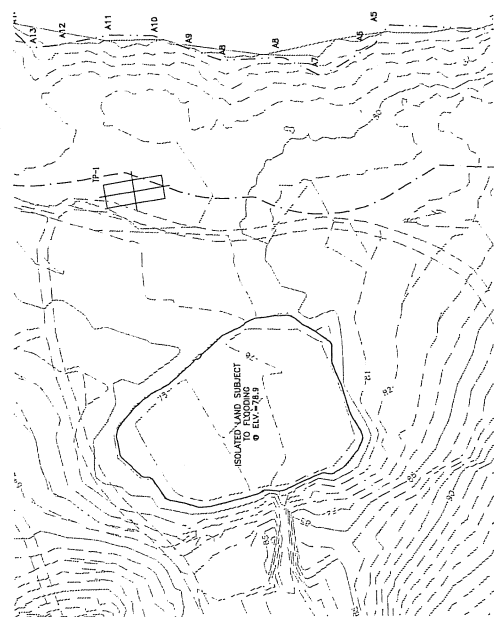




DETAIL OF ROAD ENTRANCE GRADING
SCALE: 1"=20'



DETAIL OF RETENTION BASIN
SCALE: 1"=40'



DETAIL OF ISOLATED LAND SUBJECT TO FLOODING
SCALE: 1"=40'

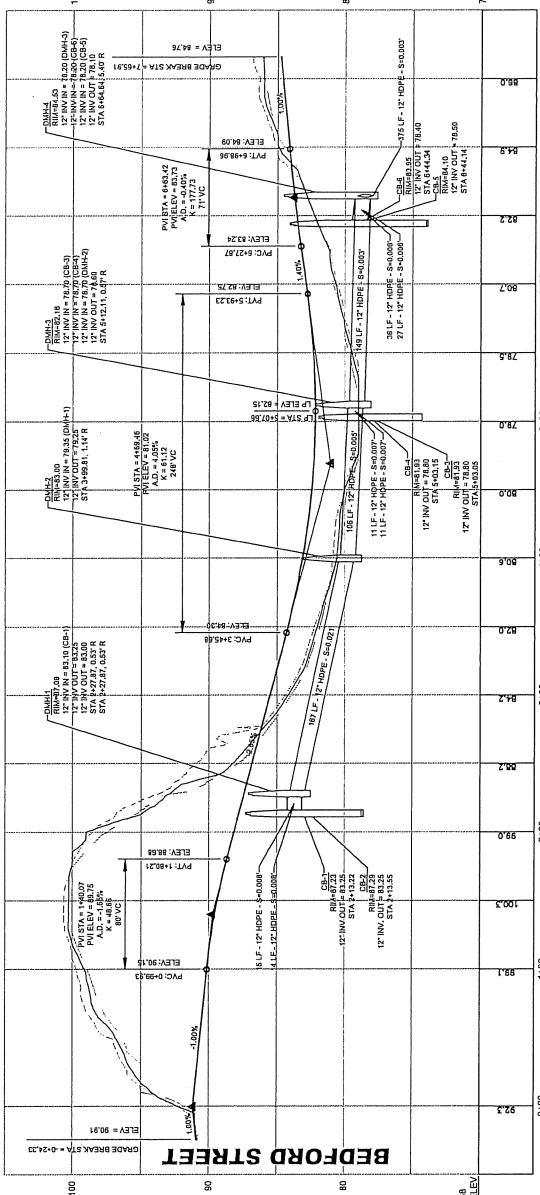
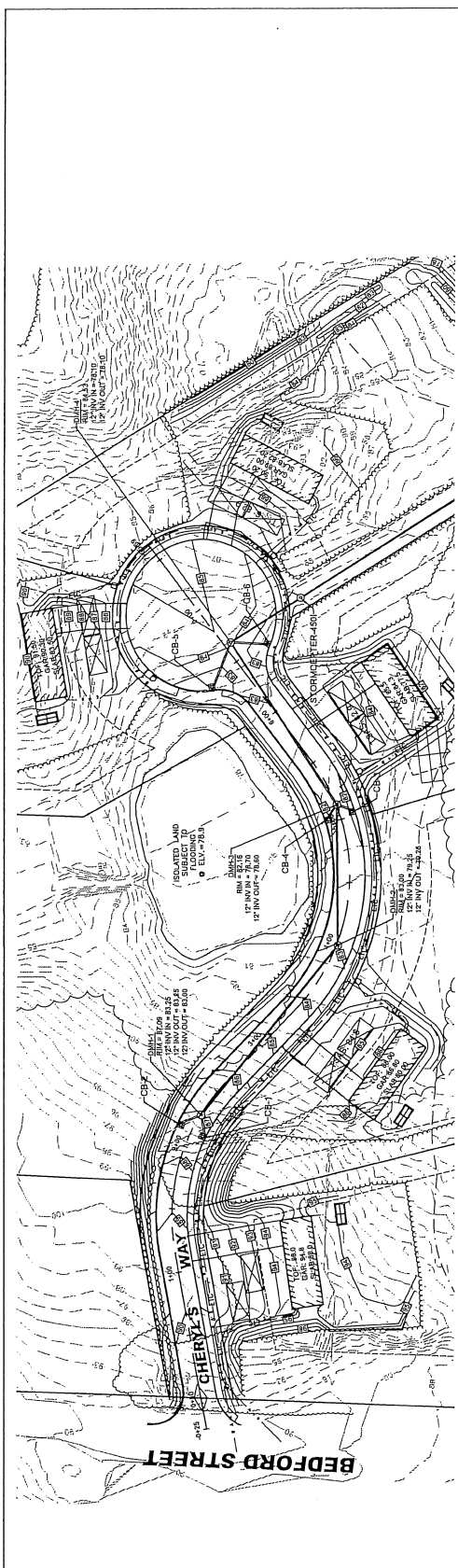
ISOLATED LAND SUBJECT TO FLOODING CALCULATION:

ISOLATED LAND SUBJECT TO FLOODING (LSP) MUST COMPARE STANDING WATER TO A YEARLY 1% CHANCE FLOODING OF THE 1% ACFM. THE PERIMETER OF THE LSP HAS BEEN DETERMINED BY THE PERIMETER OF THE LARGEST OBSERVED POSSIBLE VOLUME OF WATER. LSP BOUNDARY AT ELEVATION 78.5'

| ELEVATION | SURFACE AREA (S.F.) | CUM. STORAGE (C.F.T) |
|-----------|---------------------|----------------------|
| 78.5 | 1,105 | 0 |
| 79.0 | 2,892 | 3,188 |
| 79.5 | 4,951 | 15,102 |

*PRIMATE METHOD USED TO REMAIN CONSERVATIVE
 $\frac{15,102 \text{ C.F.T.}}{38 \text{ C.F.F.}} = .38 \text{ ACRE-FOOT}$
 .38 ACFE x .001 = .28 ACFE-FOOT

| | | | | |
|---------------|---|-----------------------|--------------------------|----------------|
| DRAWING TITLE | GRADING AND DRAINAGE PLAN 2 | SCALE: 1"=20' | DATE: 11/22/2021 | |
| PROJECT | 182 BEDFORD STREET LOT 101 SUBDIVISION LAKEMILLS, MASSACHUSETTS | DRAWN BY: R. S. SMITH | APPROVED BY: R. S. SMITH | |
| CLIENT | PROGROUP CONTRACTING, INC. | DRAWING NO. 101-001 | DATE: 11/22/2021 | SHEET NO. GD-2 |
| DRAWN BY | R. S. SMITH | DATE | PROJECT NO. | 2855.01.01 |
| DATE | PROJECT NO. | DATE | PROJECT NO. | 2855.01.01 |
| DATE | PROJECT NO. | DATE | PROJECT NO. | 2855.01.01 |
| DATE | PROJECT NO. | DATE | PROJECT NO. | 2855.01.01 |
| DATE | PROJECT NO. | DATE | PROJECT NO. | 2855.01.01 |



- NOTES:
1. ALL DRAINAGE PIPING TO BE SMOOTH INTERIOR ADS #12 HIGH DENSITY POLYETHYLENE PIPE.
 2. FINAL LAYOUT OF TIE-INS/CABLEGRASS LINES BY THE RESPECTIVE UTILITY COMPANIES.
 3. DWELLING SIZE AND SHOW ARE CONCEPTUAL ONLY.
 4. BEDFORD STREET UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD.

PLAN AND PROFILE

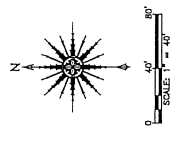
167 BEDFORD STREET
6-LOT SUBDIVISION
LAKEVILLE, MASSACHUSETTS

PROGROUP CONTRACTING, INC.

PRIME ENGINEERING

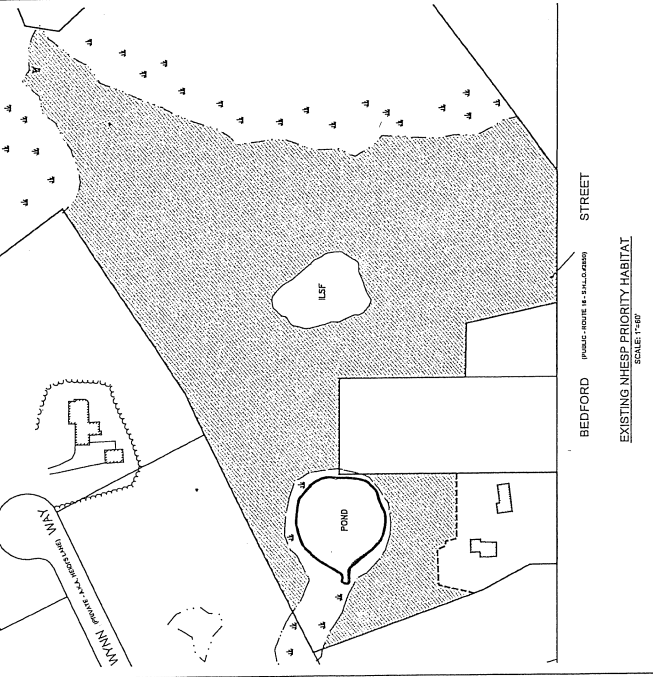
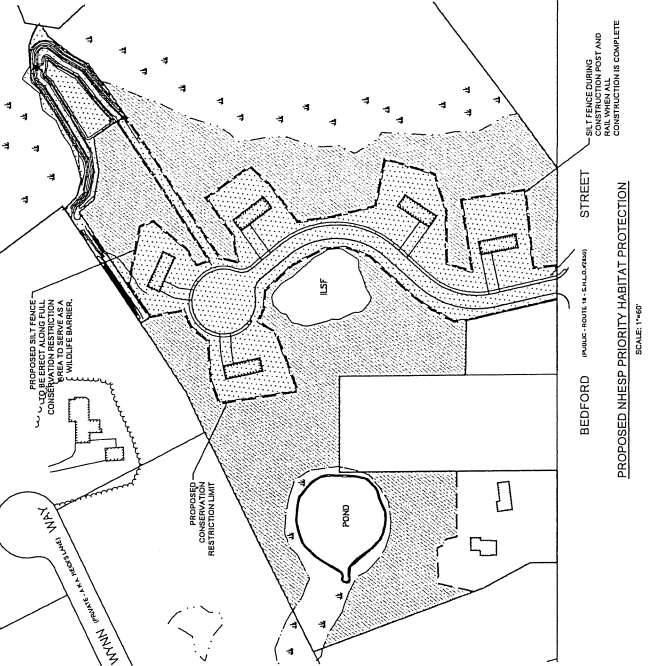
| NO. | DATE | DESCRIPTION | BY | CHK. |
|-----|------|-------------|----|------|
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SCALE: SHEET 2886
DATE: 8/26/2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: 2886.01.01
SHEET NO.: PP-1



MESA REVIEW NOTES:
 TOTAL ALLOWED AREA OF DISTURBANCE IS EQUAL TO 4% OF PROTECTED ESTIMATED HABITAT.
 ALL WORK SHALL BE CONFINED WITHIN THE WARPED BOUNDARY LINES SHOWN ON THIS PLAN. THE PROJECT IS LOCATED WITHIN THE WARPED PRIORITY AND ESTIMATED HABITAT OF THE EASTERN BOX TURTLE. THE WARPED BOUNDARY LINES ARE SHOWN AS BEING BELOW THE ESTIMATED PRIORITY HABITAT OF EASTERN BOX TURTLE.

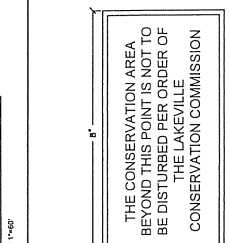
ESTIMATED PRIORITY HABITAT OF EASTERN BOX TURTLE
 PROPOSED IMPACT AREA x 100 = % IMPACTED AREA
 TOTAL PRIORITY HABITAT AREA x 100 = 38.5%
 152,389.5 S.F. x 100 = 38.5%
 395,555 S.F.



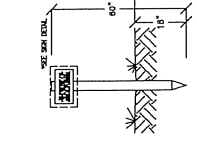
- NOTES:**
- SILT FENCE WILL BE PLACED ALONG THE ENTIRE CONSERVATION RESTRICTION AREA DURING CONSTRUCTION TO FUNCTION AS A WADGUE BARRIER PREVENTING EASTERN BOX TURTLE FROM ENTERING SITE WHILE WORK IS BEING DONE.
 - POST AND RAIL FENCES ARE PROPOSED ALONG THE CONSERVATION RESTRICTION AREA LIMIT TO MAINTAIN ADEQUATE BUFFER ZONE TO PROTECT HABITAT.
 - CONSERVATION RESTRICTION SIGNS TO BE ERECT EVERY 50' ALONG THE CONSERVATION RESTRICTION AREA LIMIT TO ENSURE PROTECTION AGAINST FUTURE ENCROACHMENTS. SEE DETAIL.
 - CONSERVATION RESTRICTION LINE TO BE RECORDED WITH REGISTRY OF DEEDS ALONG WITH DEFINITIVE PLANS TO ENSURE FUTURE PROTECTIONS.

- ESSENTIAL SEQUENCE OF CONSTRUCTION:**
- SURVEY CREW TO STAKE CLEARING UNITS
 - SILT FENCE TO BE INSTALLED
 - SILT FENCE TO BE INSPECTED BY PRIME PERSONNEL AND LAKEVILLE CONSERVATION COMMISSION AGENT
 - A WADGUE EXPERT SHALL THIRD SWEEP THE CONSTRUCTION AREA AND RELOCATE ANY AND ALL BOX TURTLE TO OUTSIDE THE CONSTRUCTION AREA
 - TREE CLEARING AND OTHER CONSTRUCTION MAY THEN PROCEED.

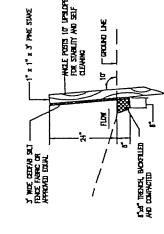
THE CONSERVATION AREA BEYOND THIS POINT IS NOT TO BE DISTURBED PER ORDER OF THE LAKEVILLE CONSERVATION COMMISSION



CARBONITE SIGN DETAIL
NOT TO SCALE



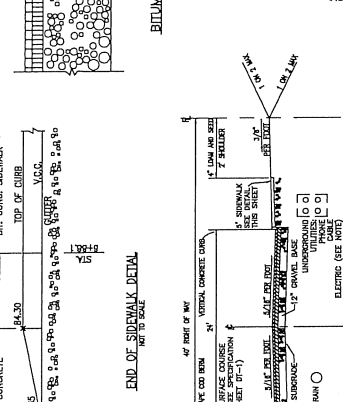
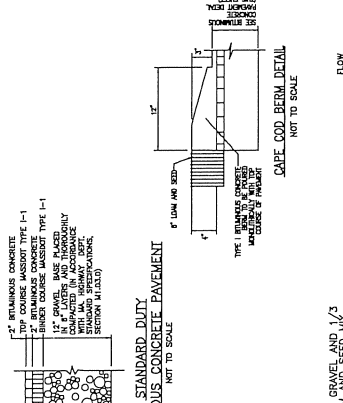
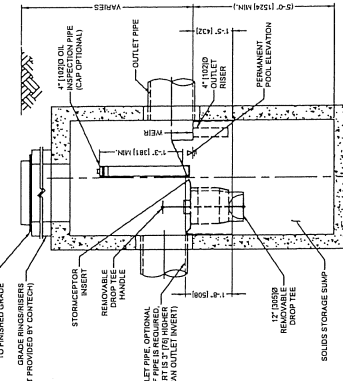
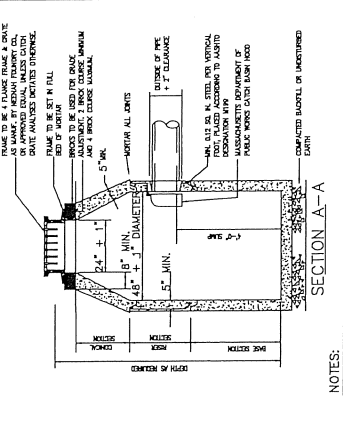
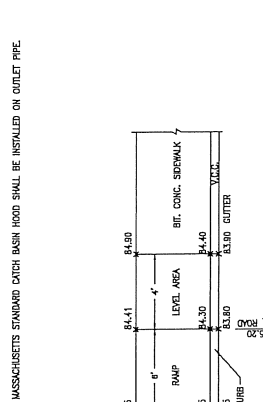
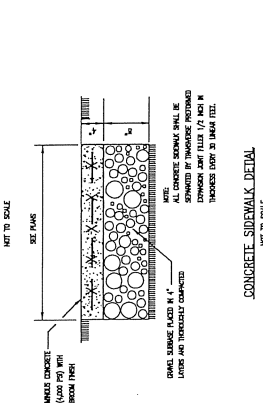
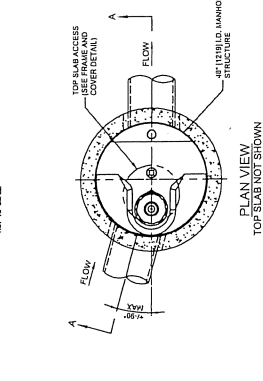
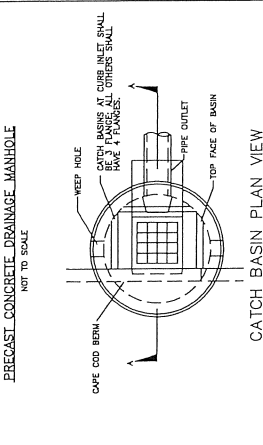
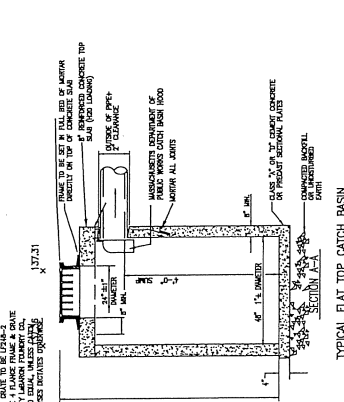
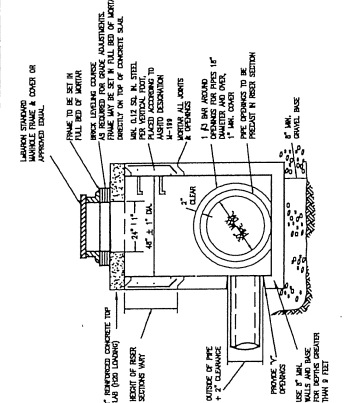
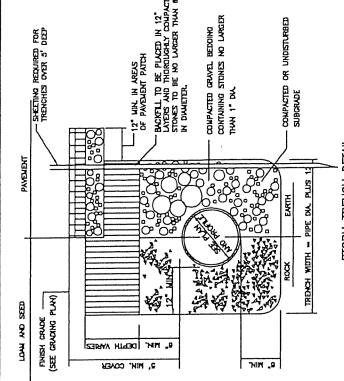
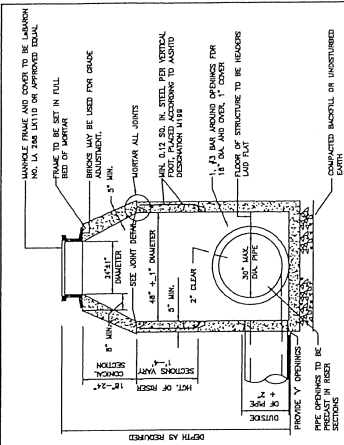
SPLIT RAIL FENCE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

| | |
|-------------|---|
| DATE | 10/20/2021 |
| DRAWN BY | J.E.D. |
| CHECKED BY | J.E.D. |
| SCALE | AS SHOWN |
| PROJECT NO. | 2106-01.01 |
| SHEET NO. | CC-1 |
| DATE | 10/20/2021 |
| PROJECT | CONSERVATION PLAN |
| SUBJECT | 162 BEDFORD STREET 6-LOT SUBDIVISION LAKEVILLE, MASSACHUSETTS |
| DESIGNED BY | PROGROUP CONTRACTING, INC. |
| CHECKED BY | J.E.D. |
| DRAWN BY | J.E.D. |
| SCALE | AS SHOWN |
| PROJECT NO. | 2106-01.01 |
| SHEET NO. | CC-1 |





DETAIL SHEET 1

182 BEDFORD STREET
6E LOT SUBDIVISION
LAKEVILLE, MASSACHUSETTS

PROGROUP CONTRACTING, INC.

DATE: 08/27/2010
DRAWN BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM

PROJECT NO: DT-1
SHEET NO: 2855.01.01

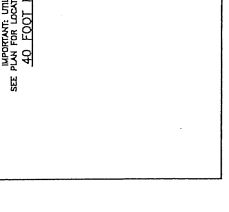
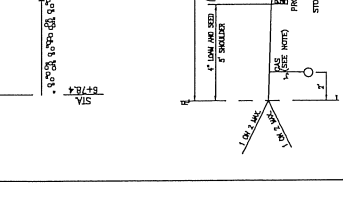
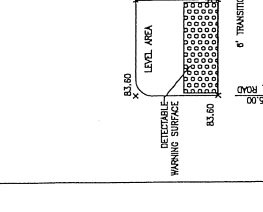
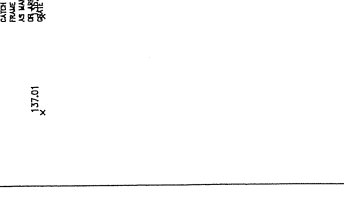
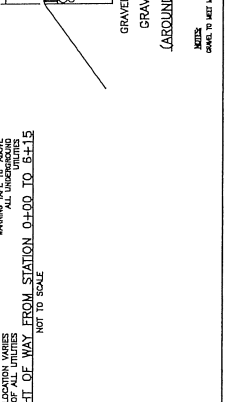
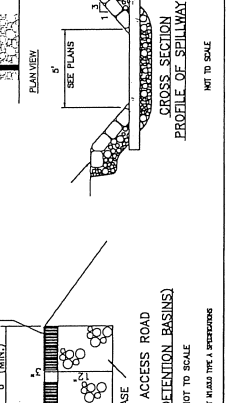
DETAIL SHEET 1

182 BEDFORD STREET
6E LOT SUBDIVISION
LAKEVILLE, MASSACHUSETTS

PROGROUP CONTRACTING, INC.

DATE: 08/27/2010
DRAWN BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM

PROJECT NO: DT-1
SHEET NO: 2855.01.01

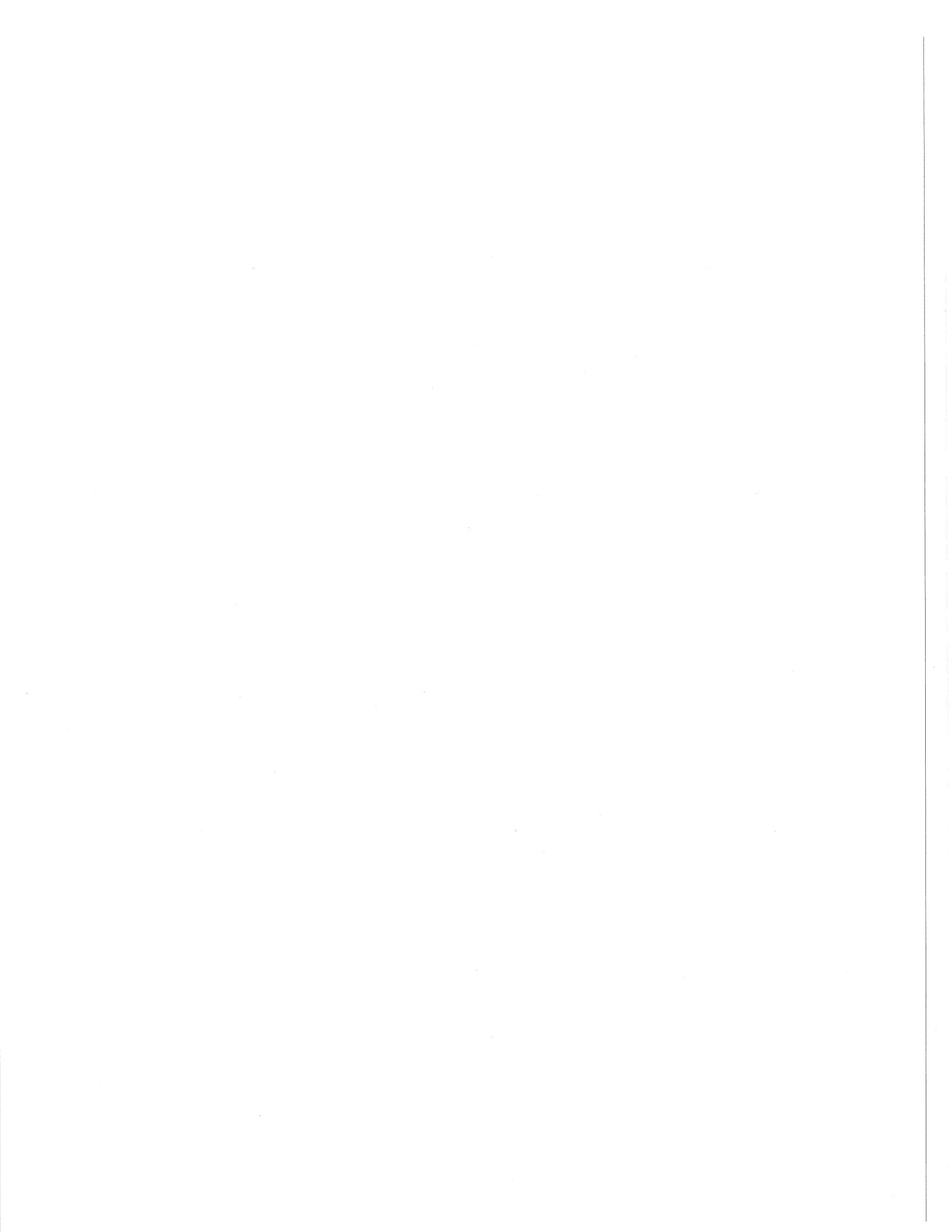


1. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE.

IMPORTANT: UTILITY LOCATION WARNS WARNING TYPE 15 ABOVE UTILITIES UTILITIES

50 FOOT RIGHT OF WAY FROM STATION 0+00 TO 5+15

NOT TO SCALE



**AGENDA ITEM #14
SEPTEMBER 20, 2021**

**DISCUSS AND POSSIBLE VOTE TO APPROVE REQUEST FROM
STINGRAY CITY REALTY CORP. TO CONNECT TO TAUNTON
WATER AT 155 RHODE ISLAND ROAD**

The Board has received a water connection application for Taunton water for the property located at 155 Rhode Island Road.

CITY OF TAUNTON

15 Summer Street * Taunton, MA. 02780 * Phone: 508.821.1045 * Fax: 508.821.1059

WATER CONNECTION APPLICATION

Application Date: 9/7/21
Owners Name: Stingray City Realty Corp
Mail Address: 9 Tyler Ave
City/Town: East Wareham Zip Code: 02538
Telephone No.: 508.295.7712 Cell No.: 774.263.3134
Water connection request is for property located at:
Address: 155 Rhode Island Rd Town: Lakeville
Applicants name & address (if different from owner):

Assessor's Map: 26 Lot: 002 Plot: 309

Received Taunton Water Department Specifications? YES NO

Street opening permit? YES NO not sure State Road? YES NO

Intended use of water:

Residential

Maximum gallons per day: 260 Peak demand: 390 Size of service: 1"

Commercial

Maximum gallons per day: Peak demand: Size of service:

Fire Service

Size: Type of system: Backflow device:

Irrigation system

Estimated gpm/zone: No. of zones: Backflow device:

The undersigned owner/applicant acknowledges and agrees to the following if the application is approved. If usage is in excess of that approved, the City reserves the right to terminate the water connection.

Owners signature

William Bachant Applicants signature

Owners Name (Print)

Applicants Name (Print)

City of Taunton Approval

Lakeville Board of Selectmen (if applicable)

9/15/2006

RECEIVED SEP - 7 2021 SELECTMEN'S OFFICE

**AGENDA ITEM #15
SEPTEMBER 20, 2021**

**DISCUSS AND POSSIBLE VOTE TO APPROVE REQUEST FROM
LAKEVILLE FUNERAL HOMES REALTY TRUST TO CONNECT TO
TAUNTON WATER AT 17 MAIN STREET**

The Board has received a water connection application for Taunton water for the property located at 17 Main Street.

RECEIVED
SEP - 7 2021

CITY OF TAUNTON

SELECTMEN'S OFFICE

15 Summer Street * Taunton, MA. 02780 * Phone: 508.821.1045 * Fax: 508.821.1059

WATER CONNECTION APPLICATION

Application Date: 9-1-21
Owners Name: LAKEVILLE FUNERAL HOMES REALTY TRUST
Mail Address: 65 DELMONT ST
City/Town: BROOKTON MA Zip Code: 02301
Telephone No.: 508-586-0254 Cell No.: 508-326-3084
Water connection request is for property located at: 17 MAIN ST
Address: _____ Town: LAKEVILLE MA
Applicants name & address (if different from owner): SAME

Assessor's Map: 60 Lot: 7 Plot: _____

Received Taunton Water Department Specifications? YES NO

Street opening permit? YES NO State Road? YES NO

Intended use of water: COMMERCIAL, FIRE, IRRIGATION

Residential

Maximum gallons per day: _____ Peak demand: _____ Size of service: _____

Commercial

Maximum gallons per day: 592 GPD Peak demand: 75 GPH Size of service: 1"

Fire Service

Size: 1090 GPM Type of system: WET/DRY Backflow device: YES 6"

Irrigation system

Estimated gpm/zone: 5 GPM No. of zones: 10 Backflow device: YES 1"

The undersigned owner/applicant acknowledges and agrees to the following if the application is approved.
If usage is in excess of that approved, the City reserves the right to terminate the water connection.

DAVID RUSSELL TRUSTEE
Owners signature

Applicants signature

DAVID RUSSELL TRUSTEE
Owners Name (Print)

DAVID RUSSELL TRUSTEE
Applicants Name (Print)

City of Taunton Approval

Lakeville Board of Selectmen (if applicable)

**AGENDA ITEM #16
SEPTEMBER 20, 2021**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM ELLIOT
FARM LLC FOR A ONE-DAY BEER AND WINE LIQUOR LICENSE-
OCTOBER 9, 2021 – 202 MAIN STREET**

The Board has received a request for a 1-day beer and wine liquor license on October 9, 2021 at 202 Main Street for their Harvest Festival.

We have received a certificate of insurance for Harper Lane Brewery, LLC who will be serving the beer and wine.

RECEIVED
SEP - 9 2021

THE COMMONWEALTH OF MASSACHUSETTS

Tom of Lakeville

SELECTMEN'S OFFICE

APPLICATION FOR LICENSE
(GENERAL)

September 9, 2021

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 malt beverages at Elliot Farm's first annual Harvest Festival. The festival is in celebration of the farm's new farm stand, and its goal is to

raise funding for charity to feed families in need. It will take place on 10/9 from 1pm-5pm.

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 _____

Signature of Applicant

Hour A.M.

P.M.

Address

Approved _____ 20 _____

License Granted _____ 20 _____

**AGENDA ITEM #17
SEPTEMBER 20, 2021**

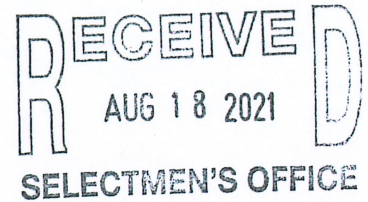
**DISCUSS REQUEST FROM CHARLES RIVER WHEELERS TO USE
LAKEVILLE ROADS FOR THE CRANBERRY CENTURY RIDE –
OCTOBER 3, 2021**

The Board has received a request from the Charles to use Lakeville Roads for their Cranberry Century Ride on October 3, 2021.

According to the contact, Kevin Marion, this is not a race; it is a ride. Based on their route, they will be using a State Road coming into Lakeville. I spoke to Mr. Marion about the need for a DOT Parade permit and sign off from the Chiefs. He said he would get back to me but I have not heard from him. I have left several messages with no response.

Charles River Wheelman Cranberry Century Ride

Event Sign-Off Form



Event Name:

Charles River Wheelers Cranberry Century Bike Ride

Event Information:

It's time to announce the date for CRW's fall century! It will be held on October 3rd, 2021, rain or shine. This is the fourth year that we are running the Cranberry Harvest Century, an event that captures some of the most charming roads in New England. It is also relatively flat and very manageable for riders of all abilities. We are excited to hold our first in-person century since 2019, and we have a lot of exciting plans to make it a great party.

Ride one of four strikingly beautiful routes of 101, 84, 66 and 52 miles in Southeastern Massachusetts. The rides start in Middleborough and travel through the cranberry bogs in Rochester, Wareham, Carver, and Acushnet. All rides include a rest stop on the beautiful wharf in Mattapoisett. The century ride includes a scenic loop through Myles Standish State Forest. You will enjoy food and drink at rest stops along the route, food and refreshments at the finish, and a great sense of accomplishment by completing a route with hundreds of other riders. Support includes mechanical help at the start and sag wagons along the route.

Date: October 3rd, 2021

Time: Start time 7:00 AM

Expected Attendance: Limited to 850 Riders

Please review the attached event request and sign below if your board/department has no concerns with the request. If you have concerns or questions, please contact Kevin Marion @ 978-467-5133 or email kgmarion@gmail.com.

Thank you for your support.

Police Chief:

Date:

Fire Chief:

Date:

Board of Selectmen:

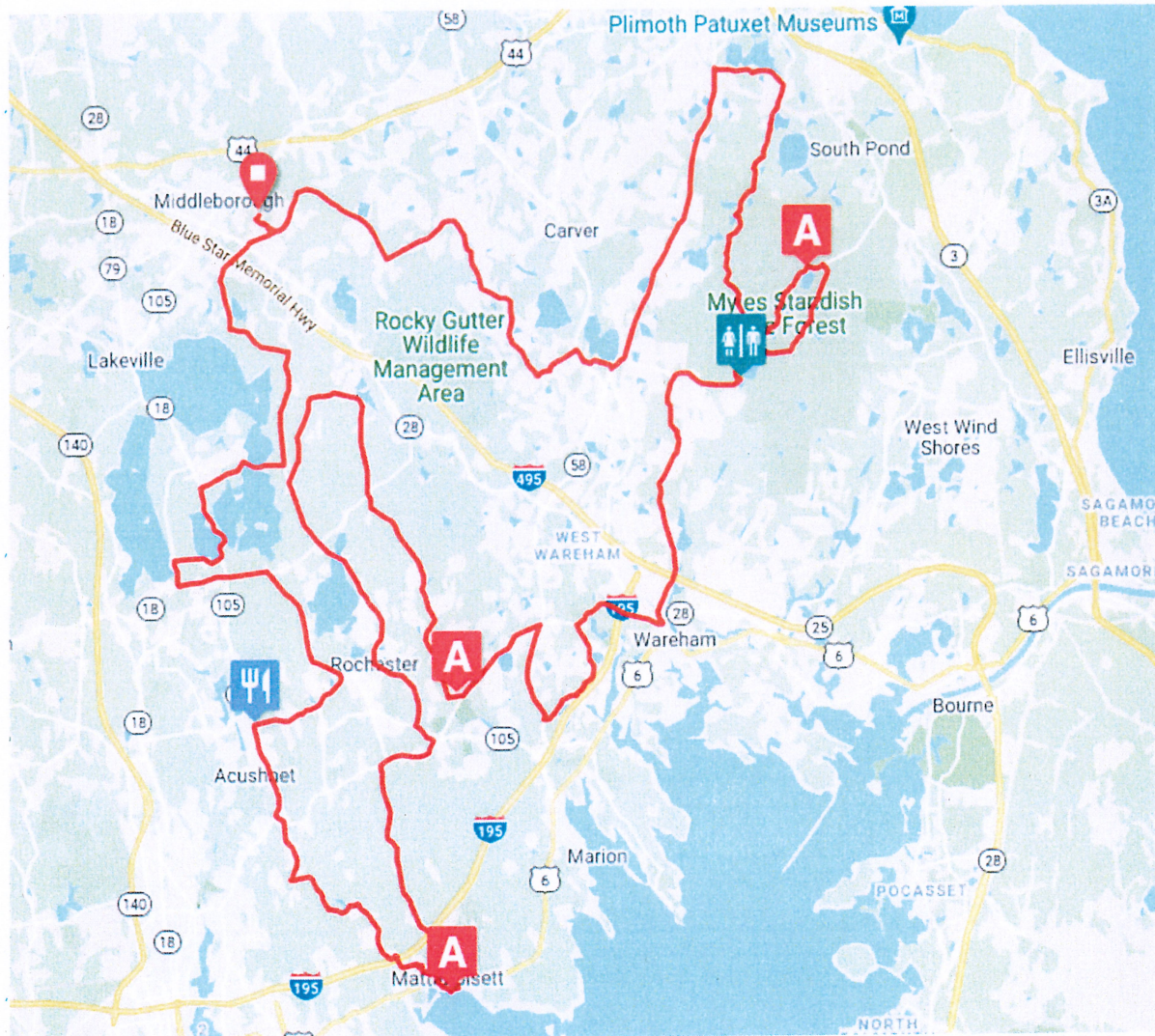
Date:

Town Clerk/Manager:

Date:

Event Sign-Off Form

Ride Map



Bonnie Tucker

From: Bonnie Tucker
Sent: Wednesday, August 18, 2021 1:16 PM
To: Kevin Marion
Subject: RE: Charles River Wheelers Cranberry Century ride

Thank you Kevin.

I have forwarded the information to Tracie Craig-McGee, the Executive Asst. to the Selectmen. She is currently on vacation and will be returning to the office on Aug. 23. Tracie will be in touch with you if additional information is needed.

Bonnie Tucker
Board of Selectmen's Office
346 Bedford Street
Lakeville, MA 02346
(508) 946-8803

From: Kevin Marion <kgmarion@gmail.com>
Sent: Wednesday, August 18, 2021 12:53 PM
To: Bonnie Tucker <btucker@lakevillema.org>
Subject: Charles River Wheelers Cranberry Century ride

Hi,
we spoke last week about gaining town approval for the Cranberry Century ride that has been scheduled for Oct 3rd. You had asked for information on that event. I have attached that for you here. Please let me know if you need anything else and thank you for your help with this.

Thanks,

Kevin

**AGENDA ITEM #18
SEPTEMBER 20, 2021**

**REVIEW AND VOTE TO ACCEPT RESIGNATION OF JESSE
MEDFORD FROM OPEN SPACE COMMITTEE**

Attached is a letter of resignation from Jesse Medford from the Open Space Committee.

RECEIVED
SEP - 7 2021
SELECTMEN'S OFFICE

Lakeville Open Space Committee
Resignation for Jesse L. Medford

September 3, 2021
To: Tracie-Craig McGee
CC: Open Space Committee, Town Clerk
From: Jesse L. Medford
Re: Open Space Committee Resignation

Effective immediately I would like to resign from the Lakeville Open Space Committee. Had had announced this plan at the beginning of the year and stated that I wouldn't be renewing in the summer or swearing in. I apologize for not writing a letter, as I didn't realize this extra step was needed.

Sincerely,


Jesse L. Medford

**AGENDA ITEM #19
SEPTEMBER 20, 2021**

**REVIEW AND VOTE TO APPROVE SELECTMEN MEETING
MINUTES OF SEPTEMBER 10, 2021**

**TOWN OF LAKEVILLE
Board of Selectmen
Special Meeting Minutes
September 10, 2021
REMOTE LOCATION**

On September 10, 2021, the Board of Selectmen held a Special Meeting remotely from various locations, which was called to order at 8:00 AM by Chair Lia Fabian. Selectmen present were: Chair Fabian and Selectman Lorraine Carboni. Also present was Ari Sky, Town Administrator. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the September 10, 2021 public meeting of the Lakeville Board of Selectmen will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

Discuss and possible vote to appoint Erika Correia as Treasurer/Collector and vote to sign contract

Chair Fabian stepped down as Chair.

Upon a motion made by Chair Fabian and seconded by Selectman Carboni, it was:

VOTED: To appoint Erika Correia as Treasurer/Collector and to approve the draft contract presented by the Town Administrator.

Roll Call vote: Chair Fabian – Aye and Selectman Carboni – Aye.

Adjournment

Upon a motion made by Chair Fabian and seconded by Selectman Carboni, it was:

VOTED: To adjourn the Executive Session meeting at 8:08 AM.

Roll call vote: Chair Fabian – Aye and Selectman Carboni- Aye.

**AGENDA ITEM #20
SEPTEMBER 20, 2021**

NEW BUSINESS

**AGENDA ITEM #21
SEPTEMBER 20, 2021**

OLD BUSINESS

**AGENDA ITEM #22
SEPTEMBER 20, 2021**

**ANY OTHER BUSINESS THAT CAN PROPERLY COME
BEFORE THE BOARD OF SELECTMEN**