



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

48-hr notice effective
when time stamped

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

Name of Board or Committee:	<u>Conservation Commission</u>
Date & Time of Meeting:	<u>November 14, 2023 @ 7pm</u>
Location of Meeting:	<u>Lakeville Police Station</u> <u>323 Bedford St.</u>
Clerk/Board Member posting notice:	<u>Lori Canedy</u>

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. **Please ask if anyone is recording the meeting and announce that LakeCam is taping (if present).**
2. **310 Kenneth Welch Drive** - Notice of Intent (SE192-891) - Goddard Consulting - Increase in parking and wetland replication. Continued from 10/10/23 meeting.
3. **9 Cross Street** - Notice of Intent (SE192-902) - Zenith Consulting Engineers - new single-family dwelling, septic system, well, grading, lot clearing, utilities, driveway crossing, and replication area. Continued from 10/10/23.
4. **11 Stetson Street** - Notice of Intent (SE192-904) - Zenith Consulting Engineers - Raze/relocate existing detached garage/barn and construct attached garage and breezeway. Grading and modification to existing driveway.
5. **4 Fieldstone Drive** - Notice of Intent (SE192-905) - Zenith Consulting Engineers - Removal of stock piles within 100' of a wetland with areas to be loamed and stabilized.
6. **162 Bedford Street** - Abbreviated Notice of Resource Area Delineation - Outback Engineering.
7. **Goat Island** - Request for Determination - Build 24x20 shed on grade.
8. **Town of Lakeville** - Request for determination - Environmental Partners - demolition of pump house at Ted Williams Camp.
9. **Meeting Minutes** - Approve meeting minutes from July 25, 2023, and August 8, 2023.
10. **Conservation Bylaw** - Continued discussion and possible vote.

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Conservation Commission arise after the posting of this agenda, they may be addressed at this meeting.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number
 Lakeville
 City/Town

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



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

11 Stetson Street
 a. Street Address
 Lakeville
 b. City/Town
 02347
 c. Zip Code
 Latitude and Longitude:
 41.861599
 d. Latitude
 -70.941757
 e. Longitude
 059-001
 f. Assessors Map/Plat Number
 008
 g. Parcel /Lot Number

RECEIVED

OCT 25 2023

Conservation Commission

2. Applicant:

Albert
 a. First Name
 Cripps, Jr.
 b. Last Name
 c. Organization
 11 Stetson Street
 d. Street Address
 Lakeville
 e. City/Town
 MA
 f. State
 02347
 g. Zip Code
 617-676-8640
 h. Phone Number
 i. Fax Number
 alcripps@me.com
 j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name
 b. Last Name
 c. Organization
 d. Street Address
 e. City/Town
 f. State
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email address

4. Representative (if any):

Jamie
 a. First Name
 Bissonnette
 b. Last Name
 Zenith Consulting Engineers, LLC.
 c. Company
 3 Main Street
 d. Street Address
 Lakeville
 e. City/Town
 MA
 f. State
 02347
 g. Zip Code
 508-947-4208
 h. Phone Number
 i. Fax Number
 jamie@zcellc.com
 j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110.00
 a. Total Fee Paid
 \$42.50
 b. State Fee Paid
 \$67.50
 c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

A. General Information (continued)

6. General Project Description:

Raze/relocate the existing detached garage/barn and construct an attached garage with associated breezeway. Project would also include grading and modification to existing driveway.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. [] Single Family Home
2. [] Residential Subdivision
3. [] Commercial/Industrial
4. [] Dock/Pier
5. [] Utilities
6. [] Coastal engineering Structure
7. [] Agriculture (e.g., cranberries, forestry)
8. [] Transportation
9. [x] Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. [] Yes [x] No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

47162

c. Book

b. Certificate # (if registered land)

1

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. [x] Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. [] Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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City/Town _____

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Table with columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage, Restoration/Enhancement, and Project Involves Stream Crossings.



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

- 8/2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Lakeville _____

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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP
 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Plan to Accompany a Notice of Intent

a. Plan Title

Zenith Consulting Engineers, LLC.

Jamie Bissonnette, P.E.

b. Prepared By

c. Signed and Stamped by

10-16-2023

1" = 10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

5596

2. Municipal Check Number

10/24/23

3. Check date

5597

4. State Check Number

10/24/23

5. Check date

Zenith Consulting Engineers, LLC.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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MassDEP File Number

Document Transaction Number


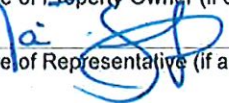
Lakeville

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant		2. Date	
3. Signature of Property Owner (if different)		4. Date	
5. Signature of Representative (if any)		6. Date	10-24-2023

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

11 Stetson St Lakeville
 a. Street Address b. City/Town
 5597 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Albert Cripps, Jr.
 a. First Name b. Last Name
 c. Organization
 11 Stetson St
 d. Mailing Address
 Lakeville MA 02347
 e. City/Town f. State g. Zip Code
 617-676-8640 alcripps@me.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 1a.	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$110.00</u>
State share of filing Fee:	<u>\$42.50</u>
City/Town share of filling Fee:	<u>\$67.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Locus: 11 Stetson Street in Lakeville, MA
Assessors Map 059 Block 001 Lot 008

Notice of Intent Attachments

- 1 USGS Map**
- 2 Abutters List with Assessors Map**
- 3 Notification to Abutters**
- 4 Massachusetts Natural Heritage Map**
- 5 Firm Map**
- 6 Outstanding Resource Water Map**
- 7 Deed**
- 8 Copies of Checks**

USGS Map

The Reservoir

Golf Course

Cranberry
Bogs

LOCUS

LANE

Cem

Burial
Hill



SHEET NAME:

USGS MAP

PROJECT SITE:

**11 STETSON STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**ALBERT CRIPPS JR.
LAKEVILLE, MASSACHUSETTS**

ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Abutters List with Assessors Map



100 feet Abutters List Report

Lakeville, MA
July 31, 2023

Subject Property:

Parcel Number: 059-001-008
CAMA Number: 059-001-008
Property Address: 11 STETSON ST

Mailing Address: CRIPPS ALBERT G JR
11 STETSON ST
LAKEVILLE, MA 02347

Abutters:

Parcel Number: 058-003-034
CAMA Number: 058-003-034
Property Address: 12 STETSON ST

Mailing Address: AMARAL BENJAMIN P & JACQUELINE R
12 STETSON ST
LAKEVILLE, MA 02347

Parcel Number: 058-003-035
CAMA Number: 058-003-035
Property Address: 16 STETSON ST

Mailing Address: JACQUES JOSEPH R % JOSEPH R
JACQUES TRUST
16 STETSON ST
LAKEVILLE, MA 02347

Parcel Number: 058-003-037
CAMA Number: 058-003-037
Property Address: 20 STETSON ST

Mailing Address: O'NEILL JOHN & MAUREEN T
20 STETSON ST
LAKEVILLE, MA 02347

Parcel Number: 058-003-041
CAMA Number: 058-003-041
Property Address: 18 STETSON ST

Mailing Address: NORTON MERRILL S & CLAIRE LF ESTS
18 STETSON ST
LAKEVILLE, MA 02347

Parcel Number: 059-001-007
CAMA Number: 059-001-007
Property Address: 13 STETSON ST

Mailing Address: MOORE STEPHANIE L
120 PLYMPTON ST
MIDDLEBORO, MA 02346

Parcel Number: 059-001-050
CAMA Number: 059-001-050
Property Address: 44 CLEAR POND RD

Mailing Address: MAKSY DEREK A & MADELYN J
TRUSTEES WEBSTER REALTY TRUST
44 CLEAR POND RD
LAKEVILLE, MA 02347

CERTIFIED

To the best of my knowledge and with the present records on hand in the Assessor's Office, the abutters appear to be within 100' (one hundred feet) of the applicants

059-001-008
Map, Block, Lot of Applicant

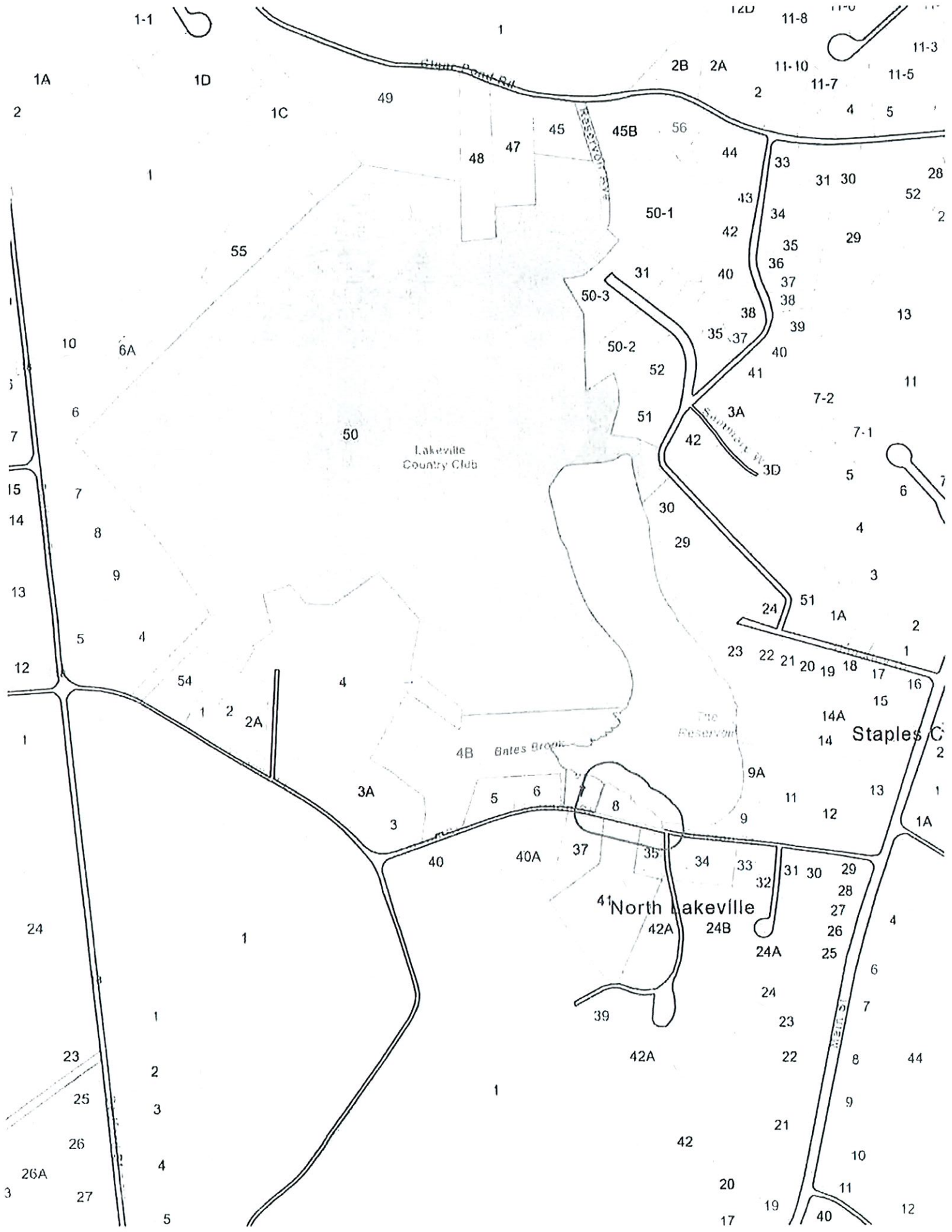
8-1-23
Date

Norman Taylor
Board of Assessors



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



Notification to Abutters

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is **Albert Cripps Jr.**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Lakeville, Massachusetts** Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 1331, Section 40).
- C. The address of the lot where the activity is proposed is **11 Stetson Street Lakeville, Massachusetts (Assessors Map 059, Block 001, Lot 008).**
- D. Copies of the Notice of Intent may be examined at **Lakeville Conservation Commission, 241 Main Street, Lakeville, MA 02347** by appointment. For more information, call: **(508) 946-8823.**

Check One: This is the applicant , representative , or other , (specify):
Conservation Commission

Copies of the Notice of Intent may be obtained from either (check one) the applicant , or the applicant's representative , by calling this telephone number (508) 947-4208 between the hours of 9 and 3 on the following days of the week: Monday - Friday.

Information regarding the date, time, and place of the public hearing may be obtained from **Lakeville Conservation Commission** by calling this telephone number **(508) 946-8823 between the hours of 9:00 - 4:00 Monday – Thursday and 9:00 – 12:00 on Friday.**

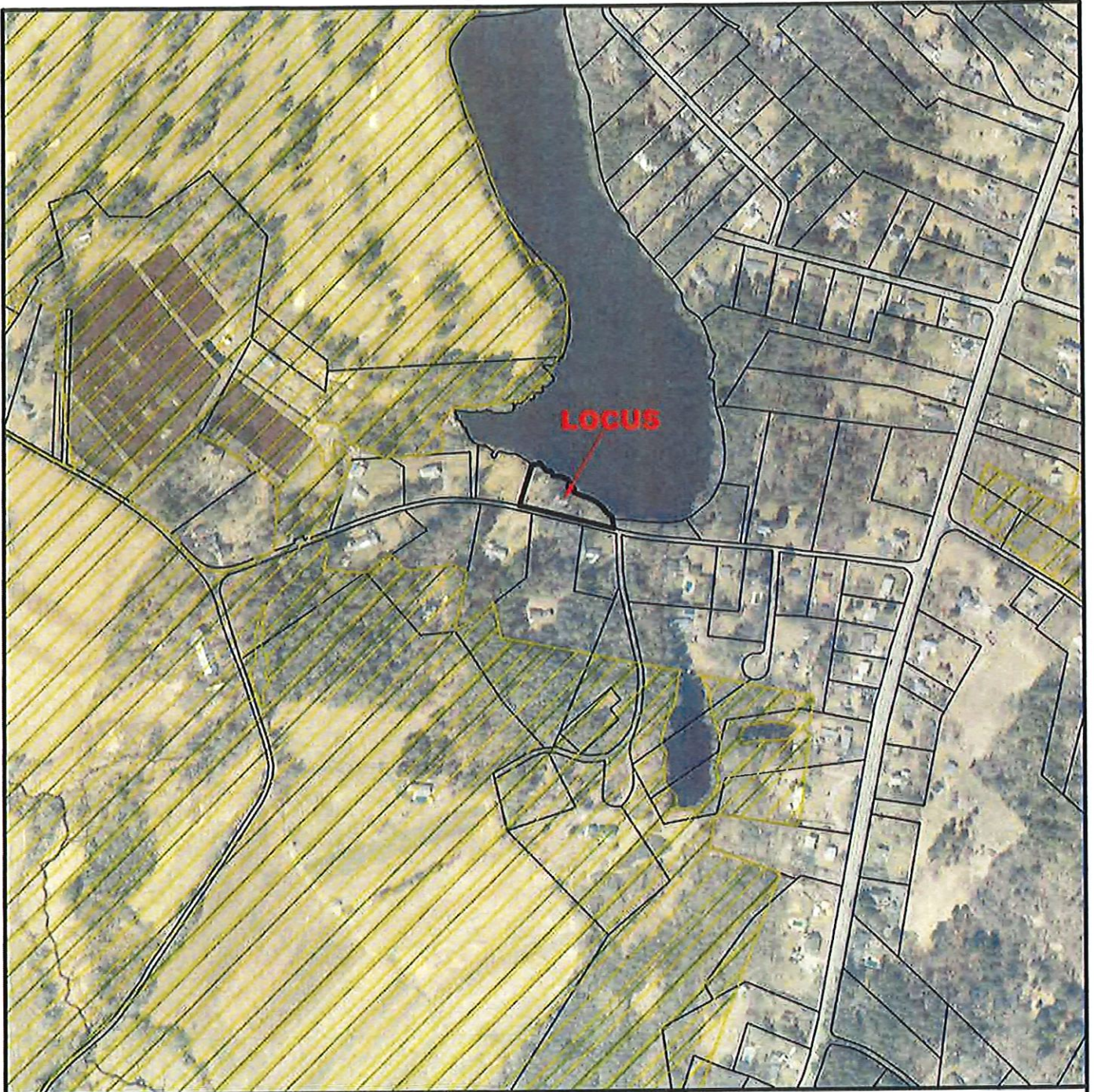
Check one: This is the applicant , representative , or other (specify):
Conservation Commission.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Nemasket Week.

NOTE: Notice of the public hearing, including its date, time and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this publication or the Wetlands Protection Act. To contact DEP, call:
Central Region: (508) 792-7650
Southeast Region: (508) 946-2700
Northeast Region: (617) 932-7600
Western Region: (413) 784-1100

Massachusetts Natural Heritage Atlas



SHEET NAME:

NHESP MAP (8/2021)

PROJECT SITE:

**11 STETSON STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**ALBERT CRIPPS JR.
LAKEVILLE, MASSACHUSETTS**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

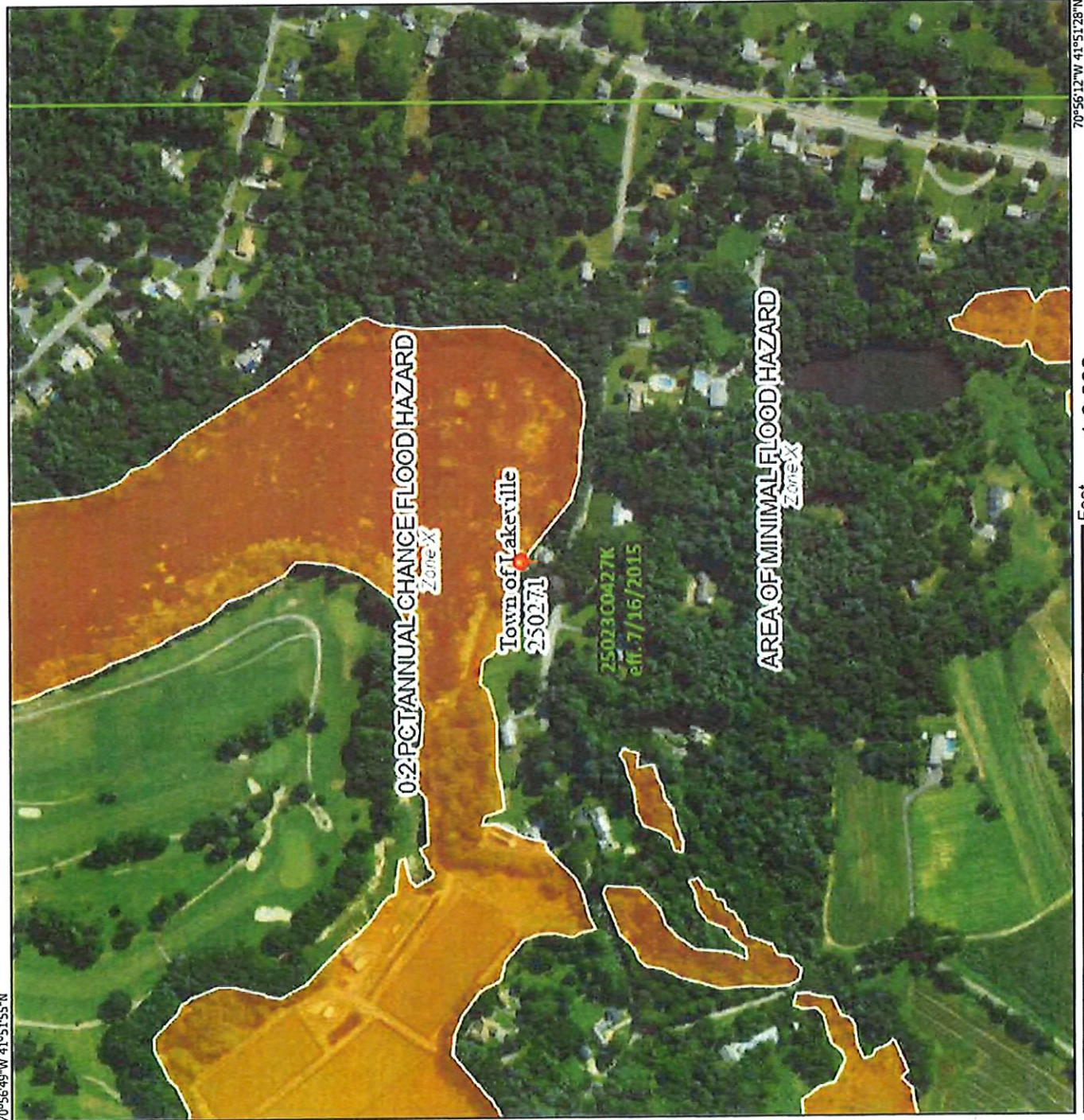
PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette



70°56'49"W 41°51'55"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions, 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMFRs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

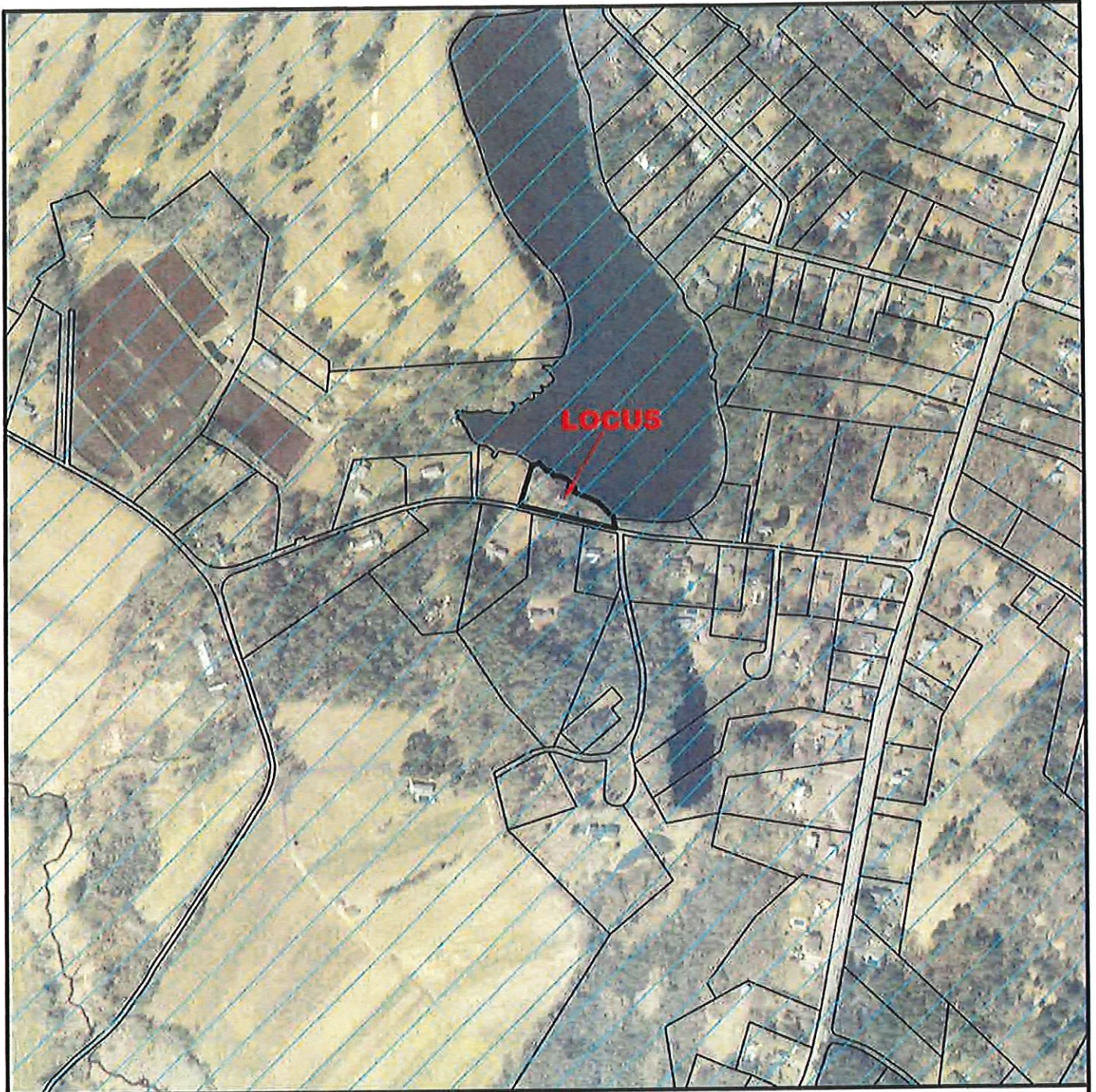
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/16/2023 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Outstanding Resource Water Map



SHEET NAME:
OUTSTANDING RESOURCE WATER (ORW)

PROJECT SITE:
**11 STETSON STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:
**ALBERT CRIPPS JR.
LAKEVILLE, MASSACHUSETTS**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Deed



2016 00057912

Bk: 47162 Pg: 1 Page: 1 of 2
Recorded: 07/11/2016 12:33 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/11/2016 12:33 PM
Ctrl# 093142 22192 Doc# 00057912
Fee: \$1,828.56 Cons: \$401,000.00

QUITCLAIM DEED

We, **Matthew J. Robbins** and **Holly L. Robbins**, husband and wife, of Lakeville, Massachusetts

For consideration paid, and in full consideration of **Four Hundred One Thousand and No/100 (\$401,000.00) Dollars**

Grant to **Albert G. Cripps, Jr.**, individually, of 11 Stetson Street, Lakeville, MA 02347

with **QUITCLAIM COVENANTS**

A parcel of land situated on the northerly side of Stetson Street, town of Lakeville, Plymouth County, bounded and described as follows:

Beginning at a granite bound in the northerly line of Stetson Street, said bound being the westerly corner of land formerly of Ralph M. Bassett and conveyed by Ralph M. Bassett to Arthur D. Benson;

thence in line of said Stetson Street, North about 59° 53' West 171 feet to a point in the northerly line of said Stetson Street near a white oak tree;

thence in line of said tree North 23° 33' East 148.75 feet to a fence post a little southerly of the reservoir;

thence South 40° 35' East 216 feet to a fence post a little southerly of said reservoir; thence about 128 feet Southeasterly to a corner; thence South 31° 55' West about 30 feet to the northerly line of said Stetson Street;

thence Westerly in said line about 40 feet to a point near a hickory tree; and thence still in line of said Stetson Street, North about 58° 05' West about 132 feet to the bound first mentioned.

Meaning and intending to convey the same premises conveyed to Grantors recorded in Plymouth County Registry of Deeds at Book 35950, Page 309.

RETURN TO:


Nelson & Roach
1212 Hancock St., Suite 200
Quincy, MA 02169

Property Address: 11 Stetson Street, Lakeville, MA 02347

Grantor(s) hereby release any and all rights of homestead in the premises and certify under the pain and penalty of perjury that there are no persons, including spouses, former spouses, partners or former partners in a civil union who are entitle to claim the benefit of a homestead in the premises.

WITNESS our hands and seals this 6 day of July, 2016.



Matthew J. Robbins


Holly L. Robbins

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 6 day of July, 2016, before me, the undersigned notary public, personally appeared **Matthew J. Robbins** and **Holly L. Robbins**, proved to me through satisfactory evidence of identification, which was Massachusetts driver license(s) or MASS. D.L., to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.



Aaron Burke, Notary Public
My commission expires: 8-11-17

Seal



Copies of Checks

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5596

10/24/2023

PAY TO THE ORDER OF Town of Lakeville

\$**67.50

Sixty-seven and 50/100*****

DOLLARS



Town of Lakeville
Town Office Building
346 Bedford St.
Lakeville, MA 02347

PROTECTED AGAINST FRAUD



[Handwritten Signature]



MEMO 11 Stetson St.

Details on Back Intuit® CheckLock™ Secure Check

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5597

10/24/2023

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$**42.50

Forty-two and 50/100*****

DOLLARS



Commonwealth of Massachusetts

PROTECTED AGAINST FRAUD



[Handwritten Signature]



MEMO 11 Stetson St., Lakeville

Details on Back Intuit® CheckLock™ Secure Check

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5598

10/24/2023

PAY TO THE ORDER OF Nemasket Week

\$**75.00

Seventy-five and 00/100*****

DOLLARS



Nemasket Week

PROTECTED AGAINST FRAUD



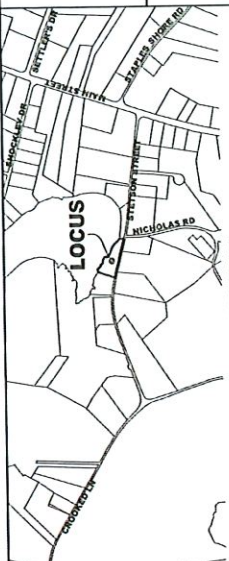
[Handwritten Signature]



MEMO 11 Stetson St., Lakeville

Details on Back Intuit® CheckLock™ Secure Check

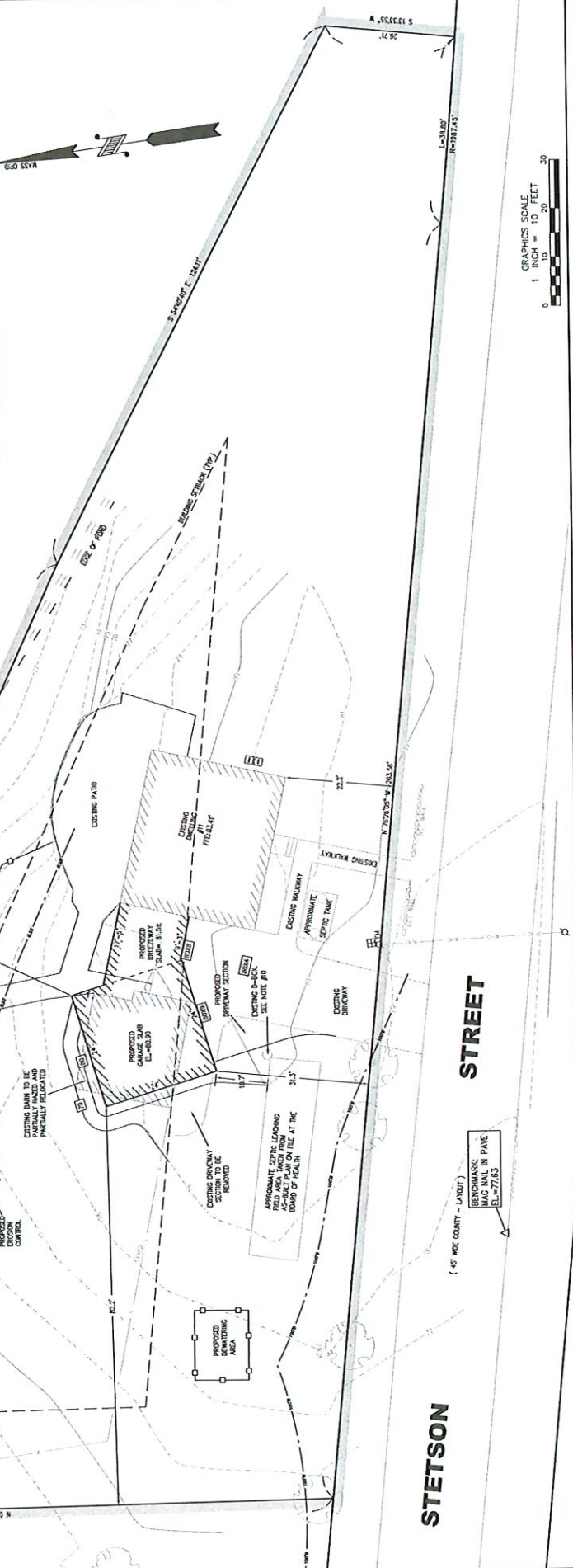
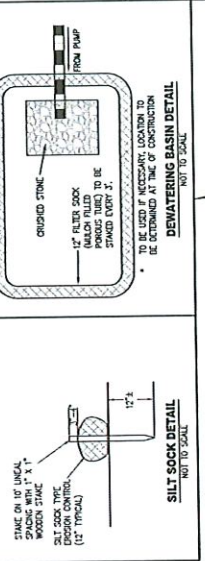
PROJECT NAME:	11 STETSON STREET LAKEVILLE, MASSACHUSETTS
OWNER:	ALBERT G CRIPPS JR 11 STETSON STREET LAKEVILLE, MASSACHUSETTS
DATE:	10/15/2023
PROJECT NUMBER:	1173-01-01
SCALE:	1" = 10'
DATE:	10/15/2023
DESCRIPTION:	



LOCUS PLAN
LOCUS STREET

SITE NOTES

- THE SITE IS LOTS ON THE TOWN OF LAKEVILLE ACCESSORY PROPERTY RECORDS AS MAP 024 BLDG 001 LOT 001.
- PROPERTY LINE AND LOCATION INFORMATION WAS TAKEN FROM A FIELD SURVEY PERFORMED BY ZENITH CONSULTING ENGINEERS, LLC.
- REFERENCED BOOK, PLAT PAGE 1, AND PLAT 2, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 2020020476, MAP REVISED JULY 16, 2023.
- THE SITE IS NOT LOCATED IN A PROPERTY HAZARD AND CRIMINAL HAZARD AS SHOWN ON THE MASSACHUSETTS NATURAL HAZARD.
- THE PROJECT IS LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- THE SITE IS NOT LOCATED IN A ZONE OF A MAJOR WATER SUPPLY WELL.
- THE SITE IS LOCATED IN AN OUTSTANDING RECORD WATER AREA (OWA) (ONLY) THE LOCATION OF THE P-BOX AND DIGURE THAT PRIOR TO THE START OF CONSTRUCTION RECORD WATER AREA (OWA).
- WATER METER SHALL NOT BE PLACED/TRAVEL OVER IT.
- PROPOSED LOT COVERAGE 10%.



SURVEY COMPANY OF RECORD:

ZLS
ZENITH CONSULTING ENGINEERS, LLC
1115 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 925-0100

William J. Deane October 24, 2023

ZLS
ZENITH CONSULTING ENGINEERS, LLC
1115 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 925-0100

William J. Deane October 24, 2023





Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Lakeville
City/Town

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



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

4 Fieldstone Drive
 a. Street Address

Lakeville
 b. City/Town

02347
 c. Zip Code

Latitude and Longitude:
 41d49'41"N
 d. Latitude

-70d58'28"W
 e. Longitude

Map 16 Block 4
 f. Assessors Map/Plat Number

Lot 3I
 g. Parcel /Lot Number

RECEIVED

OCT 25 2023

Conservation Commission

2. Applicant:

Scott
 a. First Name

Hanson
 b. Last Name

c. Organization

4 Fieldstone Drive
 d. Street Address

Lakeville
 e. City/Town

MA
 f. State

02347
 g. Zip Code

508-509-5704
 h. Phone Number

i. Fax Number

hansonsma@comcast.net
 j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Nyles
 a. First Name

Zager, PE
 b. Last Name

Zenith Consulting Engineers, LLC.
 c. Company

3 Main Street
 d. Street Address

Lakeville
 e. City/Town

MA
 f. State

02347
 g. Zip Code

508-947-4208
 h. Phone Number

i. Fax Number

nyles@zcellc.com
 j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110.00
 a. Total Fee Paid

\$42.50
 b. State Fee Paid

\$67.50 & \$75.00
 c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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City/Town

A. General Information (continued)

6. General Project Description:

Removal of stock piles within 100' of a wetland. Areas to be loamed and stabilized once piles have been completely removed from the site.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

54575

c. Book

b. Certificate # (if registered land)

190

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f. Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

8/2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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MassDEP File Number

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City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.
b. No. Check why the project is exempt:
1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Plan to Accompany a Notice of Intent

a. Plan Title

Zenith Consulting Engineers, LLC.

Nyles Zager, PE

b. Prepared By

10-18-23

c. Signed and Stamped by

varies

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

5600

2. Municipal Check Number

10-25-23

3. Check date

5601

4. State Check Number

10-25-23

5. Check date

Zenith Consulting Engineers, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

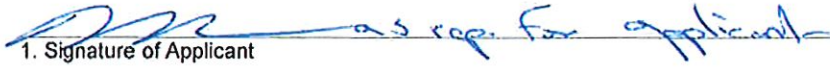
Lakeville

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.


1. Signature of Applicant

10-25-23

2. Date

3. Signature of Property Owner (if different)

4. Date


5. Signature of Representative (if any)

10-25-23

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

4 Fieldstone Drive _____ Lakeville _____
 a. Street Address b. City/Town
 5601 _____ \$42.50 _____
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Scott _____ Hanson _____
 a. First Name b. Last Name

 c. Organization
 4 Fieldstone Drive _____
 d. Mailing Address
 Lakeville _____ MA _____ 02347 _____
 e. City/Town f. State g. Zip Code
 508-509-5704 _____ hansonisma@comcast.net _____
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

_____ _____
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address
 _____ _____ _____
 e. City/Town f. State g. Zip Code
 _____ _____ _____
 h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1b - Site Work without a house	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$110.00
			a. Total Fee from Step 5
State share of filing Fee:			\$42.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:			\$67.50 & \$75.00
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

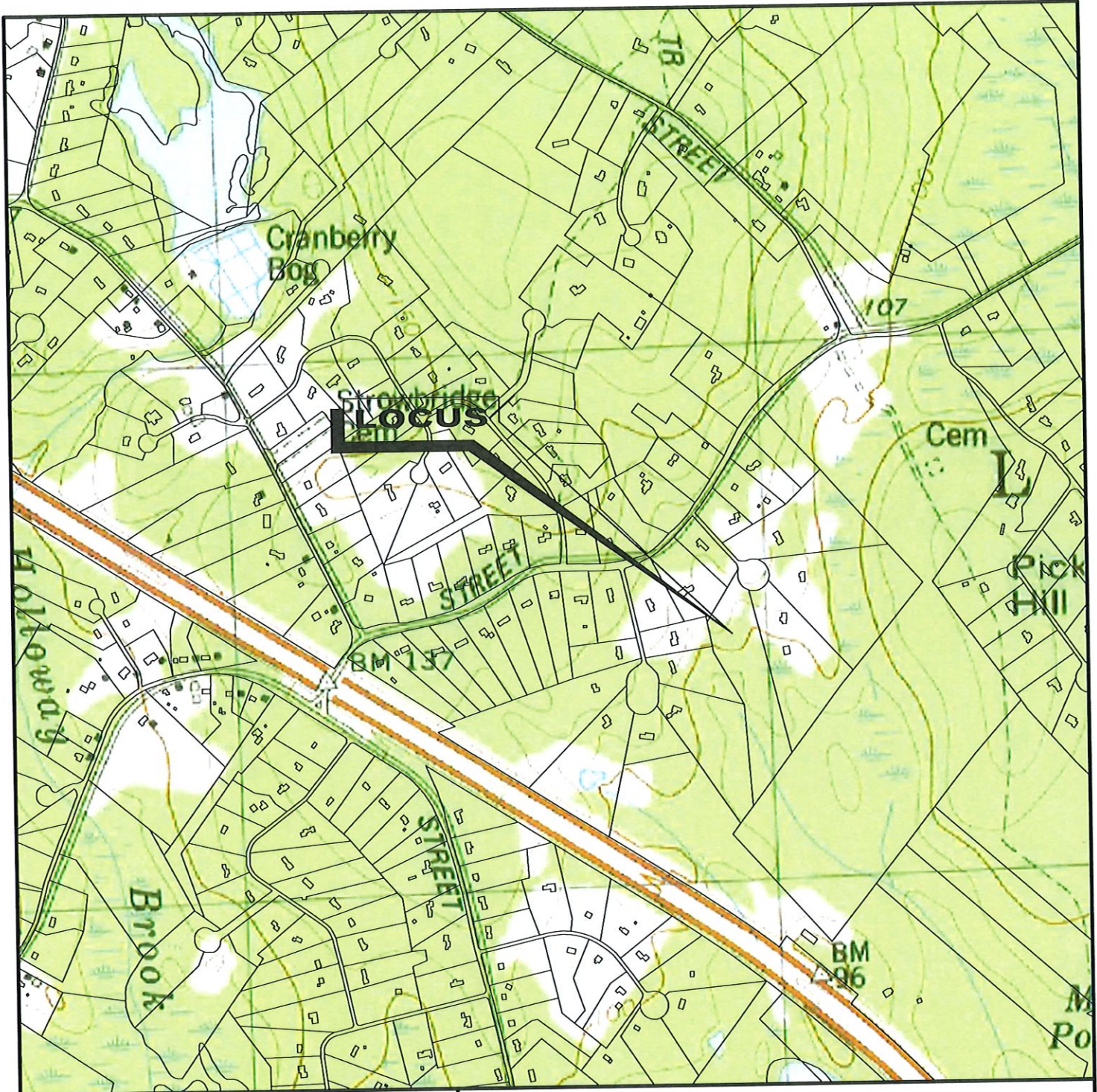
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Locus: 4 Fieldstone Drive Lakeville, MA
Assessors Map 016 Block 004 Lot 03I

Notice of Intent Attachments

- **USGS Map**
- **ACEC Map**
- **ORW Map**
- **Certified Abutters List**
- **Notification to Abutters**
- **Massachusetts Natural Heritage Map**
- **Firm Map**
- **Copies of Checks**

USGS Map



SHEET NAME: **USGS MAP**

PROJECT SITE: **4 FIELDSTONE DRIVE
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO: **SCOTT HANSON
4 FIELDSTONE DRIVE
LAKEVILLE, MA 02347**

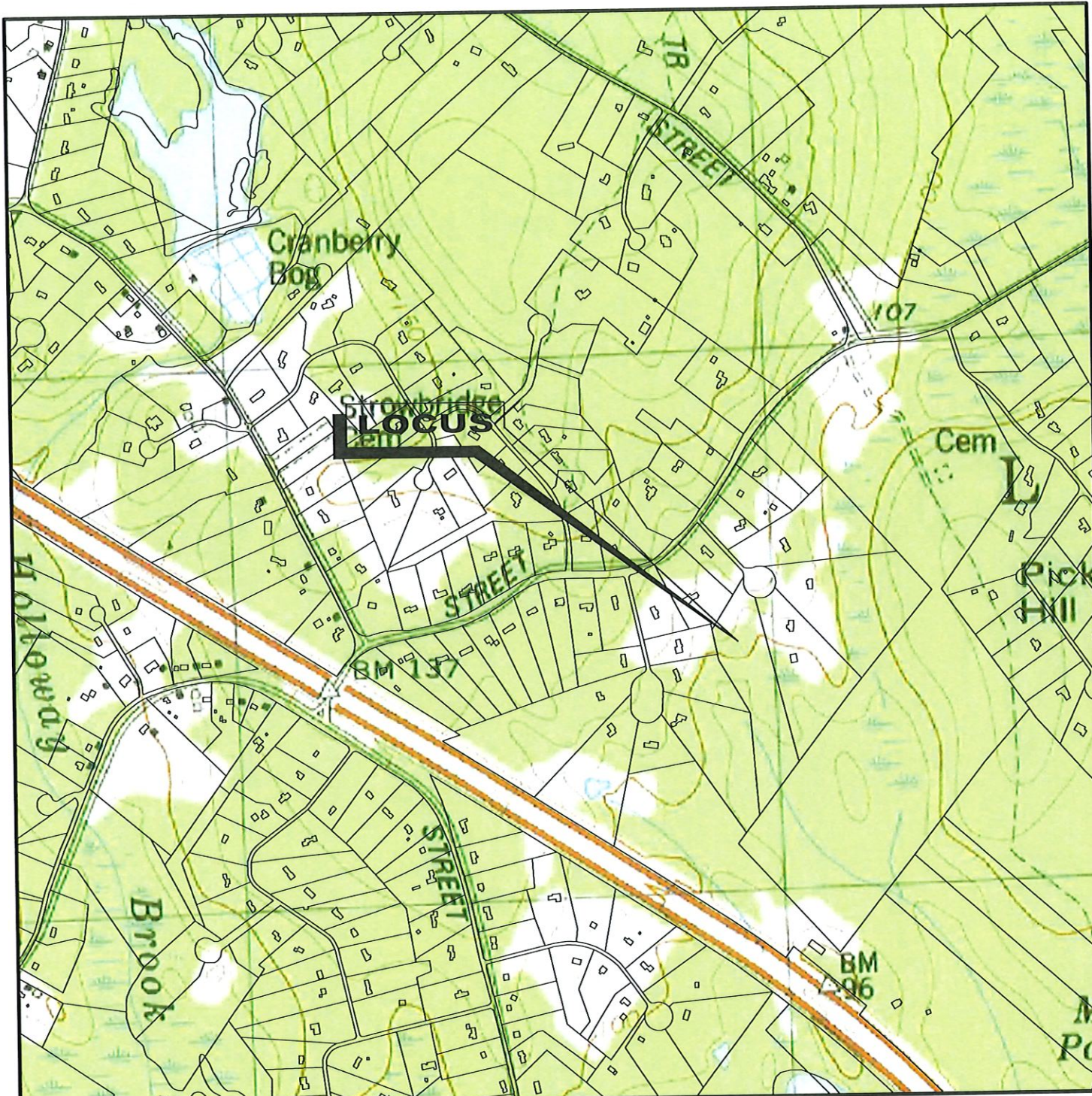


ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

ACEC Map



SHEET NAME: **ACEC MAP**

PROJECT SITE: **4 FIELDSTONE DRIVE
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO: **SCOTT HANSON
4 FIELDSTONE DRIVE
LAKEVILLE, MA 02347**

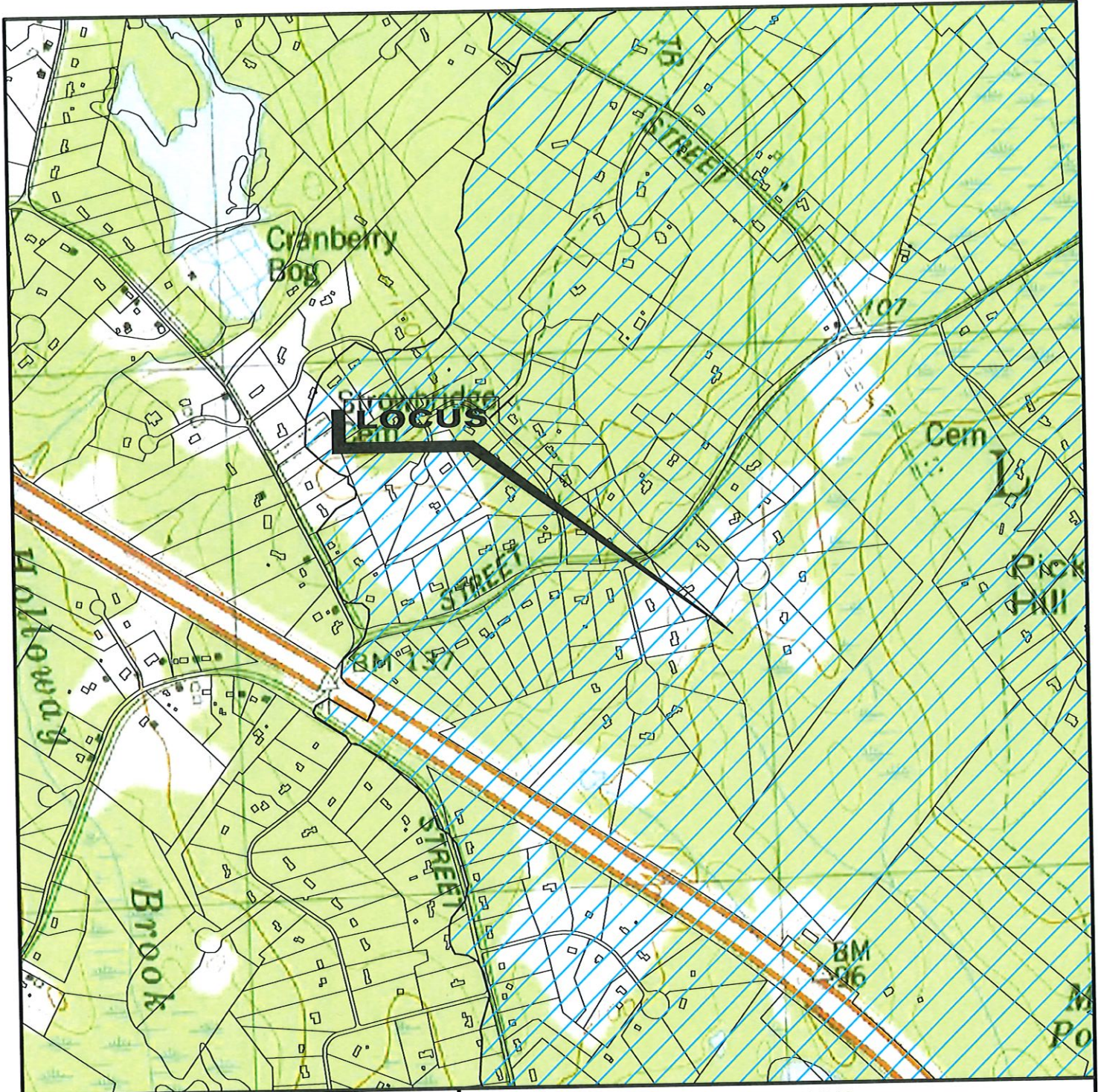


ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

ORW Map



SHEET NAME: **ORW MAP**

PROJECT SITE: **4 FIELDSTONE DRIVE
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO: **SCOTT HANSON
4 FIELDSTONE DRIVE
LAKEVILLE, MA 02347**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Certified Abutters List



100 feet Abutters List Report

Lakeville, MA
October 19, 2023

Subject Property:

Parcel Number: 016-004-003I
CAMA Number: 016-004-003I
Property Address: 4 FIELDSTONE DR

Mailing Address: HANSON SCOTT MICHAEL A & JEAN
MARIE
13 PICKENS ST
LAKEVILLE, MA 02347

Abutters:

Parcel Number: 016-004-001J
CAMA Number: 016-004-001J
Property Address: 3 OLD STONEWALL RD

Mailing Address: TURNER STEPHEN D & DEBORAH J
3 OLD STONEWALL RD
LAKEVILLE, MA 02347

Parcel Number: 016-004-001K
CAMA Number: 016-004-001K
Property Address: 5 OLD STONEWALL RD

Mailing Address: MARTIN MELISSA N
5 OLD STONEWALL RD
LAKEVILLE, MA 02347

Parcel Number: 016-004-001L
CAMA Number: 016-004-001L
Property Address: 7 OLD STONEWALL RD

Mailing Address: HILL JUSTINE K STEVE & NANCY HILL
FAMILY TRUST
7 OLD STONEWALL RD
LAKEVILLE, MA 02347

Parcel Number: 016-004-003A
CAMA Number: 016-004-003A
Property Address: 77 PICKENS ST

Mailing Address: BRUNINGHAUS MICHAEL W & ASHLEY E
EVIRS BRUNINGHAUS FAMILY LIVING
TRUST
77 PICKENS ST
LAKEVILLE, MA 02347

Parcel Number: 016-004-003B
CAMA Number: 016-004-003B
Property Address: 2 FIELDSTONE DR

Mailing Address: HINCHCLIFFE TODD J & FLAHERTY
HEATHER A PAUL JAMES HINCHCLIFFE
IRR TRUST
2 FIELDSTONE DR
LAKEVILLE, MA 02347

Parcel Number: 016-004-003F
CAMA Number: 016-004-003F
Property Address: 3 FIELDSTONE DR

Mailing Address: ST YVES PETER J & JULIA
3 FIELDSTONE DR
LAKEVILLE, MA 02347

Parcel Number: 016-004-003H
CAMA Number: 016-004-003H
Property Address: 6 FIELDSTONE DR

Mailing Address: GREDLER RICHARD W & ANN M
6 FIELDSTONE DR
LAKEVILLE, MA 02347

Parcel Number: 016-004-004
CAMA Number: 016-004-004
Property Address: PICKENS ST

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

CERTIFIED

To the best of my knowledge and with the present records on hand in the Assessor's Office, the abutters appear to be within 100' (one hundred feet) of the applicant.

016-004-003E
Map, Block, Lot of Applicant
10-19-23
Date

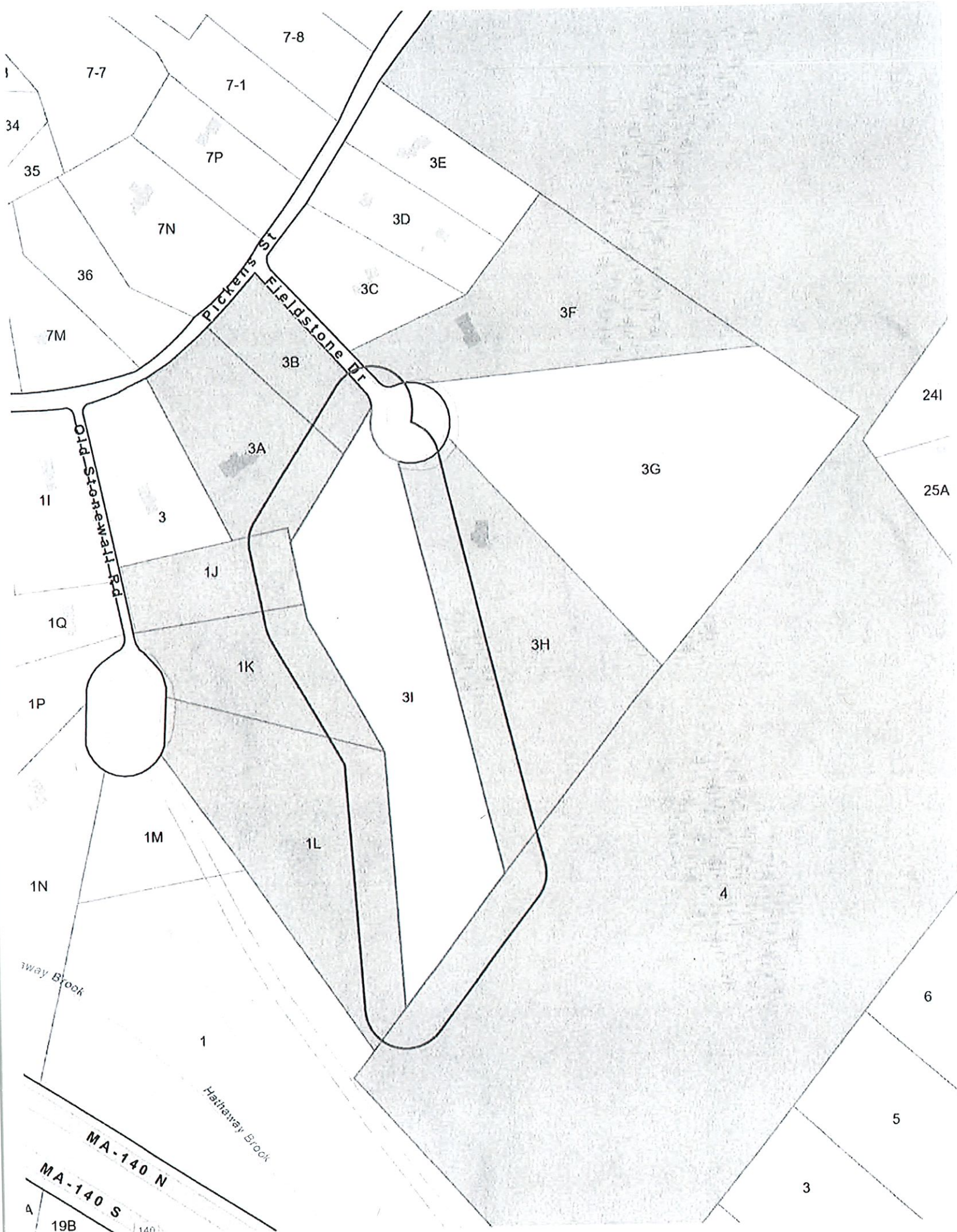
Norman Payne
Board of Assessors

10/19/2023

Data shown on

CAI Technologies
Report

Page 1 of 1



Notification to Abutters

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is **Scott Hanson**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Lakeville, Massachusetts** Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 1331, Section 40).
- C. The address of the lot where the activity is proposed is **4 Fieldstone Drive Lakeville, Massachusetts (Assessors Map 016, Block 004, Lot 3I).**
- D. Copies of the Notice of Intent may be examined at **Lakeville Conservation Commission, 241 Main Street, Lakeville, MA 02347 by appointment. For more information, call: (508) 946-8823.**

Check One: This is the applicant , representative , or other , (specify):
Conservation Commission

Copies of the Notice of Intent may be obtained from either (check one) the applicant , or the applicant's representative , by calling this telephone number (508) 947-4208 between the hours of 9 and 3 on the following days of the week: Monday - Friday.

Information regarding the date, time, and place of the public hearing may be obtained from **Lakeville Conservation Commission** by calling this telephone number **(508) 946-8823 between the hours of 9:00 - 4:00 Monday – Thursday and 9:00 – 12:00 on Friday.**

Check one: This is the applicant , representative , or other (specify):
Conservation Commission.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Nemasket Week.

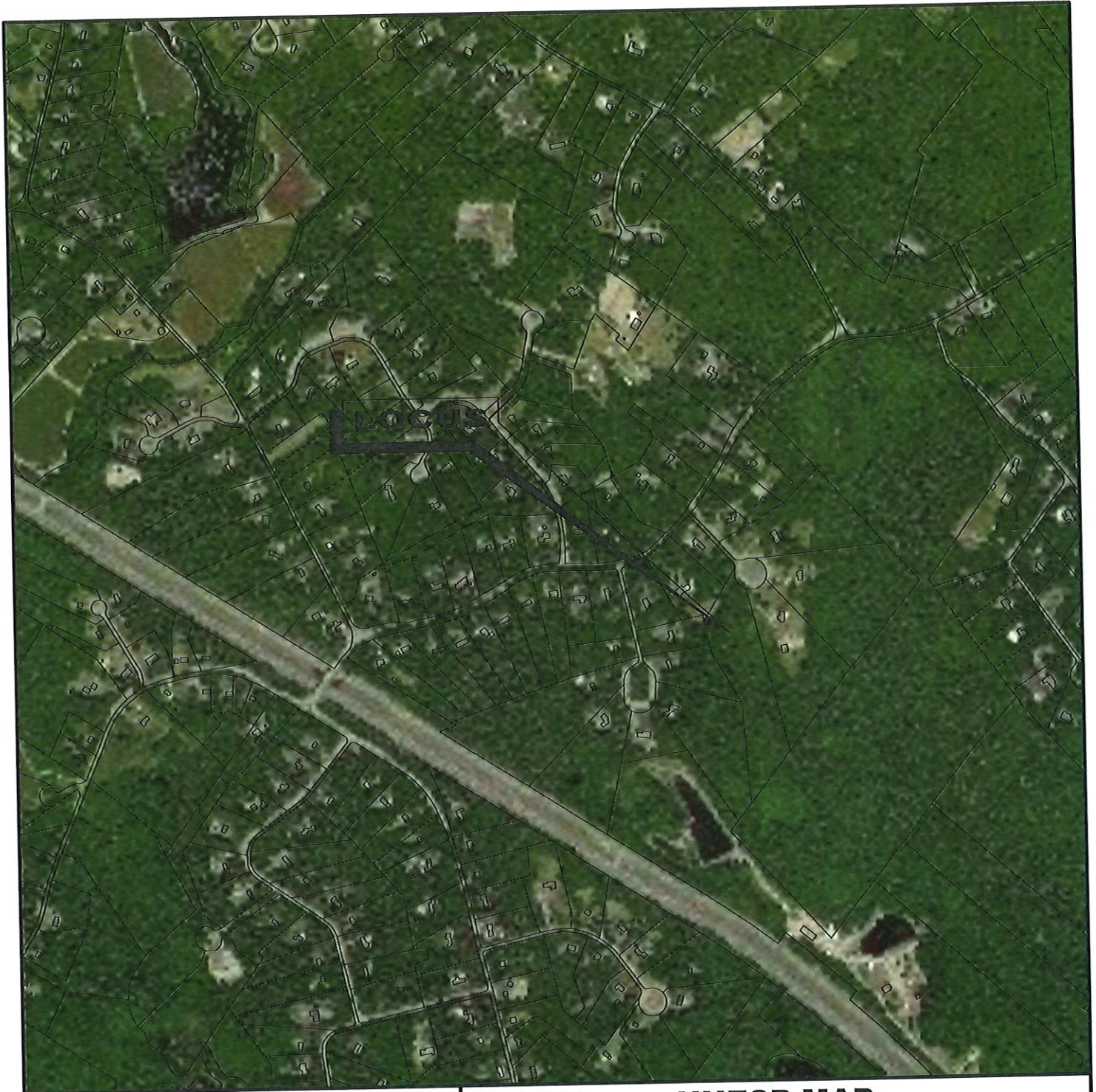
NOTE: Notice of the public hearing, including its date, time and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this publication or the Wetlands Protection Act. To contact DEP, call:

Central Region: (508) 792-7650
Southeast Region: (508) 946-2700

Northeast Region: (617) 932-7600
Western Region: (413) 784-1100

Massachusetts Natural Heritage Map



SHEET NAME: **NHESP MAP**

PROJECT SITE:
**4 FIELDSTONE DRIVE
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:
**SCOTT HANSON
4 FIELDSTONE DRIVE
LAKEVILLE, MA 02347**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette



70°58'47"W 41°49'55"N



70°58'10"W 41°49'28"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AH, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee. Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs

Area of Undetermined Flood Hazard Zone X

OTHER AREAS

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/16/2021 at 1:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Copies of Checks

Zenith Consulting Engineers, LLC.

3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5600

10/25/2023

PAY TO THE ORDER OF Town of Lakeville

\$**67.50

Sixty-seven and 50/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Lakeville
Town Office Building
346 Bedford St.
Lakeville, MA 02347

MEMO 4 Fieldstone Drive

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Zenith Consulting Engineers, LLC.

3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5601

10/25/2023

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$**42.50

Forty-two and 50/100***** DOLLARS

PROTECTED AGAINST FRAUD

Commonwealth of Massachusetts

MEMO 4 Fieldstone Dr., Lakeville

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Zenith Consulting Engineers, LLC.

3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5602

10/25/2023

PAY TO THE ORDER OF Town of Lakeville

\$**75.00

Seventy-five and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Lakeville
Town Office Building
346 Bedford St.
Lakeville, MA 02347

MEMO 4 Fieldstone Dr.

01

Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347-1617

Rockland Trust Company
53-447/113

5603

10/25/2023

PAY TO THE ORDER OF Nemasket Week

\$**75.00

Seventy-five and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD

Nemasket Week



[Handwritten signature]

MP

MEMO 4 Fieldstone Dr., Lakeville



October 30, 2023

Lakeville Conservation Commission
346 Bedford Street
Lakeville, MA 02347

RECEIVED
OCT 31 2023
Conservation Commission

RE: Abbreviated Notice of Resource Area Delineation for 162 Bedford Street
Assessors Parcel ID: 026/005/001

Dear Commission Members,

On behalf of the applicant, Southcoast Redevelopment LLC, please find the following documents for the above-referenced filing of an ANRAD under the state's Wetlands Protection Act and its regulations at 310 CMR 10.00 et seq.:

- Seven (7) copies of the WPA Form 4A Abbreviated Notice of Resource Area Delineation with attachments.
- Two (2) full size and seven (7) 11x17 copies of accompanying plan "ANRAD Plan 162 Bedford Street in Lakeville MA by Outback Engineering, Inc. dated 10/30/2023.
- Check in the amount of \$1,012.50 payable to the Town of Lakeville to cover the WPA filing fee.
- Check in the amount of \$1,000.00 payable to the Town of Lakeville to cover the local administrative fee.
- Check in the amount of \$75.00 payable to the Nemasket Week to cover the legal Ad fee.
- Site Access Consent Form.
- Sample Legal for Submittal to Nemasket Week

The applicant is seeking confirmation of 2,492 L.F. of bordering vegetated wetlands (BVW), 928 L.F. of isolated vegetated wetlands (IVW), and 512 L.F. of inland bank for a pond at 162 Bedford Street in Lakeville. The wetlands were flagged by Gregory Drake of Outback Engineering, Inc. in August of 2023 (see attached MassDEP BVW Determination Forms) and located by field survey as shown on the Abbreviated Notice of Resource Area Delineation plan that is part of this submittal.

There are two BVW areas that were located and flagged on site. The first is associated with a pond at the northern end of the property and covers approximately .7 acres of the site (Flag Series WF 1-34 and Top of Bank flag Series TOB 1-15). The other BVW (Flag Series WF 1C-59C) covers approximately 9.9 acres of the property at the southern end and is associated with a larger wetland complex that is located off property to the south. The three IVWs that were identified and flagged on site are located in between the BVW/Pond wetland to the north and the larger BVW to the south. The smallest IVW (D-Series WF 1D-6D) is approximately .02 acres in size and is located near the west property line adjacent to the neighboring property at 164 Bedford Street. The second IVW (B-Series WF 1B-12B) that was flagged is approximately .10 acres in size and straddles the east property line between 162 Bedford and #1 Wynn Way. The third IVW (A-Series WF 1A-21A) is approximately .44 acres in size and is located roughly in the center of the site.

To assess whether the 3 IVW may be considered as Isolate Land Subject to Flooding (ILSF) per CMR 10.57 2(b) we find the following: IVW B and D are too small to meet the .25 Acre-Feet storage volume requirement because

the coverage areas are .02 and .10 Acres respectively, and would have to have standing water depths over 2.5 feet deep which they clearly do not. To assess IVW A (See Attachment C: IVW A Plan for details), the maximum observed water elevation of 78.5 feet results in a storage volume of .24 Acre-Feet which does not meet the ILSF threshold of .25 Acre-feet. Therefore, all three IVWs are non-jurisdictional; no assessments of these areas as vernal pools has been completed at this time.

Should you have any questions or require additional information, please do not hesitate to contact me by phone 508-946-9231 or email gdrake@outback-eng.com. Thank you.

Sincerely,

OUTBACK ENGINEERING, INC.



Gregory Drake, R.L.A.
Wetland Specialist

cc: DEP, Southeast Region
Southcoast Redevelopment LLC

Abbreviated Notice of Resource Area Delineation
162 Bedford Street
Lakeville MA
Southcoast Redevelopment LLC

TABLE OF CONTENTS

Abbreviated Notice of Resource Area Delineation

ANRAD Wetland Fee Transmittal Form

Figure 1: USGS Topographic Map

Figure 2: MassGIS NHESP Map

Figure 3: FEMA Flood Map

Attachment A: Abutter List, Abutter Notification, Affidavit of Service

Attachment B: MassDEP BVW Determination Forms

Attachment C: IVW A Plan



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number _____
 Document Transaction Number _____
 Lakeville
 City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

162 Bedford Street
 a. Street Address
 Lakeville
 b. City/Town
 02347
 c. Zip Code
 Latitude and Longitude:
 41.87211
 d. Latitude
 70.95267
 e. Longitude
 26
 f. Assessors Map/Plat Number
 5-1
 g. Parcel /Lot Number

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



2. Applicant:

a. First Name
 Southcoast Redevelopment LLC
 c. Organization
 1203 Ashley Boulevard
 d. Mailing Address
 New Bedford
 e. City/Town
 MA
 f. State
 02745
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email Address

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

a. First Name
 b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town
 f. State
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email Address

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Gregory
 a. Contact Person First Name
 Drake
 b. Contact Person Last Name
 Outback Engineerng Inc.
 c. Organization
 165 East Grove Street
 d. Mailing Address
 Middleborough
 e. City/Town
 MA
 f. State
 02346
 g. Zip Code
 508-946-9231
 h. Phone Number
 gdrake@outback-eng.com
 j. Email Address
 i. Fax Number

Fees will be calculated for online users.

5. Total WPA Fee Paid (from attached ANRAD Wetland Fee Transmittal Form):

\$2,000.00
 a. Total Fee Paid
 \$987.50
 b. State Fee Paid
 \$1,012.50
 c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville
 City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 2,492
 Linear Feet of Boundary Delineated

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

- a. MassDEP BVW Field Data Form (attached)
- b. Other Methods for Determining the BVW boundary (attach documentation):
 - 1. 50% or more wetland indicator plants
 - 2. Saturated/inundated conditions exist
 - 3. Groundwater indicators
 - 4. Direct observation
 - 5. Hydric soil indicators
 - 6. Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Isolated Vegetated Wetland

a. Resource Area

Top of Bank Pond

c. Resource Area

928

b. Linear Feet Delineated

512

d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. ANRAD (Delineation Plans only)
- 2. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
- 4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

D. Fees



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville
City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

3418	10-23-23
2. Municipal Check Number	3. Check date
3420	10-23-23
4. State Check Number	5. Check date
Jason	Pinto
6. Payor name on check: First Name	7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville
City/Town

understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant *[Handwritten Signature]*

2. Date *10/18/2023*

3. Signature of Property Owner (if different)
5. Signature of Representative (if any) *[Handwritten Signature]*

4. Date
6. Date *10/30/23*

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

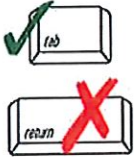
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

162 Bedford Street _____ Lakeville _____
 a. Street Address b. City/Town
 \$987.50 _____
 c. Fee amount d. Check number

2. Applicant:

_____ Southcoast Redevelopment
 a. First Name b. Last Name LLC
 1203 Ashley Boulevard _____
 d. Mailing Address
 New Bedford _____ MA _____ 02745
 e. City/Town f. State g. Zip Code

 h. Phone Number

3. Property Owner (if different):

_____ a. First Name b. Last Name c. Company

 d. Mailing Address
 _____ e. City/Town f. State g. Zip Code

 h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	_____	x \$2.00 =	_____
		a. feet of BVW		b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	2492	\$4,984	\$4,984.00
		a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	_____	x \$2.00 =	_____
		a. linear feet		b. Fee
4. <input checked="" type="checkbox"/>	all other projects	1440	\$2,880.00	\$2,880.00
		a. linear feet	x \$2.00 =	b. Fee

Total Fee for all Resource Areas: \$2,000.00 (Maximum)
Fee

State share of filing fee: \$987.50
5. 1/2 of total fee less \$12.50

City/Town share of filing fee: \$1,012.50
6. 1/2 of total fee plus \$12.50

Online users: check box if fee exempt.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

SouthCoast Redevelopment LLC
1193 ASHLEY BLVD REAR
NEW BEDFORD, MA 02745

BayCoast Bank
1000 Ashley Blvd
New Bedford, MA 02745
53-7223/2113

3420

10-23-23

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 987.50

Nine Hundred Eighty Seven dollars ^{50/100}

DOLLARS

PROTECTED AGAINST FRAUD



MEMO

State WPA Filing Fee

⑈003420⑈ ⑆211372239⑆ 840718730⑈

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

SouthCoast Redevelopment LLC
1193 ASHLEY BLVD REAR
NEW BEDFORD, MA 02745

BayCoast Bank
1000 Ashley Blvd
New Bedford, MA 02745
53-7223/2113

3421

10-23-23

PAY TO THE
ORDER OF

Nemaslet Week

\$ 75.00

Seventy Five dollars ^{00/100}

DOLLARS

PROTECTED AGAINST FRAUD



MEMO

Legal ad

⑈003421⑈ ⑆211372239⑆ 840718730⑈

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

SouthCoast Redevelopment LLC
1193 ASHLEY BLVD REAR
NEW BEDFORD, MA 02745

BayCoast Bank
1000 Ashley Blvd
New Bedford, MA 02745
53-7223/2113

3419

10-23-23

PAY TO THE ORDER OF

Town of Lakeville

\$ 1000.00

One Thousand dollars

00/100

DOLLARS

PROTECTED AGAINST FRAUD



MEMO Filing Fee

⑈003419⑈ ⑆211372239⑆ 840718730⑈

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

SouthCoast Redevelopment LLC
1193 ASHLEY BLVD REAR
NEW BEDFORD, MA 02745

BayCoast Bank
1000 Ashley Blvd
New Bedford, MA 02745
53-7223/2113

3418

10/23/23

PAY TO THE ORDER OF

Town of Lakeville

\$ 1012.50

One thousand twelve dollars

50/100

DOLLARS

PROTECTED AGAINST FRAUD

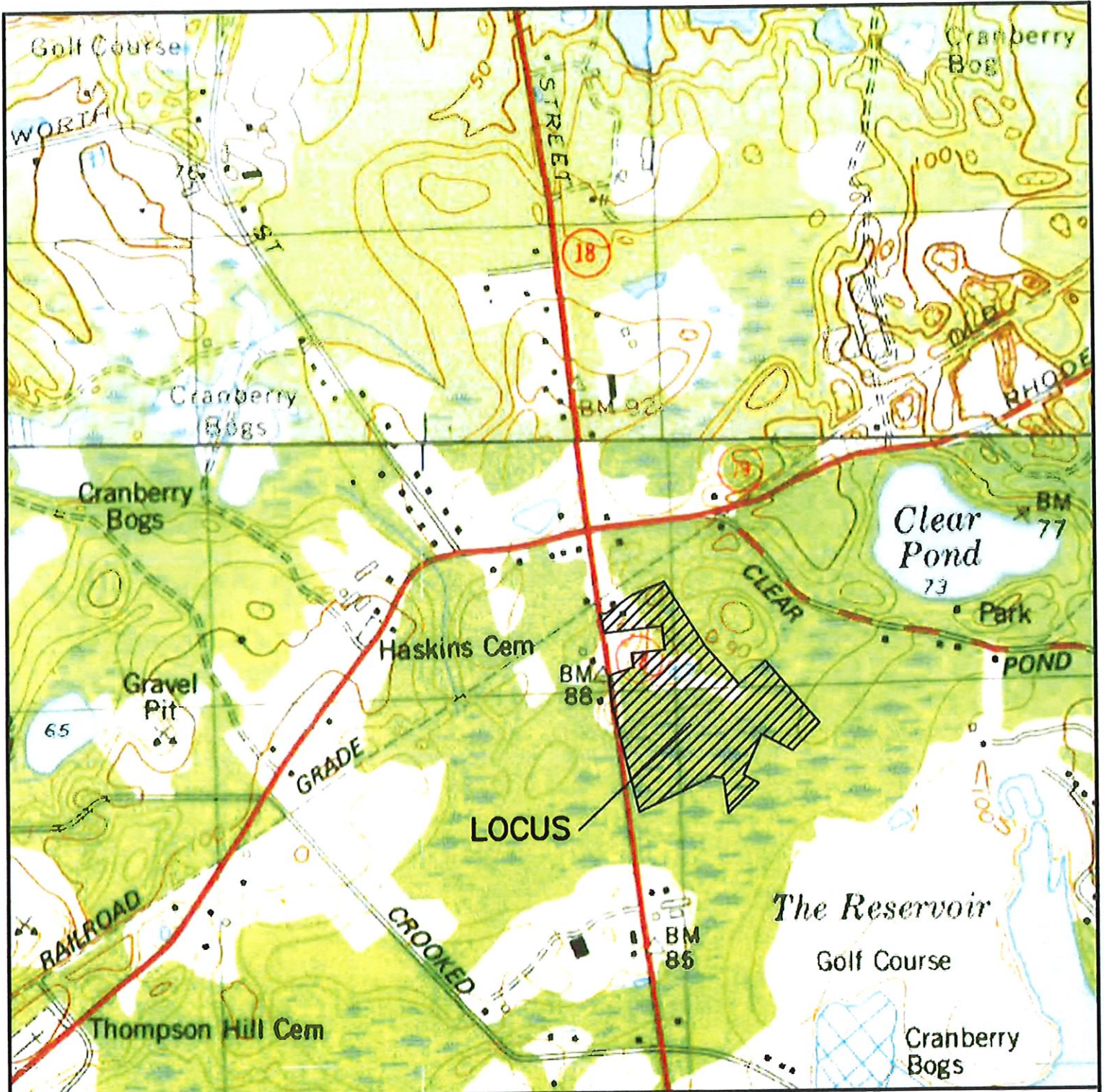


MEMO WPA Filing fee

⑈003418⑈ ⑆211372239⑆ 840718730⑈

Figure 1

USGS Topographic Map



USGS LOCUS MAP
 162 BEDFORD STREET
 LAKEVILLE, MA
 OE-4076
 SOURCE: USGS



SCALE: 1" = 1000'



Outback
Engineering
 Incorporated

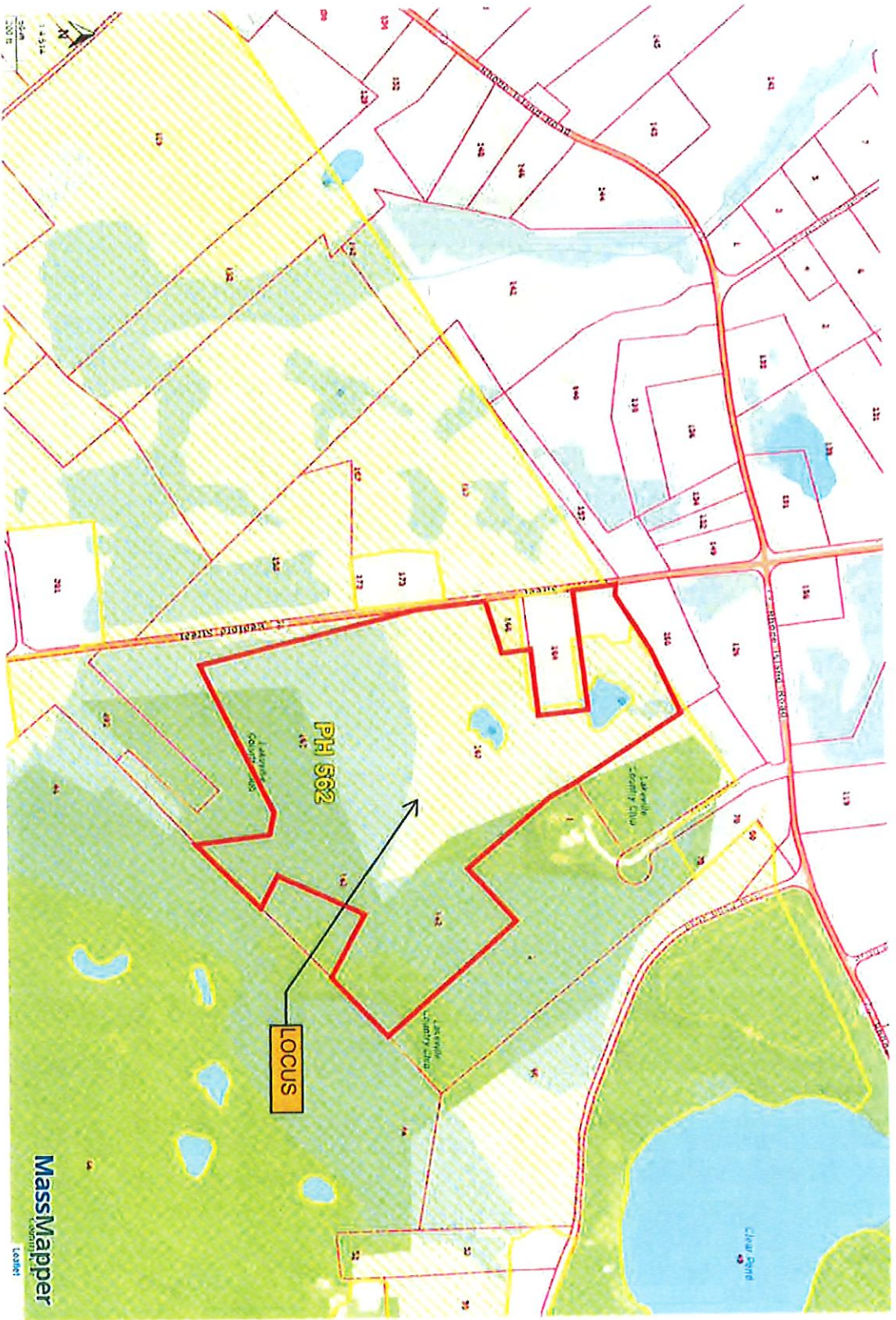
165 EAST GROVE STREET
 MIDDLEBOROUGH, MA. 02346
 TEL 508-946-9231

FIGURE 1

Figure 2

MassGIS NHESP Map

NHESP Map



- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- Property Tax Parcels

Figure 3
FEMA Flood Map

National Flood Hazard Layer FIRMette



70°57'28"W 41°52'23"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone C
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee. Zone C

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone C

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/23/2023 at 4:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMI panel number, and FIRMI effective date. Map images for unmapped and unmoderized areas cannot be used for regulatory purposes.

Attachment A

Abutter List, Abutter Notification, Affidavit of Service



100 feet Abutters List Report

Lakeville, MA
October 18, 2023

Subject Property:

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

Mailing Address: SOUTHCOAST REDEVELOPMENT LLC
1193 ASHLEY BLVD REAR
NEW BEDFORD, MA 02745

Abutters:

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: 025-005-001C
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: 025-005-001D
CAMA Number: 025-005-001D
Property Address: 1 WYNN WAY

Mailing Address: WYNN TIMOTHY P & TARA J
P O BOX 984
LAKEVILLE, MA 02347

Parcel Number: 026-004-019
CAMA Number: 026-004-019
Property Address: 195 BEDFORD ST

Mailing Address: BISSONETTE DONALD G J&G REALTY TRUST
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 SCOTT J DIXON LIVING TRUST
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 16718 BEDFORD ST REALTY TRUST
6 PANTHEON RD
LAKEVILLE, MA 02347

Parcel Number: 026-005-001-01
CAMA Number: 026-005-001-01
Property Address: REAR BEDFORD ST

Mailing Address: JH TAYLOR REALTY CORP
221 CRANBERRY HIGHWAY
WAREHAM, MA 02576

Parcel Number: 026-005-001A
CAMA Number: 026-005-001A
Property Address: 164 BEDFORD ST

Mailing Address: HOARD DAVID W TRUSTEE OF THE JD REALTY TRUST
164 BEDFORD ST
LAKEVILLE, MA 02347

Parcel Number: 026-005-001B
CAMA Number: 026-005-001B
Property Address: 160 BEDFORD ST

Mailing Address: JH TAYLOR REALTY CORP
221 CRANBERRY HIGHWAY
WAREHAM, MA 02576

Parcel Number: 026-005-002
CAMA Number: 026-005-002
Property Address: 166 BEDFORD ST

Mailing Address: HOARD DAVID W TRUSTEE JD REALTY TRUST C/O COSTELLO & GREYDANUS
44 PLEASANT ST
BRIDGEWATER, MA 02324



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 feet Abutters List Report

Lakeville, MA
October 18, 2023

Parcel Number: 026-005-006A
CAMA Number: 026-005-006A
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 C/O COSTELLO & GREYDANUS
44 PLEASANT ST
BRIDGEWATER, MA 02324

Parcel Number: 059-001-050
CAMA Number: 059-001-050
Property Address: 44 CLEAR POND RD

Mailing Address: MAKSY DEREK A & MADELYN J
TRUSTEES WEBSTER REALTY TRUST
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

CERTIFIED

To the best of my knowledge and with the present records on hand in the Assessor's Office, the abutters appear to be within 100' (one hundred feet) of the applicant.

026-005-001
Map, Block, Lot of Applicant

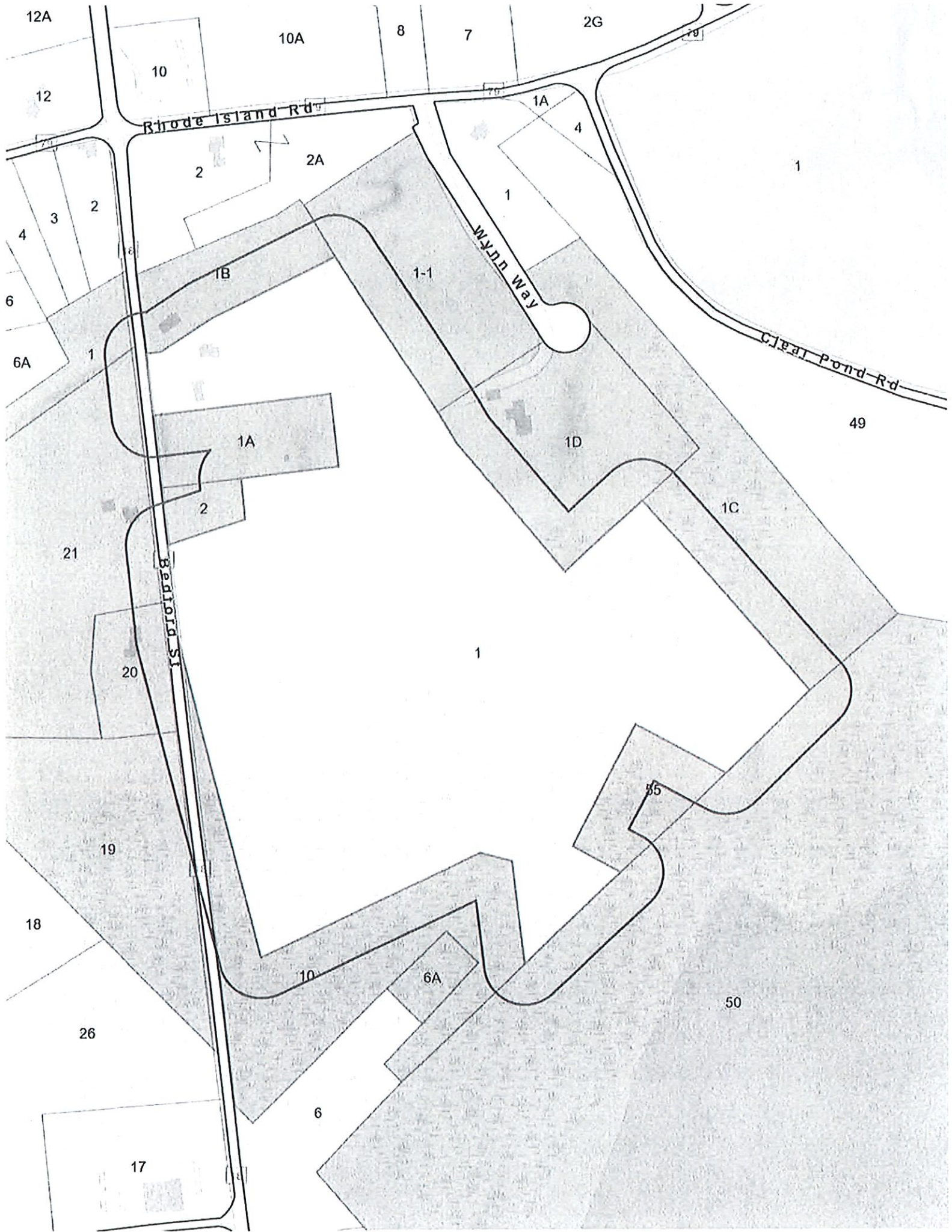
Norman Taylor
Board of Assessors

10-18-23
Date



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



12A

10A

8

7

2G

10

12

Rhode Island Rd

1A

4

2

2A

1

2

3

4

6

6A

1

Wynn Way

1-1

Clear Pond Rd

49

1B

1A

1D

1C

2

21

20

Bedford St

1

19

55

18

10

6A

50

26

6

17

Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is Southcoast Redevelopment LLC.
- B. Property is owned by Southcoast Redevelopment LLC.
- C. The applicant has filed an Abbreviated Notice of Resource Area Delineation with the Conservation Commission for the municipality of Lakeville, Massachusetts seeking confirmation of the delineated wetland resources per the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- D. The address of the lot where the activity is proposed is 162 Bedford Street.
- E. Assessors Parcel ID: 026/005/001
- F. Please contact the Lakeville Conservation Commission at 508-946-8823 between the hours of 9:00 a.m. and 2:00 p.m. Monday through Thursday and 9:00 am and 12:00 pm on Friday for information regarding the filing and to examine copies.
- G. Brief description of project: The applicant is seeking confirmation for 2492 lineal feet of Bordering Vegetated Wetland (BVW), 928 lineal feet of Isolated Vegetated Wetland (IVW), 512 lineal feet of Inland Bank for a pond at 162 Bedford Street in Lakeville MA.
- H. Copies of the Abbreviated Notice of Resource Area Delineation may be obtained from the applicant's representative, Outback Engineering, Inc., by calling 508-946-9231 between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday.
- I. Information regarding the date, time, and place of the public hearing may be obtained from the Lakeville Conservation Commission at 508-946-8823 between the hours of 9:00 a.m. and 2:00 p.m. Monday through Thursday and 9:00 am and 12:00 pm on Friday.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Nemasket Week.

NOTE: You may contact the Department of Environmental Protection Regional office at 508-946-2800 for more information.

AFFIDAVIT OF SERVICE

Under
Massachusetts Wetlands Protection Act M.G.L. c.131, §40

I, Gregory Drake, hereby certify under the pains and penalties of perjury that on or before October 31, 2023, I gave notification to abutters in compliance with Massachusetts Wetlands Protection Act M.G.L. c.131, §40 in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation has been filed under Massachusetts Wetlands Protection Act M.G.L. c.131, §40, by the applicant, Southcoast Redevelopment LLC, seeking confirmation for 2492 lineal feet of Bordering Vegetated Wetland (BVW), 928 lineal feet of Isolated Vegetated Wetland (IVW), 512 lineal feet of Inland Bank for a pond at 162 Bedford Street in Lakeville MA.

The notification letter, a list of the abutters to whom it was given to and their addresses, are enclosed with this Affidavit of Service.


Name

10-30-23
Date

Attachment B

MassDEP BVW Determination Forms

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 162 Bedford Street City/Town: Lakeville Sampling Date: 8-1-23
 Applicant/Owner: Southcoast Redevelopment Sampling Point or Zone: Upl-1
 Investigator(s): Gregory Drake Latitude/Longitude: 41.87213 N, 70.95266 W
 Soil Map Unit Name: MA023 NWI or DEP Classification: WS1, WS3, M & OW

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks) No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks) No

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? Yes No **Is the Sampled Area** Yes No
 Hydric Soils criterion met? Yes No **within a Wetland?**
 Wetlands hydrology present? Yes No

Remarks, Photo Details, Flagging, etc.:

See attached sketch and photos for more details. There has been an above normal amount of rain for the month of July.

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) <input type="text"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) <input type="text"/>
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) <input type="text"/>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30' Radius</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red Oak	Quercus Rubra	FACU	38.0	Yes	No
2. White Pine	Pinus Strobus	FACU	20.5	Yes	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			<u>58.5</u>	= Total Cover	
<u>Shrub/Sapling Stratum</u>		Plot size <u>15' Radius</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Summersweet	Clethra Alnifolia	FAC	38.0	Yes	Yes
2. Huckleberry	Gaylussacia Baccata	FACU	20.5	Yes	No
3. White Pine	Pinus Strobus	FACU	20.5	Yes	No
4.					
4.					
5.					
7.					
8.					
9.					
			<u>79.0</u>	= Total Cover	
<u>Herb Stratum</u>		Plot size <u>5' Radius</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Canada Mayflower	Maianthemum Canadense	FACU	38.0	Yes	No
2. Hayscented Fern	Dennstaedtia Punctilobula	UPL	20.5	Yes	No
2. Lowbush Blueberry	Vaccinium Angustifolium	FACU	10.5	No	Yes
3.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			<u>69.0</u>	= Total Cover	

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u> radius			
Common name		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Scientific name					
1. Horsebrier	Similax Rotundifolia	FAC	20.5	Yes	Yes
2.					
3.					
4.					
			<u>20.5</u>	= Total Cover	

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes _____ No _____			
Dominance Test:	Number of dominant species 8	Number of dominant species that are wetland indicator plants 2	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes _____ No <u>X</u> _____
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 =
	FACW species		X 2 =
	FAC species		X 3 =
	FACU species		X 4 =
	UPL species		X 5 =
	Column Totals	(A)	(B)
	Prevalence Index	B/A =	Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met? Yes _____ No <u>X</u> _____			

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-2"	3/1 10YR	100					fibric	peat/roots
2-6"	3/4 10YR	100					Sandy/loam	dry
6-20"	5/6 10YR	100					Sandy/Loam	dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks: Sandy loam, Uniform color, no gravel,

Hydric Soils criterion met? Yes _____ No X _____

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 162 Bedford Street City/Town: Lakeville Sampling Date: 8-1-23
 Applicant/Owner: Southcoast Redevelopment Sampling Point or Zone: Wet-1
 Investigator(s): Gregory Drake Latitude/Longitude: 41.87213 N, 70.95266 W
 Soil Map Unit Name: MA023 NWI or DEP Classification: WS1, WS3, M & OW

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks) No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks) No

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? Yes No Is the Sampled Area Yes No
 Hydric Soils criterion met? Yes No within a Wetland?
 Wetlands hydrology present? Yes No

Remarks, Photo Details, Flagging, etc.:

See attached sketch and photos for more details. There has been an above normal amount of rain for the month of July.

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>10</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>6</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology <input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input checked="" type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input checked="" type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30' Radius</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red Maple	Acer Rubrum	FAC	38.0	Yes	Yes
2. Black Tupelo	Nyssa Sylvatica	FAC	20.5	Yes	Yes
3. White Pine	Pinus Strubus	FACU	10.5	No	No
4.					
5.					
6.					
7.					
8.					
9.					
			<u>69.0</u>	= Total Cover	
<u>Shrub/Sapling Stratum</u>		Plot size <u>15' Radius</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Summersweet	Clethra Alnifolia	FAC	38.0	Yes	Yes
2. Highbush Blueberry	Vaccinium Corymbosum	FACW	38.0	Yes	Yes
3. Red Maple	Acer Rubrum	FAC	20.5	No	Yes
4. Black Tupelo	Nyssa Sylvatica	FAC	20.5	No	Yes
4.					
5.					
7.					
8.					
9.					
			<u>117.0</u>	= Total Cover	
<u>Herb Stratum</u>		Plot size <u>5' Radius</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
2.					
3.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			_____ = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u> radius		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	Horsebrier	Similax Rotundifolia		FAC	20.5	Yes	Yes
2.							
3.							
4.							
					<u>20.5</u>	= Total Cover	

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes _____ No _____
Dominance Test:	Number of dominant species 5	Number of dominant species that are wetland indicator plants 5	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No _____
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 =
	FACW species		X 2 =
	FAC species		X 3 =
	FACU species		X 4 =
	UPL species		X 5 =
	Column Totals	(A)	(B)
	Prevalence Index	B/A =	
		Is the Prevalence Index ≤ 3.0? Yes _____ No _____	
Wetland vegetation criterion met?			Yes <input checked="" type="checkbox"/> No _____

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-3"	2/2 10YR	100					fibric	peat/roots
3-8"	2/1 10YR	100					muck	saturated
6-20"	4/1 10YR	100					Sandy	satuated

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input checked="" type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Other (Include Explanation in Remarks)	

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks: Sandy muck, saturated at 6", water in hole at 10", does not hold shape after 12"

Hydric Soils criterion met? Yes No _____

Photo #1: Wetland soil at sample point Wet-1.

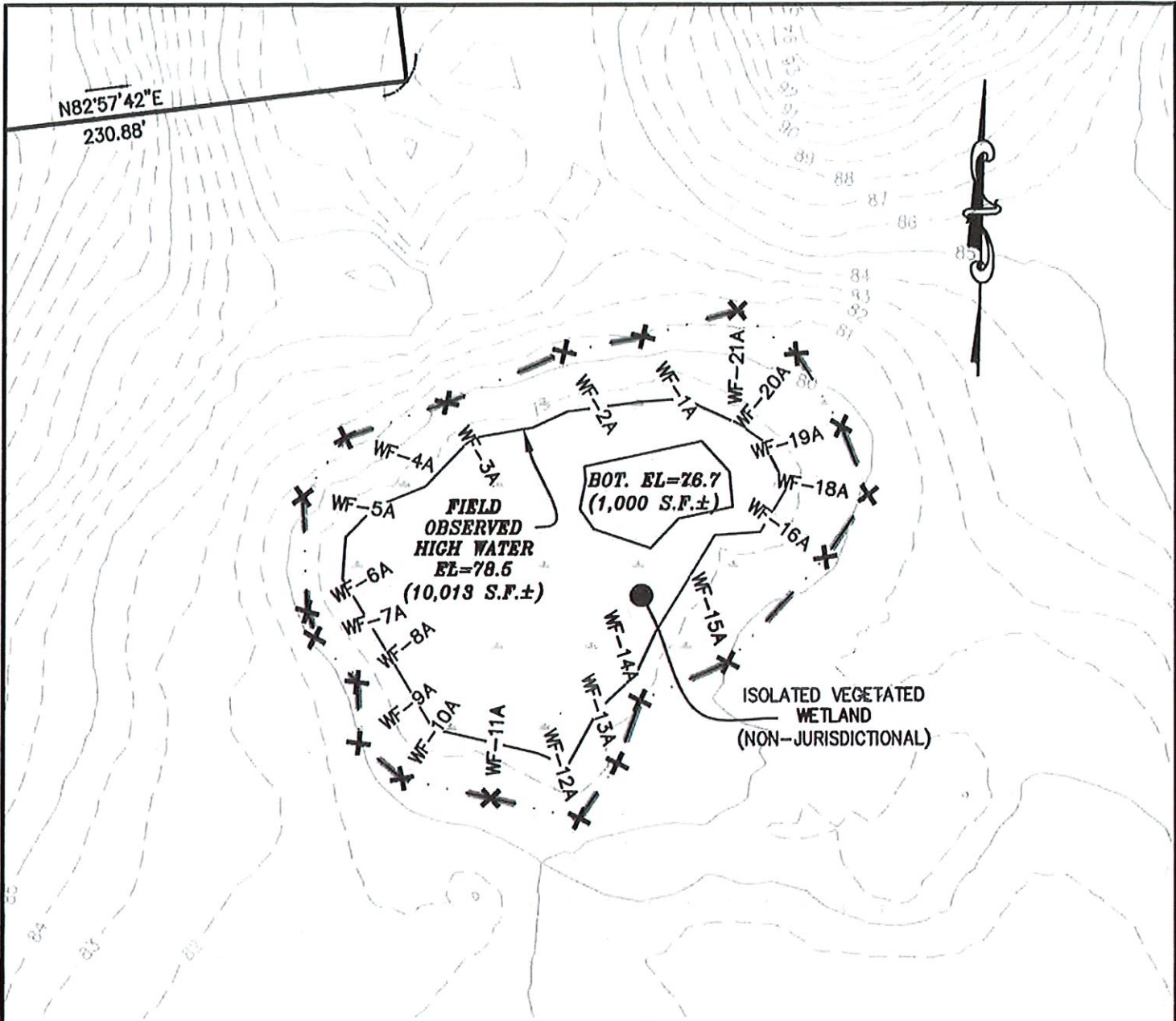


Photo #2: Upland soil at sample point Upl-1



Attachment C

IVW A Plan



OCTOBER 27, 2023

GENERAL NOTES

1. THE OBSERVED HIGH WATER ELEVATION SHOWN IS BASED ON REVIEW OF ONLINE AERIAL MAPPING AND FIELD OBSERVATIONS ALONG WITH FIELD SURVEY DATA.
2. FROM THESE FIELD OBSERVATIONS AND FIELD SURVEY DATA, IVW A HAS A PEAK STORAGE OF 10,509 C.F. WHICH IS EQUAL TO 0.24 AC-FT. THEREFORE, IVW A IS NOT ISOLATED LAND SUBJECT TO FLOODING PER 310 CMR 10.57 2(B) WHICH REQUIRES .25 AC-FT STORAGE VOLUME.

IVW A PLAN
162 BEDFORD STREET
 (ASSESSORS MAP: 26, BLOCK: 5 LOT: 1)
LAKEVILLE,
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBORO, MASS. 02346
TEL 508-946-9231





LOCUS
N.15.2

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
2. THE PROPOSED IMPROVEMENTS SHOWN HEREON ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DATA OBTAINED FROM THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS OBTAINED AVAILABLE RECORD DRAWINGS AND DATA.
3. THE PROPOSED IMPROVEMENTS SHOWN HEREON ARE BASED ON THE DATA OBTAINED FROM THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS OBTAINED AVAILABLE RECORD DRAWINGS AND DATA.
4. THE SET BACKS FROM THE ADJACENT PROPERTIES AND FROM THE PUBLIC HIGHWAY ARE AS SHOWN ON THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
5. THE SET IS NOT LOCATED WITHIN A SERVICE WATER MAIN OR A SANITARY SEWER MAIN. THE SET IS NOT LOCATED WITHIN AN OUTSTANDING EASEMENT OR A RIGHT-OF-WAY. THE SET IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE. THE SET IS NOT LOCATED WITHIN A SPECIAL PROGRAM ZONE.
6. THE SET IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE. THE SET IS NOT LOCATED WITHIN A SPECIAL PROGRAM ZONE.
7. THE SET IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE. THE SET IS NOT LOCATED WITHIN A SPECIAL PROGRAM ZONE.

REV.	DATE	REVISIONS

OWNER & APPLICANT
 CONCRETE RECONSTRUCTION, LLC
 1193 ACADY GARDENWAY, REAR BUILDING
 NEW BEDFORD, MA 02745

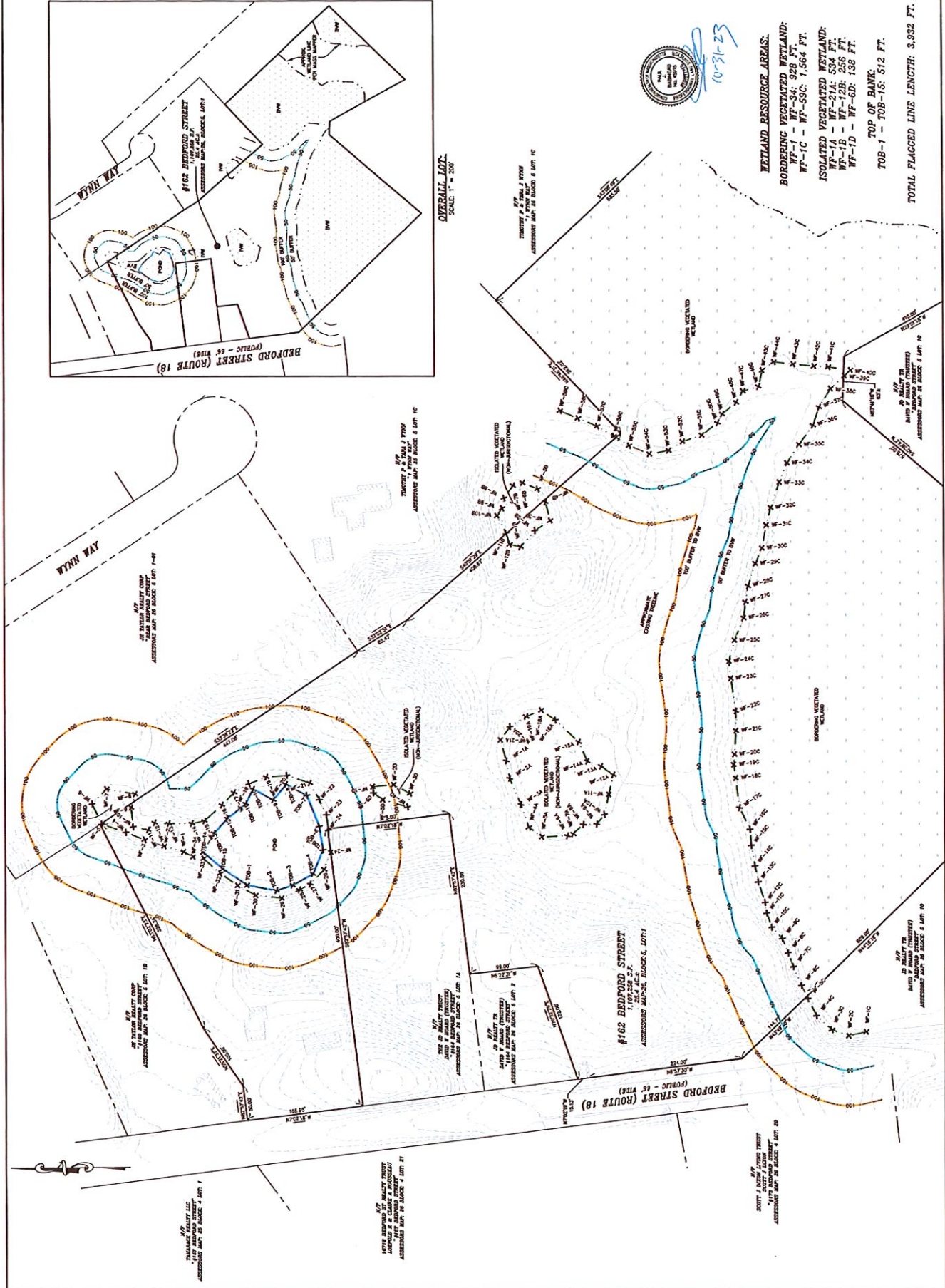
ANRAD PLAN
 162 BEDFORD STREET
 IN
 LAKEVILLE
 MASSACHUSETTS

Outback Engineering
 Incorporated

115 EAST BRIDGE STREET
 ANDOVER, MA 02460
 TEL: (508)-946-9231
 www.outback-eng.com

DATE: OCTOBER 10, 2023
DRAWN BY: A. M. M. CHECKED BY: J.A.P.
SCALE: 1"=40'
SHEET 1 OF 1
PROJECT NO: 23-001
PROJECT NAME: 162 BEDFORD STREET

OE-4076



OVERALL LOT
 SCALE: 1" = 200'

WETLAND RESOURCE AREAS:
 BORDERING VEGETATED WETLAND:
 WF-1C - WF-50C: 1,564 FT.
 WF-1A - WF-21A: 534 FT.
 WF-1B - WF-12B: 256 FT.
 WF-1D - WF-03D: 138 FT.
 TOP OF BANK:
 708-1 - 708-15: 512 FT.

TOTAL FLAGGED LINE LENGTH: 3,932 FT.



162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±

WYNN WAY
 100 FT. WIDE

162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±

162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±

162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±

162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±

162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±

162 BEDFORD STREET
 11,072,250 S.F.
 25.4 AC ±



Wetlands NOI Project Information

Related links
There are no related links for displayed element.

NOI Number

Applicant Information
SOUTHCOAST REDEVELOPMENT LLC

Filing Date
10/31/2023

Filing Type
Anrad Delineation

Project Type
Other

Project Address
162 BEDFORD STREET

Comments
ANRAD // CK#3420 JASON PINTO

Technical Comments
Are the IVWs hydrologically connected to any other resource area?

Inland Resource Areas

RESOURCE AREA ALTERED

PROPOSED ALTERATION

PROPOSED REPLACEMENT

Coastal Resource Areas

RESOURCE AREA ALTERED

PROPOSED ALTERATION

PROPOSED REPLACEMENT

← PREVIOUS

SEARCH AGAIN



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability LAKEVILLE

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

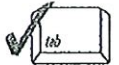
Municipality

A. General Information

RECEIVED

OCT 31 2023

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



1. Applicant:

JERRY VELOZO
 First Name Last Name
 261B MIDDLEBORO RD
 Address
 E FREETOWN MA 02717
 City/Town State Zip Code
 508-353-1315 CONICO@AOL.COM
 Phone Number Email Address
 Conservation Commission

2. Property Owner (If different from Applicant):

GOAT ISLAND LLC
 First Name Last Name
 261B MIDDLEBORO RD
 Address
 E FREETOWN MA 02717
 City/Town State Zip Code
 508-353-1315 CONICO@AOL.COM
 Phone Number Email Address (If known)

3. Representative (if any)

NICOLAS VELOZO
 First Name Last Name
 GOAT ISLAND LLC
 Company Name
 249 MIDDLEBORO RD
 Address
 E FREETOWN MA 02717
 City/Town State Zip Code
 508-889-2928 NVELOZO@STARCKARCHITECTS.COM
 Phone Number Email Address (If known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

GOAT ISLAND/LONG POND LAKEVILLE
 Street Address City/Town
 41.79294 -70.93559
 Latitude (Decimal Degrees Format with 5 digits after decimal Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
 e.g. XX.XXXXX)
 049-001 001
 Assessors' Map Number Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

SOUTHERN MOST ISLAND LONG POND APPROX 1.8AC MOSTLY LEVEL AND WOODED

c. Plan and/or Map Reference(s): (use additional paper if necessary)

ASSESSORS MAP RAM ISLAND
 Title Date
 Title Date

How to find Latitude and Longitude

and how to convert to decimal degrees



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability LAKEVIL
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

BUILD ON GRADE WITH NO GROUND PENETRATIONS A SHED 24X20

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

CH. 131 SECT.40

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



C. Determinations

1. I request the LAKEVILLE Conservation Commission make the following determination(s). Check any that apply:

- a. whether the area depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any municipal wetlands' ordinance or bylaw of:

Name of Municipality

- e. whether the following scope of alternatives is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- _____

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

JERRY VELOZO

10/26/23

Signature of Applicant

Date

Signature of Representative (if any)

Date



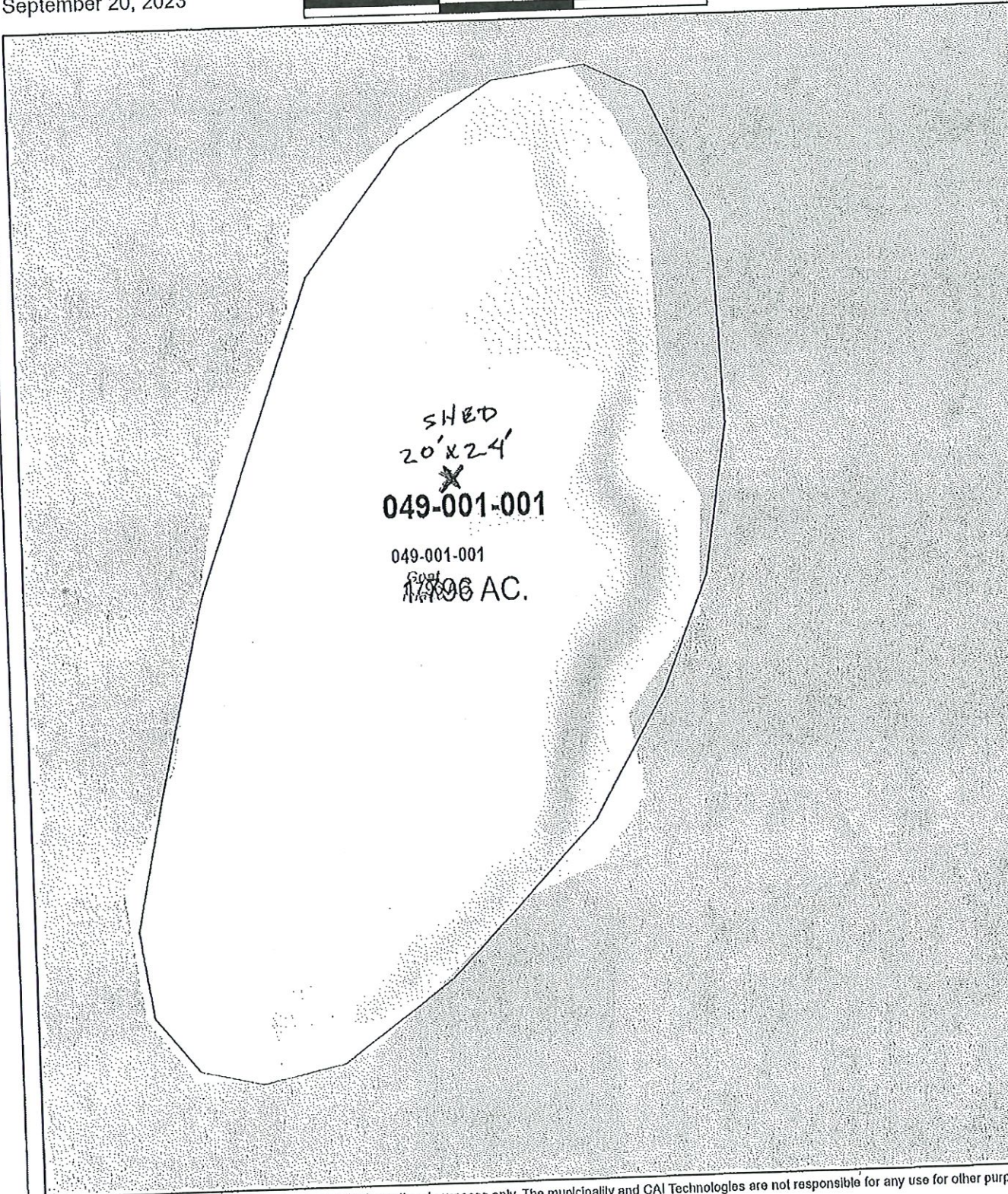
Town of Lakeville, MA

1 Inch = 60 Feet



www.cal-tech.com

September 20, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Town of Lakeville, MA

GOAT ISLAND LLC

Find Layers

Public Map

Layers

+ Streets

Measure

Measure Area

Measure Length

- Feet : 220.79
- Miles : 0.04
- Meters : 67.30
- Kilometers : 0.07
- Yards : 73.60
- Nautical Miles : 0.04

Segment Labels

Location

0 60 ft

Submission Platform for WPA Form 1 - RDA - Transaction #1608541

Error Check Save Instructions Print Exit



Massachusetts Department of Environmental Protection
Bureau of Resource Protection-Wetlands

LAKEVILLE
City/Town

Submission Platform Requested Information

A. General Information

1. Project Location:

Form fields for Project Location: a. Street Address (RAM ISLAND), b. City/Town (LAKEVILLE), c. State (MA), d. Zip Code (02347), e. Latitude (41.79294), f. Longitude (70.93559), g. Map/Plat # (049/001), h. Parcel/Lot # (001), i. Project Description (BUILD 24X20 SHED ON GRADE NO GROUND PENETRATION)

2. Applicant:

Form fields for Applicant: Radio buttons for Individual (selected) and Organization; Click here if Applicant Address is same as Project Location; a. First Name (NICOLAS), b. Last Name (VELOZO), c. Organization, d. Mailing Address (261B MIDDLEBORO RD), e. City/Town (EAST FREETOWN), f. State (MASSACHUSETTS), g. Zip Code (02717-1347), h. Phone Number (508-353-1315), i. Email (nvelozo@starckarchitects.com)

3. Property Owner:

Form fields for Property Owner: Check box for more than one owner; Click here if Property Owner Address is same as Applicant Address; a. First Name (JERRY), b. Last Name (VELOZO), c. Organization (RAM ISLAND LLC), d. Mailing Address (261B MIDDLEBORO RD), e. City/Town (EAST FREETOWN), f. State (MASSACHUSETTS), g. Zip Code (02717-1347), h. Phone Number (508-353-1315), i. Email (CONICO@AOL.COM)

PLEASE READ!

This Submission Platform is not the WPA Form 1-Request for Determination of Applicability.

You MUST complete and attach a WPA Form 1-Request for Determination of Applicability, with supporting documentation to attach the RDA and supporting documentation,

- 1. Click "Next" button at the bottom of this page.
2. On the next page, respond YES I will attach or mail (additional) files.
3. Follow the instruction to attach and upload the completed RDA document to MassDEP.

Don't forget to file a copy of the completed RDA with the Conservation Commission.

Error Check & Next



RECEIVED

October 31, 2023

OCT 31 2023

Robert Bouchard
Conservation Agent
Lakeville Conservation Commission
346 Bedford Street
Lakeville, MA 02347

Conservation Commission

**RE: Request for Determination of Applicability
Ted Williams Camp Pump House Demolition Project**

Dear Mr. Bouchard,

On behalf of the Town of Lakeville, Environmental Partners Group, LLC (Environmental Partners) has prepared this cover letter and attachments for a Request for Determination of Applicability (RDA) to the Lakeville Conservation Commission regarding the proposed Ted Williams Camp Pump House Demolition project in Lakeville, MA. The following documents are attached to this letter:

- Attachment A – RDA Application
- Attachment B – GIS Locus Map
- Attachment C – Wetland Delineation Report
- Attachment D – For Permitting Plans
- Attachment E – Site Access Consent Form
- Attachment F – NHESP Response Letter

PROJECT DESCRIPTION

The Town of Lakeville has proposed the demolition of the existing pump house, fence, and utility pole at Ted Williams Camp as well as the relocation of the existing water main that runs through the pump house. The site is located in the northern part of Ted Williams Camp, just off of the walking trail. The pump house was constructed in the 1940's and was used to pump water to Ted Williams Camp from a nearby irrigation well. The pump house is currently inactive and has fallen into a state of disrepair.

A new pump house, located within the project site, currently pumps water from the irrigation well to Ted Williams Camp. The existing 2" water main runs through the existing pump house, limiting access to approximately 15' of the water main. The Town is proposing relocation of this segment of pipe to allow for demolition of the old pump house. This would require approximately 15 linear feet of open trench installation. The demolition itself would involve removing the structure to approximately 6" below grade, filling in the remaining structure, and then loaming and seeding the disturbed area. Additionally, the Town is proposing demolition of 210 linear feet of chain link fence that surrounds the site, as well as the demolition of an existing and inactive private utility pole.

The proposed project would provide more open space along the walking trails, increase safety by removing an abandoned structure, and improve the Town's ability to access and maintain their water system. The proposed modifications would also provide an increase in pervious area of approximately

130 square feet. The site location and environmental receptors are included on the locus map within Attachment B.

WETLAND RESOURCE AREAS

Wetlands abut the project site on both sides. Pine Brook Consulting completed a wetland delineation report in June 2023 for Environmental Partners, which is included in Attachment C. The proposed work falls within the 100-foot wetland buffer zone. The proposed demolition will take place within the limits of the existing site, which has grass as groundcover. The demolition would not impact the wetland vegetation, and the relocation of the existing water main would require approximately 45 square feet of temporary disturbance. Therefore, no re-vegetation plan is included. Additional details about the construction are included in the "For Permitting" plans within Attachment D.

Compost filter sock shall be required and maintained around environmental resource areas during construction activities as called out on the plans. The General Contractor shall install the water main within the 100-foot wetland buffer via open-trench excavation, and all staging areas shall be outside of the 100-foot wetland buffer. The General Contractor shall utilize dump trucks to store excavated soils and shall backfill trenches daily. Calcium Carbonate shall be used as required for dust control. The relocation of this water main will provide the Town with the ability to easily access part of its water system as well as improve safety in the area by demolishing an abandoned structure.

ESTIMATED AND PRIORITY HABITAT

Approximately 15 feet of the proposed water main relocation falls into Estimated Habitat 516 and Priority Habitat 621. The area of disturbance was calculated on the basis of where construction activities would occur within the mapped Priority and Estimated Habitat. The overall disturbed area within an Estimated and Priority Habitat would be approximately 2,100 square feet or 0.05 acres.

Environmental Partners filed a MESA Project Review Checklist with the Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife (NHESP) in September 2023. NHESP responded on October 16, 2023 (Attachment F – NHESP File No. 23-8681). The Division determined that the project "will not result in a prohibited Take of state-listed rare species." No special action will need to be taken by the Contractor in regards to rare species for this project.

STATEMENT OF PROPERTY OWNERSHIP

This project is located entirely on Town-owned property.


Pertinent to the Massachusetts Wetlands Protection Act, 310 CMR minor activities within the wetland buffer, as defined by 10.02(2)(a)2:

"...activities conducted to maintain, repair or replace, but not substantially change or enlarge an existing and lawfully located structure or facility used in the service of the public and used to provide electric, gas, water, sewer, telephone, telegraph and other communication services, provided said work utilizes the best practical measures to avoid or minimize impacts to wetland resource areas outside the footprint of said structure or facility."

are exempt from filing a Notice of Intent provided the work is performed in a manner to reduce the potential for any adverse impacts to the resource area during construction.

Environmental Partners respectfully requests that the permit application fee be waved for this important Town of Lakeville project. Please do not hesitate to contact me with any questions.

Sincerely,



Environmental Partners Group, Inc.

Project Engineer

P: 617.657.0291

E: slc@envpartners.com

CC:

Ari Sky, Town Administrator

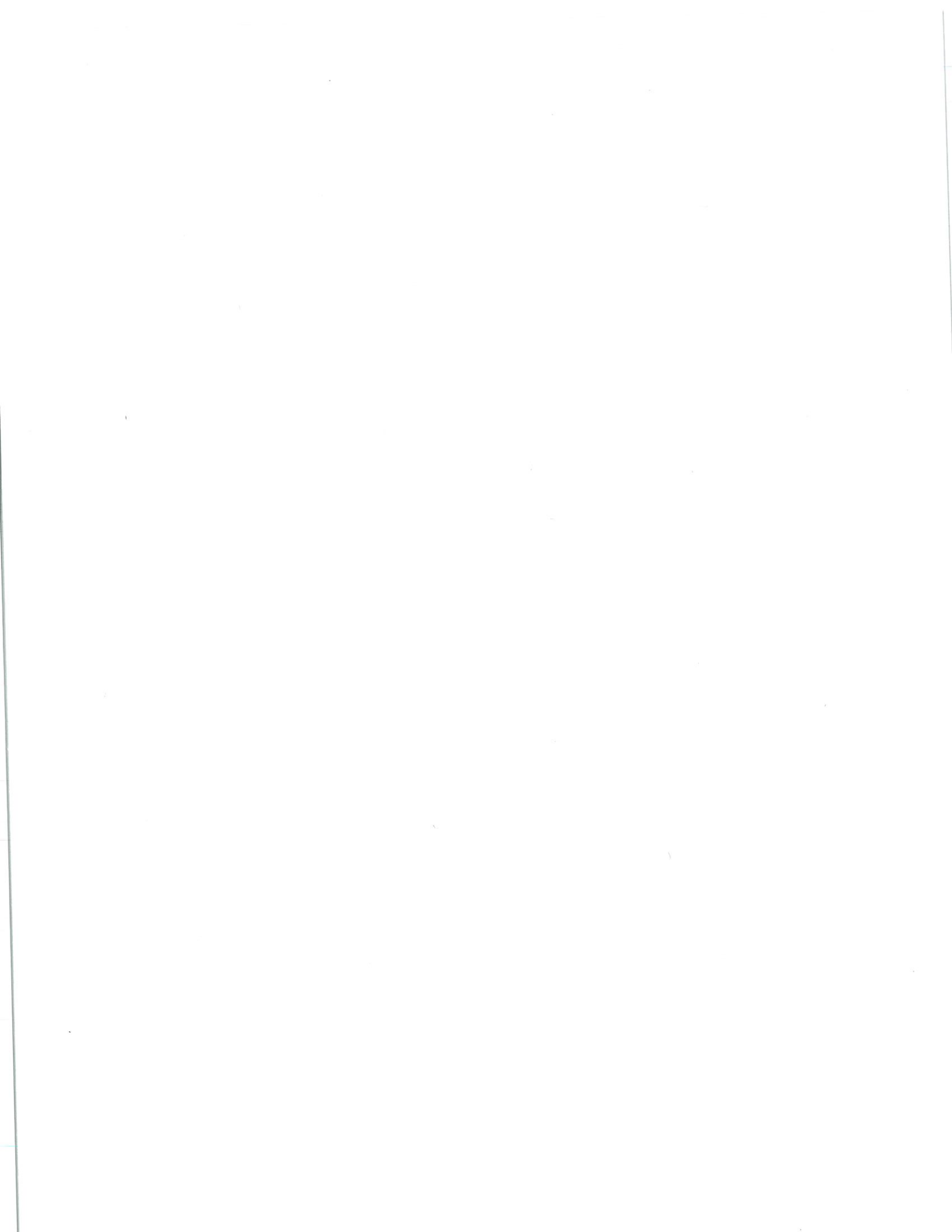
Franklin Moniz, Department of Public Works Director

Nathan Darling, Building Commissioner

Paul Nee, Facilities Manager

Massachusetts Department of Environmental Protection (DEP), Southeast Region

ATTACHMENT A
RDA Application





WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

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



1. Applicant:
- Town of Lakeville, Ari Sky, Town Administrator
Name asky@lakevillema.org
E-Mail Address
- 346 Bedford Street
Mailing Address
- Lakeville
City/Town MA 02347
State Zip Code
- 508-946-8803
Phone Number 508-946-0112
Fax Number (if applicable)
2. Representative (if any):
- Environmental Partners
Firm
- Paul C. Millett
Contact Name pcm@envpartners.com
E-Mail Address
- 18 Commerce Way
Mailing Address
- Woburn
City/Town MA 01801
State Zip Code
- 617-657-0276
Phone Number Fax Number (if applicable)

B. Determinations

1. I request the Lakeville Conservation Commission make the following determination(s). Check any that apply:
- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:
- Town of Lakeville
Name of Municipality
- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>Ted Williams Camp Pump House</u>	<u>Lakeville</u>
Street Address	City/Town
<u>27</u>	<u>28</u>
Assessors Map/Plat Number	Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

See Attached Cover Letter

- c. Plan and/or Map Reference(s):

<u>Ted Williams Camp Connection</u>	<u>August 2023</u>
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

See Attached Cover Letter



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

CMR 10.02(2)(a)2 "...activities conducted to maintain, repair or replace, but not substantially change or enlarge an existing and lawfully located structure or facility used in the service of the public and used to provide electric, gas, water, sewer, telephone, telegraph and other communication services, provided said work utilizes the best practical measures to avoid or minimize impacts to wetland resource areas outside the footprint of said structure or facility."

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Lakeville
City/Town

WPA Form 1 - Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Town of Lakeville
Name
346 Bedford Street
Mailing Address
Lakeville
City/Town
MA
State
02347
Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

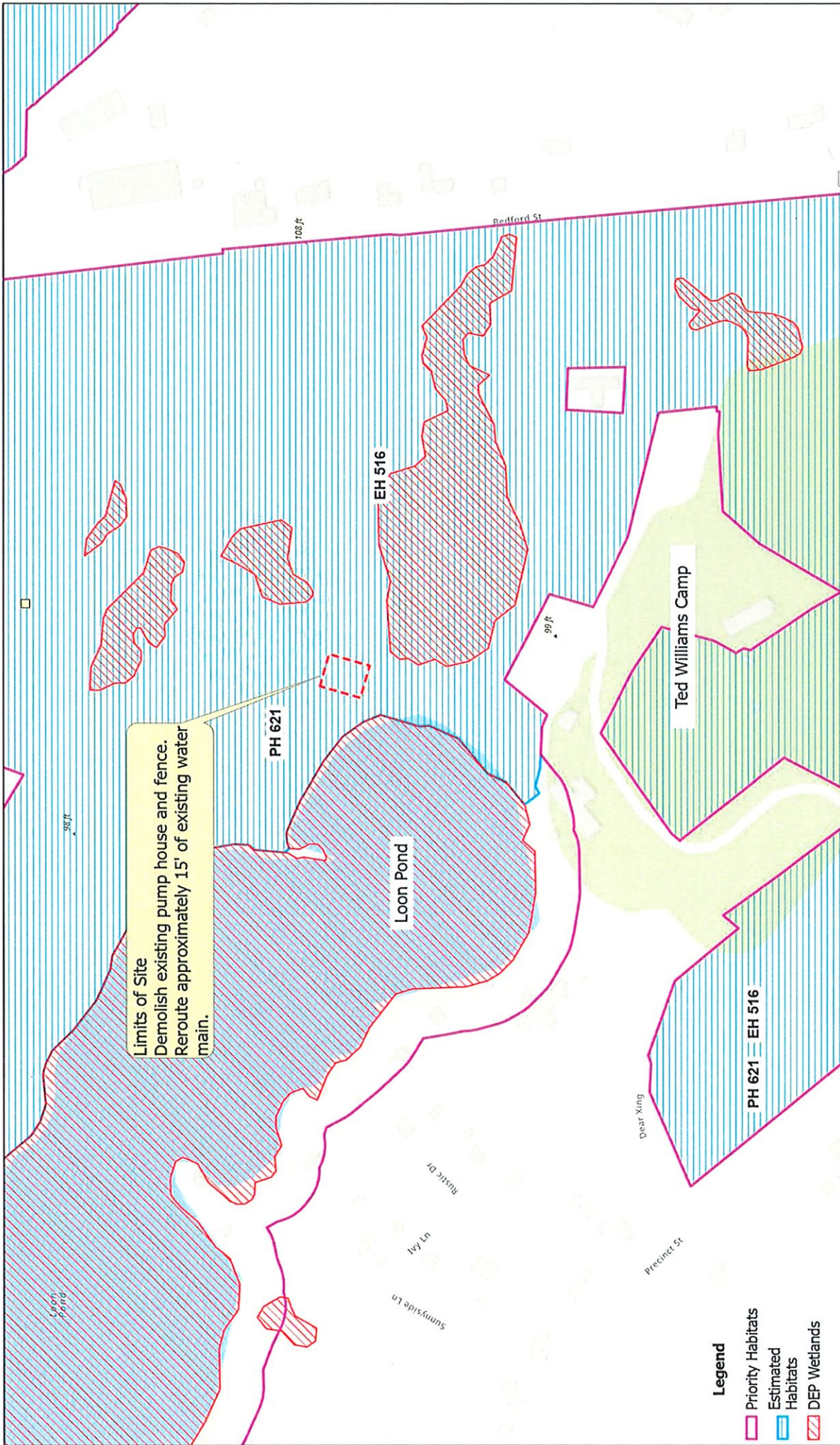

Signature of Applicant
Date 10/30/23


Signature of Representative (if any)
Date 10/30/23

PAUL C. MILLETT
ENV. PARTNERS GROUP, LLC

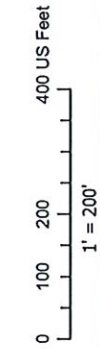
ATTACHMENT B

GIS Locus Map



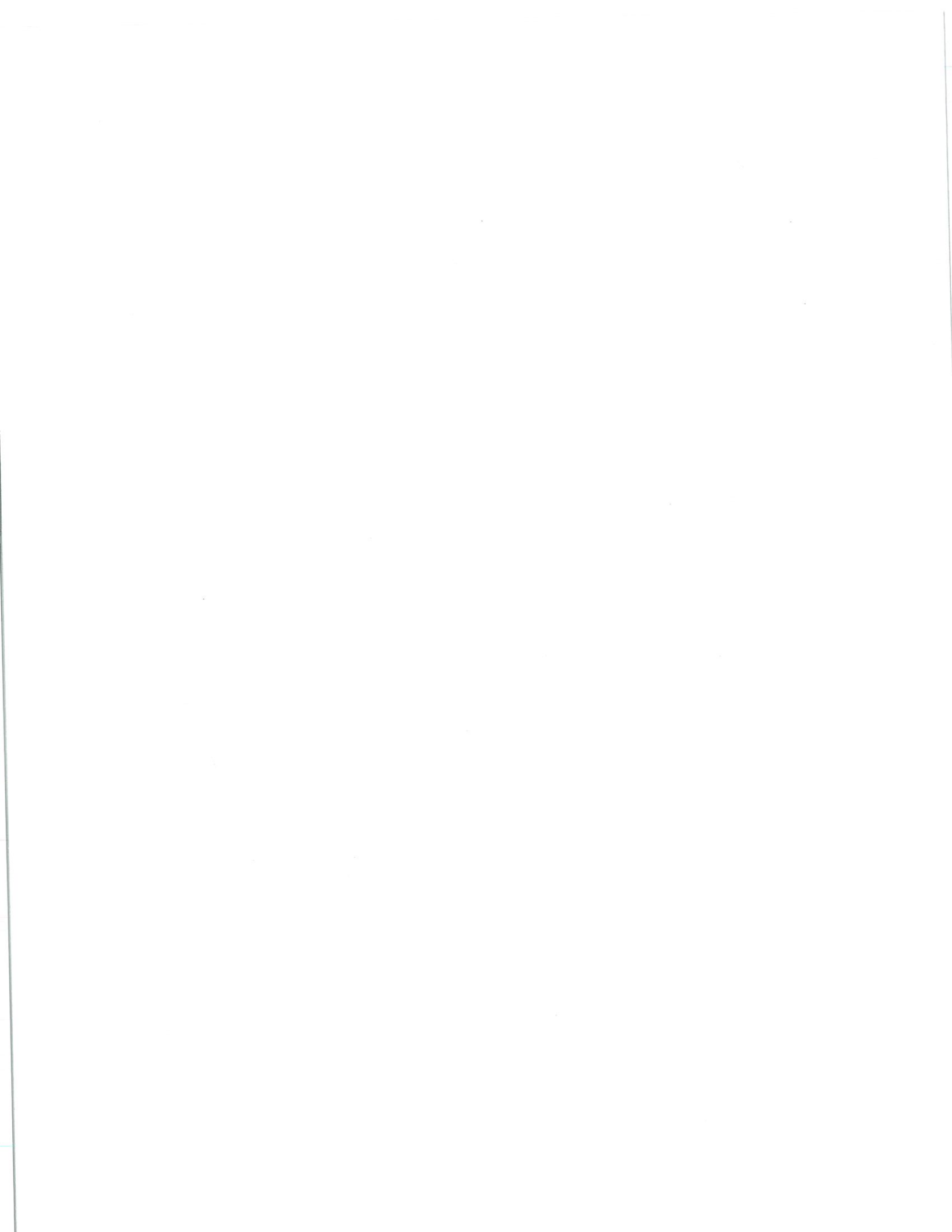
Limits of Site
 Demolish existing pump house and fence.
 Reroute approximately 15' of existing water main.

- Legend**
- Priority Habitats
 - Estimated Habitats
 - DEP Wetlands



Ted Williams Camp Pump House Demolition
 Environmental Resources
 Lakeville, MA

August 2023



ATTACHMENT C

Wetland Delineation Report

PINEBROOK



CONSULTING

June 9, 2023

ENVIRONMENTAL PARTNERS GROUP
1900 Crown Colony Drive, Suite 402
Quincy, Massachusetts 02169
Attention: Sabrina Castenada, Project Engineer

RE: Wetland Delineation for the Ted Williams Pump Station Improvement Project,
Ted Williams Camp, South Bedford Street, Lakeville, Massachusetts

Dear Sabrina:

On May 2, 2023; in preparation for the above-referenced Project; I identified/delineated the wetland resource areas; as defined under the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the associated regulations, 310 CMR 10.00 (Regulations) and the Town of Lakeville Wetlands Protection By-law (By-law); in the vicinity of, the Pump Station located on the Ted Williams Camp property (hereinafter referred to as the site). The purpose of the delineation was to identify the wetland resource areas within 100 feet (the jurisdictional 100-foot buffer zone) of the work to be conducted for the proposed Pump Station Improvement Project proposed by the Ted Williams Camp. The following provides a description of my findings.

Three (3) different resource areas, as defined under Section 10.54, 10.56 and 10.55 of the Regulations and under the By-law were identified on/in the vicinity of the site; inland bank, land under a waterbody/waterway (LUWW) and bordering vegetated wetland (BVW), respectively. In this instance the bank and LUWW represent Loon Pond located on/off the site to the west and an intermittent stream (Stream) located on the site, east of the Pump Station. The bank associated with the Stream was delineated with flags labeled TB-1 thru TB-8; the bank associated with Loon Pond was not delineated separately, but is instead represented by the BVW flags upgradient of the bank. The BVW associated with the Stream was delineated with flags labeled WFA-1 thru WFA-9 and WFA-100 thru WFA-109; the BVW associated with Loon Pond was delineated with flags labeled WFB-1 thru WFB-14 (see attached sketch of the wetland flags). The BVW's; which are fairly well-defined; were identified by both the slope of the land and the presence of upland, wetland and transitional plant species such as: red maple (*Acer rubrum*), black cherry (*Prunus serotina*), white oak (*Quercus alba*), hop hornbeam (*Ostrya virginiana*) and white pine (*Pinus strobus*) in the overstory; highbush blueberry (*Vaccinium corymbosum*), sweet pepperbush (*Clethra alnifolia*), common buckthorn (*Rhamnus frangula*), bittersweet (*Celastrus, spp.*), grape (*Vitus, spp.*), green brier (*Smilax glauca*)

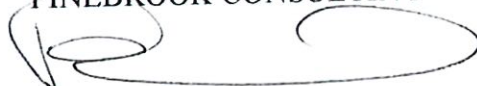
Page 2. Pump Station Improvement Project, Ted Williams Camp, Lakeville, MA

and arrow-wood (*Viburnum dentatum*) in the shrub/vine layer; and cinnamon fern (*Osmunda cinnamomea*), hayscented fern (*Dennstaedtia punctilobula*), sedges (*Carex*, spp.), sensitive fern (*Onoclea sensibilis*), Virginia creeper (*Parthenocissus quinquefolia*), sphagnum moss (*Sphagnum*, spp.) and dewberry (*Rubus hispidus*) in the herbaceous layer. Other hydrological indicators; such as stained/matted leaves, buttressed roots and saturated/hydric soils; were also evident within the BVW's. It is my understanding that; the flags identifying the resource areas are to be surveyed and put on a plan to be submitted with a Notice of Intent (NOI) detailing the proposed Project activities.

According to the most recent Massachusetts Natural Heritage Atlas (15th Edition) (NHESP/MESA) dated August 1, 2021, the Project area is mapped as estimated and priority habitat for rare wildlife/species; Loon Pond is mapped as priority habitat. There are no certified vernal pools located on the Project site.

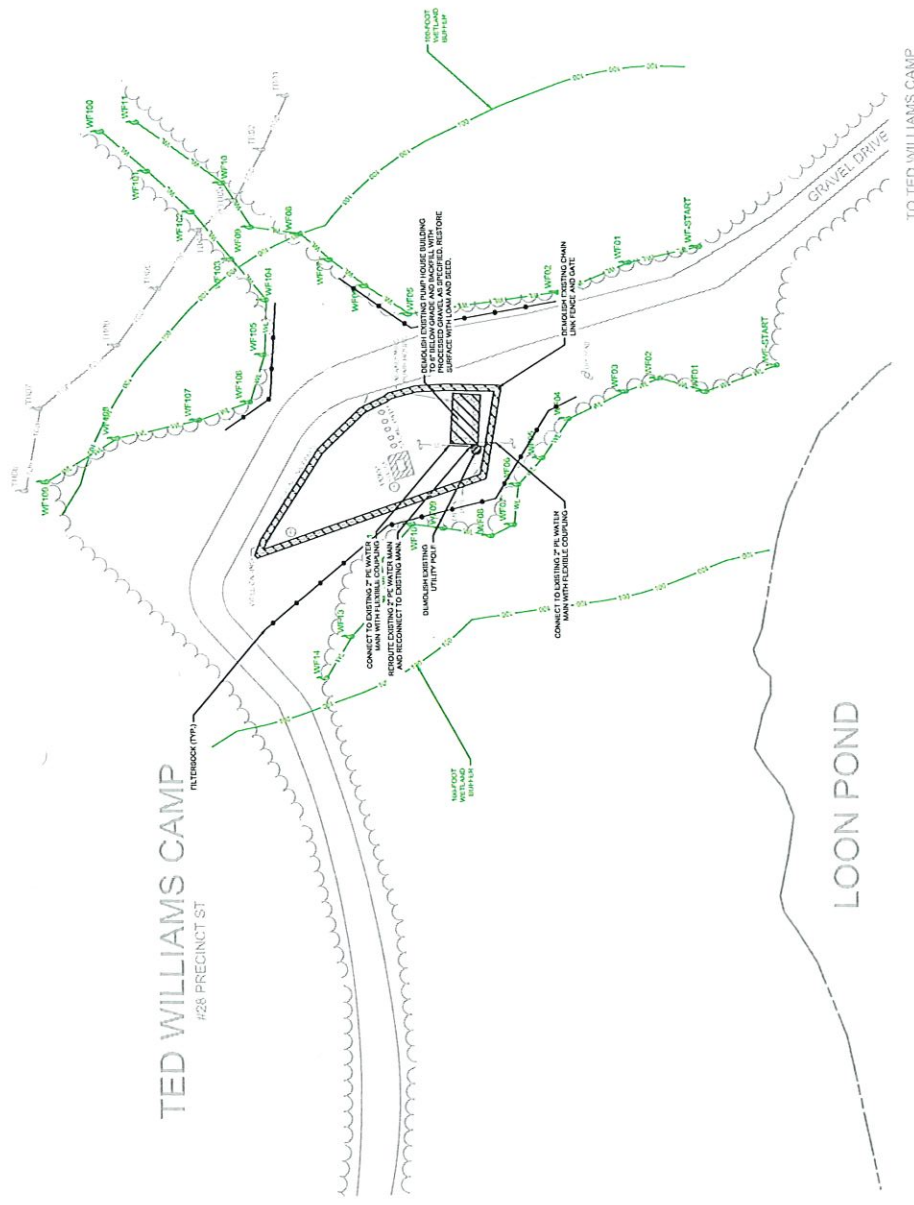
If you have any questions regarding these findings and/or you need additional information, please feel free to call me at any time. I am glad I could assist you with this project and let me know if I can be of any help in the future.

Sincerely,
PINEBROOK CONSULTING



Brooke Monroe
Environmental Scientist

ATTACHMENT D
For Permitting Plans
(External)



PLAN
SCALE: 1"=20'

Scale	1" = 20'
Date	OCTOBER 2023
Job No.	20000359
Designed by	SLC
Drawn by	IM/SLC
Checked by	BLM
Approved by	PCM

THIS LINE IS ONE INCH LONG SCALE ON THE FULL SIZE DRAWING

WATER SYSTEM IMPROVEMENTS AT TOWN FACILITIES
LAKEVILLE, MASSACHUSETTS
TED WILLIAMS CAMP CONNECTION

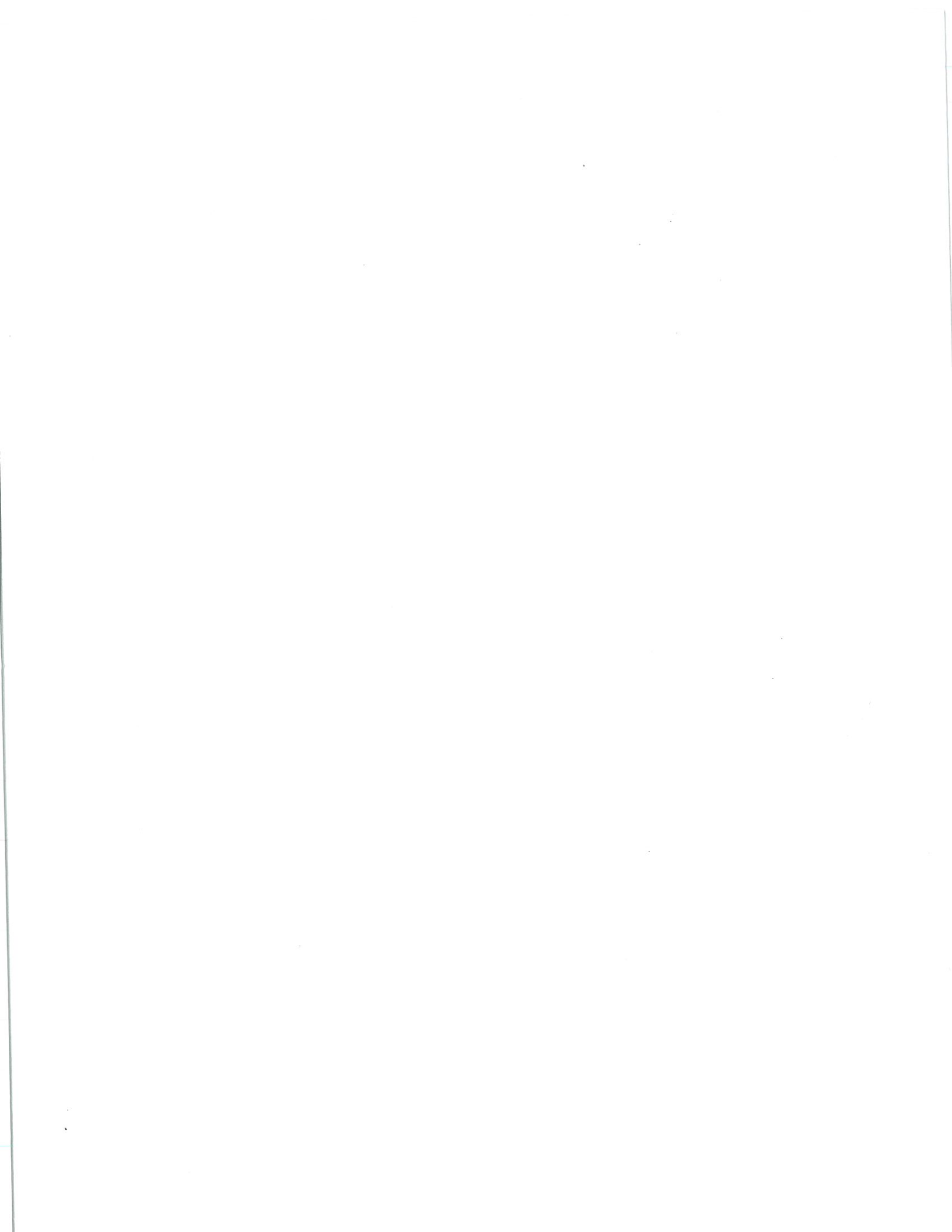
FOR PERMITTING
Sheet No.

C-2



ATTACHMENT E

Site Access Consent Form





Town of Lakeville
Conservation Commission
346 Bedford St. (office location 241 Main St.)
Lakeville, MA 02347
Phone: (508) 946-8823

Site Access Consent Form


The Lakeville Conservation Commission requires specific and adequate information to make an informed decision on this filing. The Conservation Agent and/or Conservation Commissioners will need to access the property for a site visit prior to the scheduled hearing. Please indicate if you would prefer to be present and we will try to accommodate you. Lack of permission to visit the site may result in denial.

Name: Ari Sky, Town Administrator

Project Location: Ted Williams Camp - Pump House

Phone Number: (508) 946-8803

Email: asky@lakevillema.org

Signature: 

Please be aware that prior to the start of work, the Conservation Office or the Building Commissioner must be notified via email or phone.

- Conservation Commission Office 508-946-8823 email: lcandedy@lakevillema.org
- Building Commissioner Office 508-946-8804 (to inspect erosion control)

ATTACHMENT F
NHESP Response Letter



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
[MASS.GOV/MASSWILDLIFE](https://www.mass.gov/masswildlife)

October 16, 2023

Sabrina Castaneda
Environmental Partners
18 Commerce Way
Woburn, MA 01801

RE: Project Location: Ted Williams Camp, 28 Precinct Street
Project Description: Water System Improvements
NHESP File No.: 23-8681
Heritage Hub Form ID: RC-64782

Dear Applicant:

Thank you for submitting the MESA Project Review Checklist, site plans (dated September 2023) and other required materials to the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for review pursuant to the Massachusetts Endangered Species Act (MESA) (MGL c.131A) and its implementing regulations (321 CMR 10.00).

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited Take** of state-listed rare species. This determination is a final decision of the Division of Fisheries & Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at Emily.Holt@mass.gov, (508) 389-6385.

MASSWILDLIFE

Sincerely,

A handwritten signature in black ink, reading "Everose Schlüter". The signature is written in a cursive style with a large initial 'E' and a long, sweeping underline.

Everose Schlüter, Ph.D.
Assistant Director

cc: Lakeville Conservation Commission

Town of Lakeville
Conservation Commission
July 25, 2023 at 7pm

Members present: Chairman Robert Bouchard, Josh Faherty, John LeBlanc, Mark Knox, Joseph Chamberlain, and Nancy Yeatts. Chairman Bouchard called the meeting to order at 7pm. LakeCam was present to record.

310 Kenneth Welch Drive - Notice of Intent, SE192-891, continued from 7/11/23. The applicant has requested a continuance.

Upon a motion made by Member Yeatts, seconded by Member Knox, it was:

Voted: to continue until the August 8th meeting at 7pm.

Unanimous approval.

Stowe Estates (35 Myricks Street) - Notice of Intent, SE192-899, continued from 7/11/23. Nyles Zager from Zenith was present for discussion. Mr. Zager said at the last meeting they presented the project and asked for a continuance because they were still waiting for Planning Board approval. He believes they addressed all the concerns from the review consultant. He provided the Commission with the comments. Member Knox said the Planning Board did vote to close the hearing at their last meeting for the definitive subdivision plan. It is on their agenda for this week for a discussion regarding the covenant. He said they were satisfied at this point and there will be no other changes from the Planning Board.

Upon a motion made by Member Yeatts, seconded by Member Knox, it was:

Voted: to close the hearing and issue an Order of Conditions on Stowe Estates, SE192-899, with all the standard Conservation conditions for construction with the additional condition that the maintenance of the drainage system will be in perpetuity and will be added to your Certificate of Compliance when it's issued. Also, no snow removal will be deposited in the detention basin. That will also be in perpetuity to be added to the Certificate of Compliance.

Unanimous approval.

160 Bedford St. - Request for Determination of Applicability (RDA). Determination of wetland line. Chairman Bouchard read the legal notice into the record. Aaron Reardon from Prime Engineering was present for discussion. He said the client received an Enforcement Order and they are working toward compliance. He said he would like to redo the wetland line toward the front of the property since he didn't have any information in the file for that. He wanted to see if they would need a Notice of Intent (NOI) for the work that is proposed. After the Enforcement Order, they went out and surveyed the property. They do propose to do work within the 100' buffer zone, which is why they want to redo the wetland line. Member Knox asked about the plan. There is a proposed building where the temporary parking is right now. With the temporary parking, will they keep the concrete barriers to keep people at a distance. Mr. Reardon said they surveyed where the 100' buffer would be and they're not allowed to park there. Member Yeatts said they needed to do a determination. The work requires the filing of a Notice of Intent. Chairman Bouchard said he was in favor of what Mr. Reardon is proposing and would

like to see it come to fruition. Member Yeatts asked who had delineated the wetland. Mr. Reardon said it was Julie Goodwin, who is no longer with the company. He didn't have data sheets for the portion of wetlands at the front of the property. Member Yeatts asked if there was an Abbreviated Notice of Resource Area Delineation (ANRAD) and when it would have been. Mr. Reardon said he thought they filed an NOI. Chairman Bouchard said there was an ANRAD way back. Member Yeatts asked if Member Faherty knew how long an ANRAD was good for. He said he would be hesitant to accept anything over three years. Member Faherty asked about the wetland line in the northeast of the plan. If Mr. Reardon wasn't sure it was accurate or if he was hesitant to say it was accurate because he didn't have the data sheets. He answered that they originally thought it was isolated land subject to flooding, but later in the project they found that it was a trench that goes to the larger wetland. He would prefer to have it delineated better. Member Knox asked if it was viewed differently prior, and now they recognized it was a true wetland so they needed to go through the process. Mr. Reardon said that was correct. Member Yeatts asked about it being surveyed. Mr. Reardon replied that they did have a survey done, but they don't have a PLS stamp on it to signify that the property line is what they're saying it is. With their NOI submission they will obtain that. Chairman Bouchard suggested it would be good if everyone could go out and take a look at the site. Member Yeatts said she had already gone out and had spoken to the neighbor. She added that is what's good about a NOI, the abutters are notified. Member Faherty asked why they even submitted an RDA. Mr. Reardon replied that it was because of the Enforcement Order. Member Knox added that it was to show they were reacting to what the applicant did.

Upon a motion made by Member Yeatts, seconded by Member Faherty, it was:

Voted: to issue a positive determination number three that requires the filing of a Notice of Intent.

Unanimous approval.

13 Brookstone Drive - Request for Certificate of Compliance - SE192-160. Member Knox asked if Chairman Bouchard had gone out to look at Brookstone Drive. Chairman Bouchard said he had gone out the previous day. He said the property was in immaculate condition and recommended approval.

Upon a motion made by Member Yeatts, seconded by Member Faherty, it was:

Voted: to approve and issue a Certificate of Compliance for 13 Brookstone Drive, SE192-160.

Unanimous approval.

Meeting Minutes - May 9, 2023.

Upon a motion made by Member Chamberlain, seconded by Member LeBlanc, it was:

Voted: to approve the meeting minutes of May 9, 2023 as typed.

Five in favor, one abstains (Knox).

Adjournment - (7:22pm)

Upon a motion made by Member LeBlanc, seconded by Member Knox, it was:

Voted: to adjourn

Unanimous approval.

Town of Lakeville
Conservation Commission
August 8, 2023 at 7pm

Members present: Chairman Robert Bouchard, Josh Faherty, John LeBlanc, Mark Knox, Joseph Chamberlain, and Nancy Yeatts. Chairman Bouchard called the meeting to order at 7pm. LakeCam was present to record.

310 Kenneth Welch Drive - Notice of Intent - SE192-891 - continued from 7/11/23.

Upon a motion made by Member Yeatts, seconded by Member LeBlanc, it was:

Voted: to continue to August 22nd at 7pm.

Discussion: Member Knox explained that so many people had gone and identified the wetland line and have been paid by that project, they had to find a neutral wetland scientist to identify the line. Chairman Bouchard said they had found someone and expect to get started. Member Chamberlain added that they had to put in almost 5,000 square feet of replication and wouldn't want to do that at the end of November into December. There was continued discussion about the timeframe of the project.

Unanimous approval.

17 Hitching Post Road - Request for Certificate of Compliance - SE192-296. Chairman Bouchard reported that he had been out to the site and it was immaculate. There are wetlands to the rear of the property and it's been stabilized for a long time. Member Knox said it was drainage and the easements and other things are on individual house lots. Chairman Bouchard said a sale had come up and they need to clear the outstanding Order of Conditions. Member Knox asked if Chairman Bouchard would recommend issuing a Certificate of Compliance. He said he did.

Upon a motion made by Member Knox, seconded by Member LeBlanc, it was:

Voted: to issue a Certificate of Compliance for 17 Hitching Post Road, SE192-296.

Unanimous approval.

Bylaw discussion - Member Yeatts wanted to discuss the dock part of the bylaw. She questioned if they were specific about the docks and included too many things in the bylaw for docks, that it would never pass. Some cottages have been handed down through the generations and don't have a dock permit. Member Knox agreed that some people do get a Chapter 91 license, but if it is included in the bylaw, it would probably kill it. Member Faherty said he had no problem with altering what he presented to the Commission. There's no point in bringing it to the town if it's going to fail. Member Yeatts said she thought that's why a bylaw has never passed before, because they've always been very long and lengthy and covered a lot of things. Member Yeatts said she liked some of the things they've already done, like the 25' no touch. We had done that for almost 10-years. She said she also liked that engineers used to color code the buffer lines. Member Faherty said that wasn't something they needed to put in a bylaw, that could just be the preference of the Commission. There was more discussion on the 25' no touch buffer. Member LeBlanc said he didn't think anything would pass in town, unless it's very simple. He said he had spoken to Building Commissioner Nate Darling and he would be in favor of a wetland bylaw

that simply reinstated the Wetland Protection Act. That would allow him to have some teeth in his permit process, whereas now he cannot deny a permit if there's no approval from Conservation. Member Yeatts asked if anyone asked Town Council if the Commission can set a policy. The Commission could set a policy for a 25' no touch. Member Faherty said he would edit the bylaw he presented to the Commission and will send out another draft version. Member Yeatts said we can keep the bylaw discussion on the agenda.

Open Space Residential Development (OSRD) - Town Planner Marc Resnick was present for discussion. He distributed a revised version of the OSRD bylaw after some changes made by Conservation and the Board of Health. Conservation had concerns about accepting two- and three-acre parcels. A 20-acre minimum size was added, which means 10-acres would be open space. Also, regardless of who owns it, the open space would be restricted by Article 97. If someone wants to take it out and use it for another purpose, it would require legislative action. There were also some changes made for the Board of Health. Locating both a well and a septic on a small lot could affect the buildability of the adjacent lots due to setbacks. In order to address that concern, a requirement has been added for a public water supply, a municipal water supply, or a shared septic system or wastewater treatment plant. With this requirement, there will only be either a septic system or well on each lot. The Board of Health also wanted to make sure that all lots would be tested. Each lot will have one test hole to ensure the soils are suitable. Mr. Resnick said it was also added that the OSRD concept plan and preliminary plan should have the wetlands delineated. It would be required that an Abbreviated Notice of Resource Area Delineation (ANRAD) be filed with the Commission prior to any approvals from the Planning Board. Member Chamberlain asked if the Board of Health was in favor of septic systems being within 10' from the front property line. Mr. Resnick replied that it would just be a tank. One of the concerns was that if you do a shared septic system, all the individual homes would be on individual tanks. Currently, there are no Board of Health rules that address shared systems, so it was added to the OSRD. If it's within 10', there's an easement and the homeowner's association will pump all the houses at the same time. Member Yeatts asked if the Board of Health and Conservation could get notification of the pre-application meeting. Mr. Resnick explained that the pre-application meeting would be at a Planning Board meeting to present the concept. Member Knox added that the pre-application meeting would be an informal conversation, when an actual plan is developed, it goes out to all the other departments before it goes on a Planning Board meeting. Member Yeatts said she wanted to know all the stages the plan would go through. Mr. Resnick said the first step is just an informal meeting. The next step would be to develop the actual preliminary subdivision plan and the concept plan for the open space. That would be a regular preliminary plan application and departments would get a copy. If both plans, the preliminary and concept plans are approved, then they file for the special permit and the definitive subdivision plan as a single application. Member Yeatts asked if they would have to come to Conservation for the pre-application meeting. Mr. Resnick said no, but they would have to prior to the preliminary plan because they would need an ANRAD. Member Yeatts said the dedicated open space is a minimum of 50%, but can go down to 40. Then in sections two, three, and four of the bylaw, you have storm water can be in there, detention or retention basins, or natural courses for disposal of storm drainage from impervious surfaces. She asked how small the dedicated open space can get down to if all this happens in there. Mr. Resnick replied that the bylaw also says the drainage system in an open space is subtracted from the calculation. It's excluded from the land area calculations. If you have an area with basins that totals 1-acre within the open space, it's exempt from the total. You would need 21-acres not 20. It would be the same with the septic system. If there's a shared system and the septic and reserve areas are an acre and they put drainage in there, you need 22-acres. There was some

continued discussion about the calculations. Mr. Resnick said the roadway layout would be excluded from the open space land area calculations. He said they could make a change to say roadway layouts and drainage basins shall be excluded. Member Faherty asked if that was covered in section three. Detention or retention basins may be located in open space; however, this land area may not be counted towards the minimum open space required. Mr. Resnick said it was covered there too. Member Knox asked if there had been any comments from the Board of Health. Mr. Resnick replied that he had sent it to Agent Ed Cullen, but hadn't heard anything. Member Faherty asked about section 7.10.6 that read the opens space shall, at the planning board's election, be conveyed to either Conservation Commission or Select Board. How would they make that determination on who would accept it? Member Knox said he thought it would be more of a who would take it, who wants to be responsible. Member Chamberlain said Conservation doesn't want to deal with small lots that aren't contiguous. Member LeBlanc asked if Conservation had a capacity to manage open spaces. If it was a park, Conservation isn't going to maintain a park. Mr. Resnick said that's why the Select Board is there. If the Conservation Commission doesn't want a particular piece, the Select Board can still accept conservation land and hold it under the authority of the Select Board. Member Chamberlain asked what the liability for the town would be in accepting a piece of property like this. Mr. Resnick said if there is a deficiency in a piece of land, and you know about it, then you are liable. If you take reasonable precautions or are not aware of it, you wouldn't be liable. Member Faherty asked if it was dedicated open space, would it be like having a conservation restriction. Mr. Resnick said yes. Member Faherty asked if anyone would be responsible for going out and making sure it's being maintained as open space? Or if there are any encroachments from a property owner that lives along the property line? Mr. Resnick said in other communities, Conservation Agents check properties. Also, with more than one homeowner in any of these associations, if a homeowner is doing something he shouldn't, usually another homeowner will call the Conservation Commission office or Planning office. Member Faherty agreed that neighbors are good at policing other neighbors. Member Knox said they really didn't need to make a motion as much as just put it on the agenda for the next meeting and have continued discussion and send in any comments.

Conservation Land (Highland Rd.) - Marc Resnick (Town Planner), distributed several maps of the property. He said this is property adjacent to Route 140, off Highland Road. He gave a brief description of the property. The owner would like to retain the barn and pond. There's a house in the middle of the property with a bunch of small animal sheds and barns. There is also a cell tower. This property also abuts the town owned Vigers conservation property and several properties that Wildlands Trust has a conservation restriction on. Mr. Resnick gave an overview of the property. This property is a total of 40-acres, with the owner looking to sell approximately 30-acres to the town. Mr. Resnick said he was looking to gauge the Commission's interest in accepting the land if the town was to negotiate something. Member Knox said he was aware that Mr. Resnick and Member Yeatts went on a site visit along with Amy Knox from the Open Space Committee. The owner acknowledged that he needed to do some cleaning out there. Member Knox thought that should be a condition. Member Yeatts explained that the owner was going to clean up some of the trails prior so more boards can go out. There is also a 30-foot easement that connects the property to Old Stonewall Road. Member Knox thought that would be good for maintenance access, but didn't think it would be good for public access. He also was concerned about access from Highland Road. If there were going to be walking trails, he would want to make sure that off Elliot Way there is suitable public access and a small parking area. Mr. Resnick said they had talked about having an easement off of Elliot Way for access to the property. Member Knox thought the easement discussion and access and legality should be part of the discussion for the

negotiation. It should be very clear that if the town is going to enter into this negotiation, that all of that is possible. Member LeBlanc asked if there was anything on these two parcels that would need to be maintained. Member Knox said keeping the trails clear. Member LeBlanc said he would want to know that they had the capacity to keep the trails clear. Member Knox said that for the Commission to approve the negotiation for purchase as long as legal access and easements are worked out, the property is cleaned up, and the town has the capacity to maintain. Member Yeatts said the more conservation restrictions the better, just being under the town or Article 97 doesn't protect. Wildlands Trust is a sustainable organization that takes care and oversees all of their properties. It would be worth it to pay the fee to Wildlands Trust in perpetuity and then they would watch the property. She explained that the town would own the property, Wildlands Trust would own the conservation restriction on it. They have staff that goes out. Mr. Resnick said Scott MacFaden from Wildlands Trust will be at the Open Space meeting Thursday at 5:30pm. The original purpose of Mr. MacFaden coming to this meeting was to begin discussion on how the Open Space Committee should be moving forward. Types of acquisitions and how to negotiate. Member Faherty thought it would make sense to take the property since there are wetlands on one piece and Hathaway Brook on the other. If the trail network can be extended from the Vigers property into this property, and Wildlands Trust has any conservation restriction allowability for trails. It would make the Vigers property bigger and more people get exposed to it, and maybe get volunteers to help maintain it.

Upon a motion made by Member Faherty, seconded by Member Knox, it was:

Voted: to approve the negotiation for purchase as long as legal access and easements are worked out, the property is cleaned up, the town has the capacity to maintain, and public access/parking.

Unanimous approval.

Adjournment - (8:13pm)

Upon a motion made by Member Knox, seconded by Member LeBlanc, it was:

Voted: to adjourn.

Unanimous approval.