Town Clerk's Time Stamp
received & posted:

48-hr notice effective
when time stamped

TOWN OF LAKEVILLE
MEETING POSTING & AGENDA

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:	***Conservation Commission***
Date & Time of Meeting:	***November 28, 2023 @ 7pm***
Location of Meeting:	***Lakeville Police Station*** ***323 Bedford St.***
Clerk/Board Member posting notice:	***Lori Canedy***

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 11/14/23 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 11/14/23.
4. **Goat Island** - Request for Determination of Applicability - Build a 24x20 shed on grade. Continued from 11/14/23.
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. Continued from 11/14/23.
6. **162 Bedford Street** - Abbreviated Notice of Resource Area Delineation - Outback Engineering. Continued from 11/14/23.
7. **Vaughan Street (John Paun Memorial Park)** - Request for Determination of Applicability -removal of 2 existing softball dugouts and fencing and the construction of 2 new dugouts and fencing.
8. **Golfer's Way, lot 3** - Notice of Intent -Foresight Engineering - proposed construction of a portion of Golfer's Way with associated grading, drainage structures, and clearing within the buffer zone.
9. **28 Cross Street** - Request for Determination of Applicability - construction of a horse paddock attached to existing barn with development of an adjacent berm.
10. **12 Fuller Shores Road** - Request for Determination of Applicability - attach a 12x30 deck to front (lake side) of house.
11. **156 County Street** - Request for Determination of Applicability- GPI - addition of 3 new storage buildings
12. **Meeting Minutes** - August 22, 2023
13. **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 Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality

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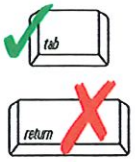
NOV 13 2023
Conservation Commission

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:

Jan F. + Heather A. — First Name
Gadde — Last Name
12 Fuller Shores Rd — Address
Lakeville — City/Town
MASS. — State
02347 — Zip Code
603 · 490 - 0252 — Phone Number
JANNYGADDE@gmail.com — Email Address

2. Property Owner (if different from Applicant):

Jan F. + Heather A. — First Name
Gadde — Last Name
12 Fuller Shores Rd. — Address
Lakeville — City/Town
MASS. — State
02347 — Zip Code
603 490 - 0252 — Phone Number
JANNYGADDE@gmail.com — Email Address (if known)

3. Representative (if any)

First Name
Last Name
Company Name
Address
City/Town
State
Zip Code
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):

12 Fuller Shores Rd. — Street Address
Lakeville — City/Town

How to find Latitude and Longitude

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)
Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

and how to convert to decimal degrees

044 — Assessors' Map Number
001/002 — Assessors' Lot/Parcel Number

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

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

Title
Date
Title
Date

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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):

Attach 12 X 30 deck to front Lakside of house with a height of 22 1/2 inches high attached.

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).

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.

- [X] 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 _____ make the following determination(s). Check any that apply:
   Conservation Commission

   [X] 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.

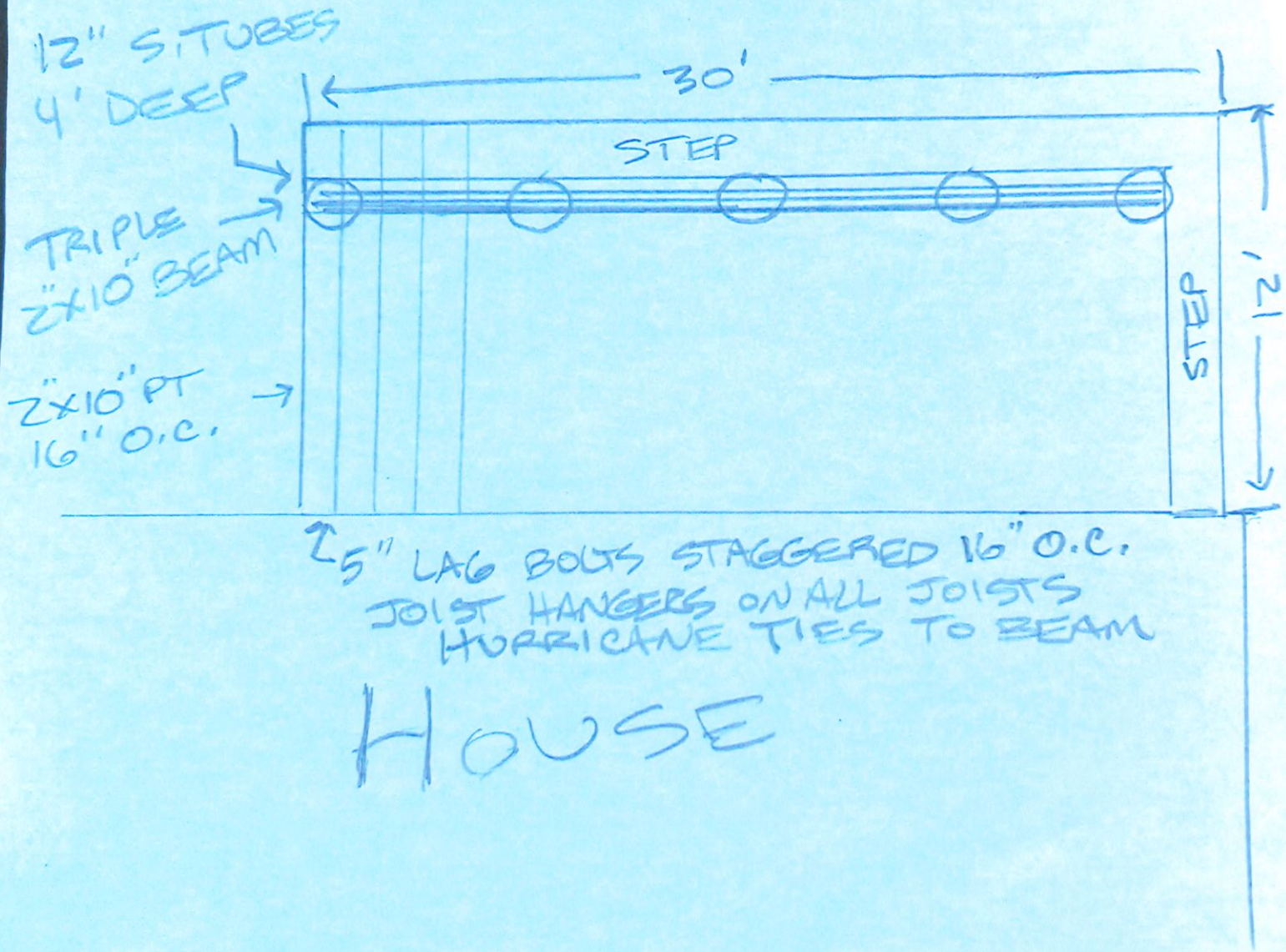
Signatures:

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.

Jan D. Gadde, Heather Gadde 11·10·23
Signature of Applicant Date

_____ _____
Signature of Representative (if any) Date

Pro Residential Services LLC Phil DiRuzza 852 Plymouth st Middleboro Mass. 02346



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NOV 13 2023
Conservation Commission

BUILDING PLUMBING
NOT TO SCALE

SEPTIC / RECIRCULATION TANK W/ ADVANTEX AX20 MODE 1B
NOT TO SCALE

PUMP CHAMBER (BIOTUBE)		ELEVATION	DEPTH (FT)
HIGH WATER ALARM	(Y)	53.67	4.42
OVERRIDE TIMER ON/OFF	(G)	53.50	4.25
TOP OF R.S.V. CAGE		53.17	3.92
TOP OF FILTER CARTRIDGE		51.75	2.50
NORMAL LOW LIQUID LEVEL		52.75	3.50
LOW WATER ALARM /REDUNDANT OFF	(W)	52.34	3.08

NOTE: TO ENSURE WATER TIGHTNESS, ALL PENETRATIONS INTO RISERS SHALL HAVE AN APPROPRIATE SIZED ORENCO PIPE GROMMET OR OTHER ORENCO WATER TIGHT DEVICE (MUST BE PRE-APPROVED BY DESIGN ENGINEER).

24" DIAMETER PUMP CHAMBER
NOT TO SCALE

WALL NOTES:
1. WALL TO BE LESS THAN 3.5' TALL FROM FINISHED GRADE TO TOP OF WALL.
2. THE WALL IS TO BE INSTALLED IN ACCORDANCE WITH KEYSTONE INSTALLATION INSTRUCTIONS FOR THE STANDARD UNIT (18") RETAINING WALL SYSTEM.
3. INSTALL PINS IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
4. BLOCKS AREA TO BE INSTALLED WITH 1" MIN. SETBACK.

BOTTOMLESS SAND FILTER (SAS)
NOT TO SCALE

GRAPHICS SCALE
1 inch = 20 feet

LEGEND

— 60 —	EXISTING CONTOURS
x 98.5	EXISTING SPOT ELEVATION
TP #1	EXISTING TESTPIT
[60]	PROPOSED CONTOURS
100x2	PROPOSED SPOT ELEVATION
	EXISTING TREELINE
— OHW —	EXISTING OVERHEAD WIRES

BUOYANCY CALCULATIONS SEPTIC TANK
DOWNWARD FORCE:
TANK BY SHEA CONCRETE MODEL TK-1500C2C
WEIGHT OF EMPTY 1,500 GAL TANK=24,783 LBS.
SOIL WEIGHT ABOVE TANK:
VOLUME OVER TANK=87.6 CF (87.6 CF X 110 LB/CF=9,636 LBS)
DOWNWARD FORCE=24,783+9,636=34,419 LBS.
BUOYANT FORCE: (ASSUMES TANK FULLY SUBMERGED IN WATER)
VOLUME OF DISPLACED WATER = 412.65 CF
BUOYANT FORCE=412.65 CF X 62.4 LB/CF=25,750 LB
34,419 LB > 25,750 LB (DOWNWARD FORCE > BUOYANT FORCE)

ORIFICE DETAIL
NOT TO SCALE

PUMP BASIN BUOYANCY CALCULATIONS
DOWNWARD FORCE:
PUMP CHAMBER BY ORENCO 24" DIAMETER
BUOYANT FORCE: (ASSUMES CHAMBER IS FULLY SUBMERGED IN WATER)
VOLUME OF DISPLACED WATER:
DEPTH: 58.2-51.16 = 7.04 FT
DIAMETER: 24" (3.14 CF/FT)
VOLUME = 7.04 FT X 3.14 CF/FT = 22.1056 CF
BUOYANT FORCE: 22.1056 CF X 62.4 LB/CF = 1,379.4 LB

DOWNWARD FORCE: POUR A CONCRETE BALLAST AROUND THE BASE AND SIDES OF PUMP BASIN.

VOLUME OF PROPOSED CONCRETE:

USE A CONCRETE BALLAST THAT IS 4' WIDE X 4' LONG X 2' TALL. REBAR TO BE ADDED INTO THE CONCRETE.

4' WIDE X 4' LONG X 2' TALL CONCRETE AROUND BASIN
(4'X4'X2')-((3.14X1')X2)=25.72 CF X (150-62.4) LB/CF = 2,253 LBS
2,253 LB > 1,371.6 LB (DOWNWARD FORCE > BUOYANT FORCE)

REQUESTED LOCAL UPGRADE APPROVALS AND VARIANCES:
1. A LOCAL UPGRADE APPROVAL FROM SECTION 310 CMR 15.102 (2) OF TITLE V WHICH REQUIRES THAT A MINIMUM OF (2) TWO A DEEP OBSERVATION HOLES BE PERFORMED IN THE DISPOSAL AREA. A REDUCTION FROM (2) TWO DEEP HOLES TO (1) ONE DEEP HOLE IS REQUESTED IN ACCORDANCE 310 CMR 15.405 (1)(k).
2. A VARIANCE FROM SECTION 310 CMR 15.211 OF TITLE V WHICH REQUIRES THE SOIL ABSORPTION SYSTEM TO BE AT LEAST 400' FROM A SURFACE WATER SUPPLY OR TRIBUTARY THERETO. A REDUCTION FROM 400' TO 100'+ IS REQUESTED IN ACCORDANCE 310 CMR 15.00.
3. A VARIANCE FROM SECTION 310 CMR 15.211 OF TITLE V WHICH REQUIRES THE SEPTIC TANK TO BE AT LEAST 400' FROM A SURFACE WATER SUPPLY OR TRIBUTARY THERETO. A REDUCTION FROM 400' TO 60'+ IS REQUESTED IN ACCORDANCE 310 CMR 15.00.
4. A VARIANCE FROM SECTION 310 CMR 15.211 OF TITLE V WHICH REQUIRES THE PUMP CHAMBER TO BE AT LEAST 400' FROM A SURFACE WATER SUPPLY OR TRIBUTARY THERETO. A REDUCTION FROM 400' TO 60'+ IS REQUESTED IN ACCORDANCE 310 CMR 15.00.
5. A VARIANCE FROM SECTION 310 CMR 15.211 OF TITLE V WHICH REQUIRES THE TREATMENT UNIT TO BE AT LEAST 400' FROM A SURFACE WATER SUPPLY OR TRIBUTARY THERETO. A REDUCTION FROM 400' TO 60'+ IS REQUESTED IN ACCORDANCE 310 CMR 15.00.
6. A VARIANCE FROM SECTION 310 CMR 15.227(5) OF TITLE V WHICH REQUIRES THE SEPTIC TANK INLET AND OUTLET INVERT ELEVATION SHALL BE AT LEAST 12 INCHES ABOVE THE HIGH GROUNDWATER ELEVATION. THE FOLLOWING REDUCTION IS REQUESTED, FROM 12" ABOVE TO BELOW THE ESHW IN ACCORDANCE 310 CMR 15.00.
7. A VARIANCE FROM SECTION 310 CMR 15.227(5) OF TITLE V WHICH REQUIRES THE PUMP CHAMBER INLET AND OUTLET INVERT ELEVATION SHALL BE AT LEAST 12 INCHES ABOVE THE HIGH GROUNDWATER ELEVATION. THE FOLLOWING REDUCTION IS REQUESTED, FROM 12" ABOVE TO BELOW THE ESHW IN ACCORDANCE 310 CMR 15.00.
8. A VARIANCE FROM SECTION 310 CMR 15.227(5) OF TITLE V WHICH REQUIRES THE TREATMENT UNIT INLET AND OUTLET INVERT ELEVATION SHALL BE AT LEAST 12 INCHES ABOVE THE HIGH GROUNDWATER ELEVATION. THE FOLLOWING REDUCTION IS REQUESTED, FROM 12" ABOVE BELOW THE ESHW IN ACCORDANCE 310 CMR 15.00.

ZLS
ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVE. NEW BEDFORD, MA 02740
PHONE: (508) 995-0100

JONATHAN J. PINK NO. 41797
PROFESSIONAL LAND SURVEYOR, PLS
9-27-22
DATE

NOTES:
1. SIZE OF BASIN TO BE DETERMINED BY LENGTH AND RATE OF DEWATERING OPERATION.
2. THE DISCHARGE PIPE IS TO BE PLACED OVER THE DEWATERING BASIN "FILTER SOCK" AND THE PIPE IS TO SECURED TO THE GROUND

FILTER SOCK (MULCH FILLED POROUS TUBE) TO BE STAKED A MINIMUM OF 5' ON CENTER

DEWATERING BASIN PLAN
NOT TO SCALE

CONTROL PANEL DETAIL
NOT TO SCALE

SILT SOCK
NOT TO SCALE

LOCUS
NOT TO SCALE

TOP VIEW 6'X18' BOTTOMLESS SAND FILTER
SCALE: 1"=4'

SOIL LOGS:
DATE: 4-20-22
PERFORMED BY: WILL CONNELLY (SE 14360) ZENITH CONSULTING ENGINEERS, LLC.
WITNESSED BY: EDWARD CULLEN LAKEVILLE BOH

TP-1

DEPTH (INCHES)	HORIZON	ELEV. (FEET)
0		58.3
0-6	A SANDY LOAM 10YR 3/2	
6		57.8
6-22	B SANDY LOAM 10YR 4/6	
22		56.5
22-74	C1 LOAMY SAND 2.5Y 5/6	
74		52.1
74-104	C2 LOAMY-COARSE SAND 2.5Y 5/6	
104		49.6

SIEVE RESULTS
SAND = 86.0%
SILT = 10.7%
CLAY = 3.3%
RESULT- LOAMY SAND

MOTTLING @ 22"
WEEPING @ 34"
STANDING @ 56"
ESHW EL= 56.5
PERC DEPTH: NONE
PERC RATE: SIEVE TAKEN IN C1 LAYER

NOTE: THE A & B LAYER(S) ARE TO BE REMOVED TO EL=56.5 BELOW THE SAS AND REPLACED WITH CLEAN FILL IN ACCORDANCE WITH 310 CMR 15.255(3).

SCHEMATIC TOP VIEW
NOT TO SCALE

SITE INFORMATION:
1. THE SITE IS SHOWN BY THE TOWN OF LAKEVILLE ASSESSORS AS PARCEL ID 044-001-002.
2. PROPERTY LINE INFORMATION WAS TAKEN FROM
2.1. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO BOOK 52753, PAGE 268 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
2.2. A PROPERTY LINE AND TOPOGRAPHIC SURVEY WAS PERFORMED BY ZENITH LAND SURVEYORS, LLC. IN APRIL OF 2022.
2.3. THE SUBJECT PROPERTY IS LOCATED IN ZONES AE-57 (56.8) & X AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 25023C0429K, EFFECTIVE DATE JULY 16, 2015.
3. THE SUBJECT PROPERTY IS NOT LOCATED IN A ZONE II OR IWPA (WELL HEAD PROTECTION AREA).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY PROTECTION AREA.
5. THE SUBJECT PROPERTY IS LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST 2021.

DESIGN CALCULATIONS:
ESTIMATED DAILY FLOW:
EXISTING 2-BEDROOM DWELLING
2 BEDROOMS x 110 GPD/BEDROOM = 220 GPD
SEPTIC TANK REQUIREMENT:
220 GPD x 3.0 = 660 GALLONS
USE 1,500 GALLON 2-COMPARTMENT SEPTIC TANK
SOIL ABSORPTION SYSTEM REQUIREMENT:
SOIL TEXTURE: LOAMY SAND = SOIL CATEGORY 1
TREATMENT: ADVANTEX AX20 = CATEGORY 1
BOTTOMLESS SAND FILTER
SYSTEM LOADING RATE: 2.3 GPD/SF
LEACHING CAPACITY PROVIDED: 6' x 18' = 108 SF

NOTES:
1. THE CONTRACTOR SHALL NOTIFY THE LOCAL BOARD OF HEALTH AND ZENITH CONSULTING ENGINEERS, LLC., AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTIONS. THE REQUIRED INSPECTIONS ARE AS FOLLOWS:
   A. AFTER SAND FILTER EXCAVATION PRIOR TO PLACEMENT OF SAND
   B. AFTER PLACEMENT OF TANKS AND PUMP CHAMBER
   C. WATERTIGHTNESS TESTING OF ALL TANKS INCLUDING PUMP CHAMBER AND TREATMENT TANKS
   D. PRIOR TO BACKFILL THE CONTRACTOR IS TO PROVIDE A CURRENT SIEVE ANALYSIS SHOWING THE SAND MEETS THE BSF GUIDELINES SEE NOTE 1.00
   E. WHEN PUMPS ARE FULLY OPERATIONAL (TEST ALL ALARM AND PUMP FUNCTIONALITY).
   F. DURING CONSTRUCTION OF RETAINING WALL, LINER AND BACKFILLING OF LINER AND SAND FILTER
   G. WHEN TREATMENT SYSTEM IS FULLY OPERATIONAL
   H. ZENITH CONSULTING ENGINEERS, LLC AND THE HEALTH DEPARTMENT TO BE PRESENT FOR START-UP OF TREATMENT SYSTEM.
   I. AFTER SYSTEM IS INSTALLED AND ALL MECHANICAL DEVICES ARE WORKING BUT PRIOR TO BACKFILL A TEST TO CONFIRM DISTILLED HEAD WILL BE PERFORMED.
   J. FINAL INSPECTION AFTER PEA STONE, LOAM AND SEED HAVE BEEN PLACED
   K. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLIANCE, THE DESIGN ENGINEER AND LOCAL APPROVING AUTHORITY SHALL RECEIVE A COPY OF THE CERTIFIED SOIL ANALYSIS CONDUCTED ON THE MEDIA IN ACCORDANCE WITH ASTM D0136 AND ASTM C-117 OR EQUIVALENT. THE SYSTEM SHALL MEET THE REQUIREMENTS OF ASTM-C33 SAND WITH AN EFFECTIVE SIZE OF 0.3 MM (D10) AND A UNIFORMITY COEFFICIENT OF 3.0 TO 4.0 (D60/D10). THE MAXIMUM ALLOWABLE PERCENTAGE OF FINES PASSING A NUMBER 200 SIEVE SHALL BE 1%. [RI DEM BSF GUIDELINE P. 13]
2. BENCHMARK: RIGHT CORNER OF CONCRETE, EL = 57.65 (NAVD-88) AND X MARKER ON WELL HEAD EL = 60.51 (NAVD-88)
   **NOTE: CONTRACTOR TO VERIFY BENCHMARKS PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES.
3. PER 310 CMR 15.246(2) HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE OVER THE LIMITS OF THE (BOTTOMLESS SAND FILTER) SEWAGE DISPOSAL FIELD DURING THE COURSE OF CONSTRUCTION OF THE SYSTEM.
4. NO FIELD MODIFICATIONS TO THE SEWAGE SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE LOCAL BOARD OF HEALTH.
5. UNLESS OTHERWISE NOTED ALL CONSTRUCTION AND SYSTEM COMPONENTS SHALL CONFORM WITH CURRENT TITLE V OF THE STATE ENVIRONMENTAL CODE AND ANY APPLICABLE LOCAL RULES.
6. IN AREAS SHOWN ON THE PLAN, ALL TOPSOIL, SUBSOIL AND OTHER IMPERVIOUS MATERIALS SHALL BE REMOVED AND REPLACED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, GRADED AS FOLLOWS:
   A. NO MATERIAL LARGER THAN 2 INCHES.
   B. UP TO 45% BY WEIGHT MAY BE RETAINED ON A #4 SIEVE.
   C. OF THE FRACTION PASSING THE #4 SIEVE, THE FOLLOWING CRITERIA APPLY:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
#4	4.75 mm	100%
#50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 5%

   D. A SIEVE ANALYSIS OF THE MATERIAL SHALL BE PERFORMED TO DETERMINE THAT IT MEETS THE GRADATION REQUIREMENTS NOTED ABOVE. THE INSTALLER SHALL PROVIDE A COPY OF THE SIEVE ANALYSIS RESULTS TO THE DESIGN ENGINEER.
7. THE SEPTIC TANK SHALL BE MANUFACTURED BY SHEA PRECAST CONCRETE OR APPROVED EQUAL AND MEET THE FOLLOWING:
   7.1. SHALL WITHSTAND H-20 LOADING CRITERIA.
   7.2. TANK TO BE TREATED WITH WATERPROOFING AND CERTIFIED BY THE MANUFACTURE TO BE WATER TIGHT AND VACUUM TESTED.
   7.3. BUTYL WATER PROOFING TAPE TO BE INSTALLED AT THE TANK SEAM WHERE THE TOP SETS ON THE TANK.
   7.4. UNLESS OTHERWISE NOTED, ALL TANK RISERS ARE TO BE ORENCO ULTRA-RIB ACCESS RISERS MODEL RR2436 AND COVERS TO BE FLD24G12 RISER LIDS BY ORENCO (WITH 2" FOAM INSULATION). COVERS ARE TO BE SECURED TO THE RISERS WITH STAINLESS STEEL BOLTS OR APPROVED EQUAL.
   7.5. RUBBER BOOTS / GASKETS MOLDED INTO THE TANK TO ENSURE WATER TIGHTNESS
   7.6. PRTA24 AND PRTA30 TANK ADAPTERS BY ORENCO ARE TO BE CAST INTO THE TANK TO SUPPORT ALL RISER COLLARS AND ENSURE WATER TIGHTNESS
   7.7. TO ENSURE WATER TIGHTNESS, ALL PENETRATIONS INTO RISERS SHALL HAVE AN APPROPRIATE SIZED ORENCO PIPE GROMMET OR OTHER ORENCO WATER TIGHT DEVICE (MUST BE PRE-APPROVED BY DESIGN ENGINEER).
8. THE PUMP CHAMBER AND TREATMENT UNIT ARE TO BE MANUFACTURED BY ORENCO. WHERE PIPES ENTER THE PUMP CHAMBER, A RUBBER BOOT SYSTEM BY ORENCO IS REQUIRED TO ENSURE WATERTIGHTNESS.
9. WITH THE EXCEPTION OF THE BOTTOMLESS SAND FILTER THE CONTRACTOR SHALL RESTORE (LOAM & SEED) ALL AREAS DISTURBED DURING CONSTRUCTION.
10. IMPERVIOUS BARRIER TO BE INSTALLED IN ACCORDANCE WITH DEP GUIDELINES DOCUMENT DATED MARCH 1, 2002 POLICY/SOP/GUIDELINE # BRP/DWM/WPeP/G02-1.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A CERTIFICATE FROM THE TANK MANUFACTURER THAT ALL TANKS ARE WATERTIGHT.
12. ALL FORCE MAINS TO BE VACUUM TESTED PRIOR TO BACKFILLING.
13. CONTRACTOR IS TO VERIFY BENCH MARK, INVERTS, AND TOP OF FOUNDATION PRIOR TO ANY EXCAVATION AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
14. ALL COVERS TO GRADE ARE TO BE WATERTIGHT AND SECURABLE.
15. THE CONTRACTOR IS TO DECOMMISSION THE EXISTING SEPTIC SYSTEM IN ACCORDANCE WITH 310CMR 15.354.
16. THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE GRINDER.
17. OTHER THAN THOSE SHOWN, THERE ARE NO KNOWN WELLS WITHIN 100' OF THE THE PROPOSED SOIL ABSORPTION SYSTEM.
18. IN ACCORDANCE WITH 310 CMR 15.221, ALL SYSTEM COMPONENT SHALL BE MARKED WITH MAGNETIC MARKING TAPE.
19. INSTALLER SHALL BE TRAINED AND CERTIFIED BY UNIVERSITY OF RHODE ISLAND TO INSTALL A BOTTOMLESS SAND FILTER IN ACCORDANCE WITH APPROVAL FOR REMEDIAL USE BOTTOMLESS SAND FILTER RESIDENTIAL DESIGN FLOWS 880 GALLONS PER DAY (GPD) OR LESS DATED JULY 17, 2015.
20. SEE "STANDARD CONDITIONS FOR SECONDARY TREATMENT UNITS APPROVED FOR REMEDIAL USE DATED MARCH 20, 2015 AND APPROVAL FOR REMEDIAL USE TRANSMITTAL NUMBER X254151 DATED APRIL 19, 2013.
21. LOCATION OF UTILITIES ARE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION AND INVERTS OF UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
22. THE CONTRACTOR IS RESPONSIBLE UNDER MASSACHUSETTS STATE LAW TO NOTIFY DIGSAFE (1.888.DIG.SAFE) TO LOCATE UTILITIES IN THE PROJECT AREA A MINIMUM OF 72 HOURS PRIOR TO THE START OF EXCAVATION.
23. THE PROPERTY IS SERVICED BY A PRIVATE WATER SUPPLY WELL.
24. WATER PURIFICATION SYSTEM'S BACKWASH SHALL BE PROHIBITED FROM DISCHARGING INTO THE SEPTIC TANK AND SHALL DISCHARGE TO A DRYWELL OR TO THE GROUND IN ACCORDANCE WITH 310 CMR 15.004 (8). THE BACKWASH IS NOT TO BE DISCHARGED INTO OR IN THE DIRECTION OF THE SEPTIC SYSTEM.
25. THE SEPTIC SYSTEM OWNER SHALL HAVE THE SYSTEM INSPECTED AS REQUIRED BY ADVANCED TREATMENT MANUFACTURER AND PUMPED AS NECESSARY.

P.E. STAMP
ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.

SHEET NAME:	SUBSURFACE SEWAGE DISPOSAL SYSTEM UPGRADE
PROJECT SITE:	12 FULLER SHORE ROAD LAKEVILLE, MASSACHUSETTS
CLIENT INFO:	JAN GADDE 12 FULLER SHORE ROAD LAKEVILLE, MASSACHUSETTS
DRAWN BY: JLB	DATE: 9/28/2022
DESIGNED BY: JLB	PROJECT NUMBER 0905-01-01
CHECKED BY: NCZ	DRAWING SCALE 1" = 20'
APPROVED BY: NCZ	SHEET ID SEPTIC DESIGN

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

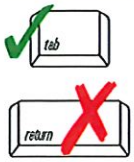
WPA Form 1- Request for Determination of Applicability

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

Lakeville
Municipality

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:

First Name	Last Name
Jamie	Bissonnette

4 Gillian Drive
Address

City/Town	State	Zip Code
Lakeville	MA	02347

Phone Number	Email Address
508-947-4208	jamie@zcellc.com

2. Property Owner (if different from Applicant):

First Name	Last Name
Town of Lakeville	

346 Bedford St
Address

City/Town	State	Zip Code
Lakeville	MA	02347

Phone Number	Email Address (if known)
508-946-8800	

3. Representative (if any)

First Name	Last Name
Jamie	Bissonnette

Zenith Consulting Engineers, LLC.
Company Name

3 Main Street
Address

City/Town	State	Zip Code
Lakeville	MA	02347

Phone Number	Email Address (if known)
508-947-4208	jamie@zcellc.com

B. Project Description

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

Street Address	City/Town
Vaughan Street (John Paun Memorial Park)	Lakeville

How to find Latitude and Longitude

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
41.86613	-70.92510

and how to convert to decimal degrees

Assessors' Map Number	Assessors' Lot/Parcel Number
Map 63 Block 2	Lot 4

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

Property contains existing softball fields with buildings, parking and playground

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

Title	Date
Plan to Accompany an RDA	4/13/2023
Title	Date

B. Project Description (cont.)

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

The work includes the removal of 2 existing softball dugouts and fencing and the construction and installation of 2 new dugouts and fencing.

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).

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 make the following determination(s). Check any that apply:
Conservation Commission

☐ 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.

Signature of Applicant | Date

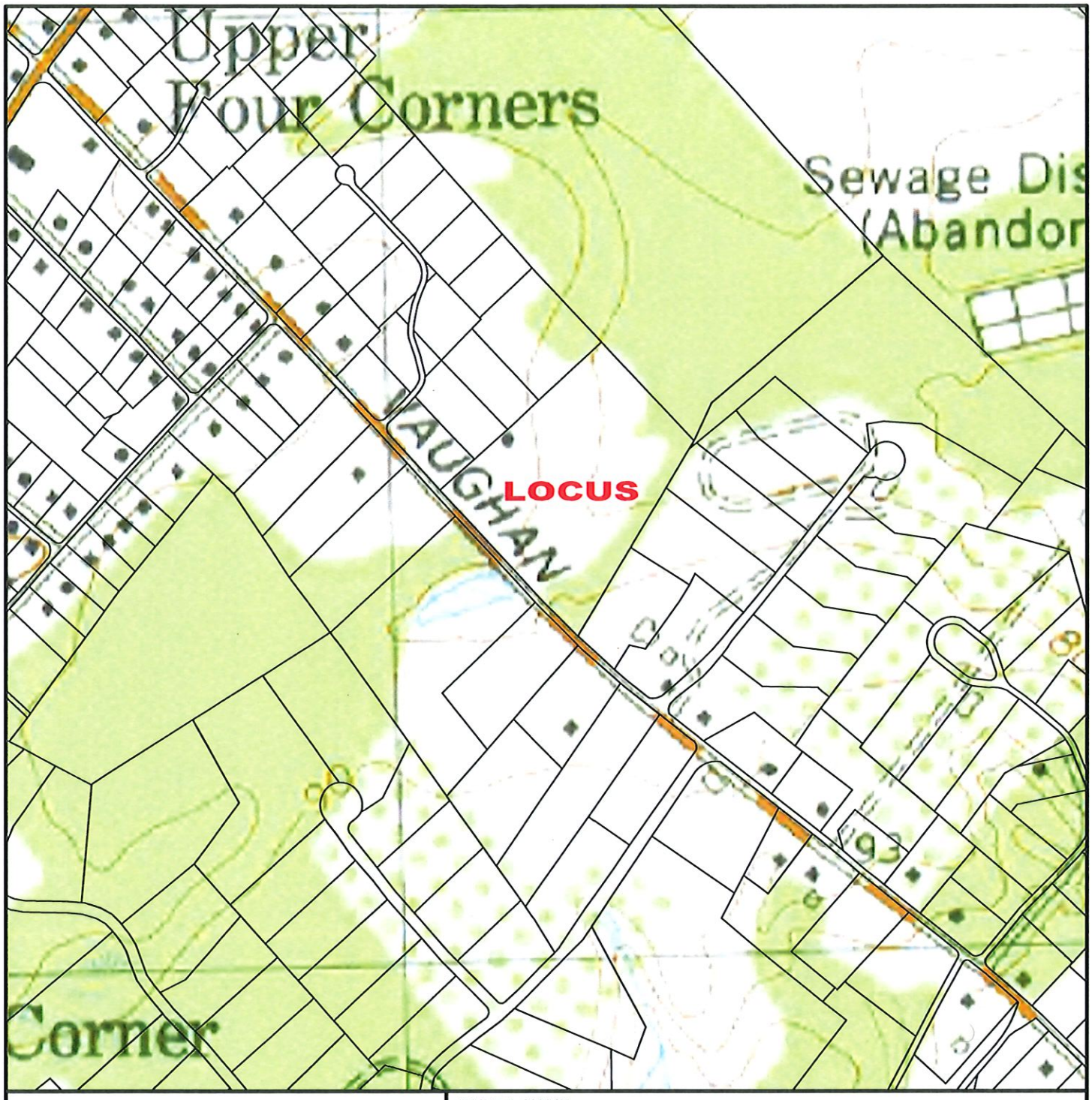
Signature of Representative (if any) | Date

Locus: Vaughan Street in Lakeville, MA
John Paun Memorial Park
Assessors Map 063 Block 002 Lot 004

Request for Determination of Applicability Attachments

1 USGS Map
2 Firm Map

USGS Map



SHEET NAME:

USGS MAP

PROJECT SITE:

JON PAUN FIELDS - VAUGHN STREET

LAKEVILLE, MASSACHUSETTS

CLIENT INFO:

FREELAKE YOUTH SOFTBALL ASSOCIATION, INC

LAKEVILLE, MASSACHUSETTS

ZCE

ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

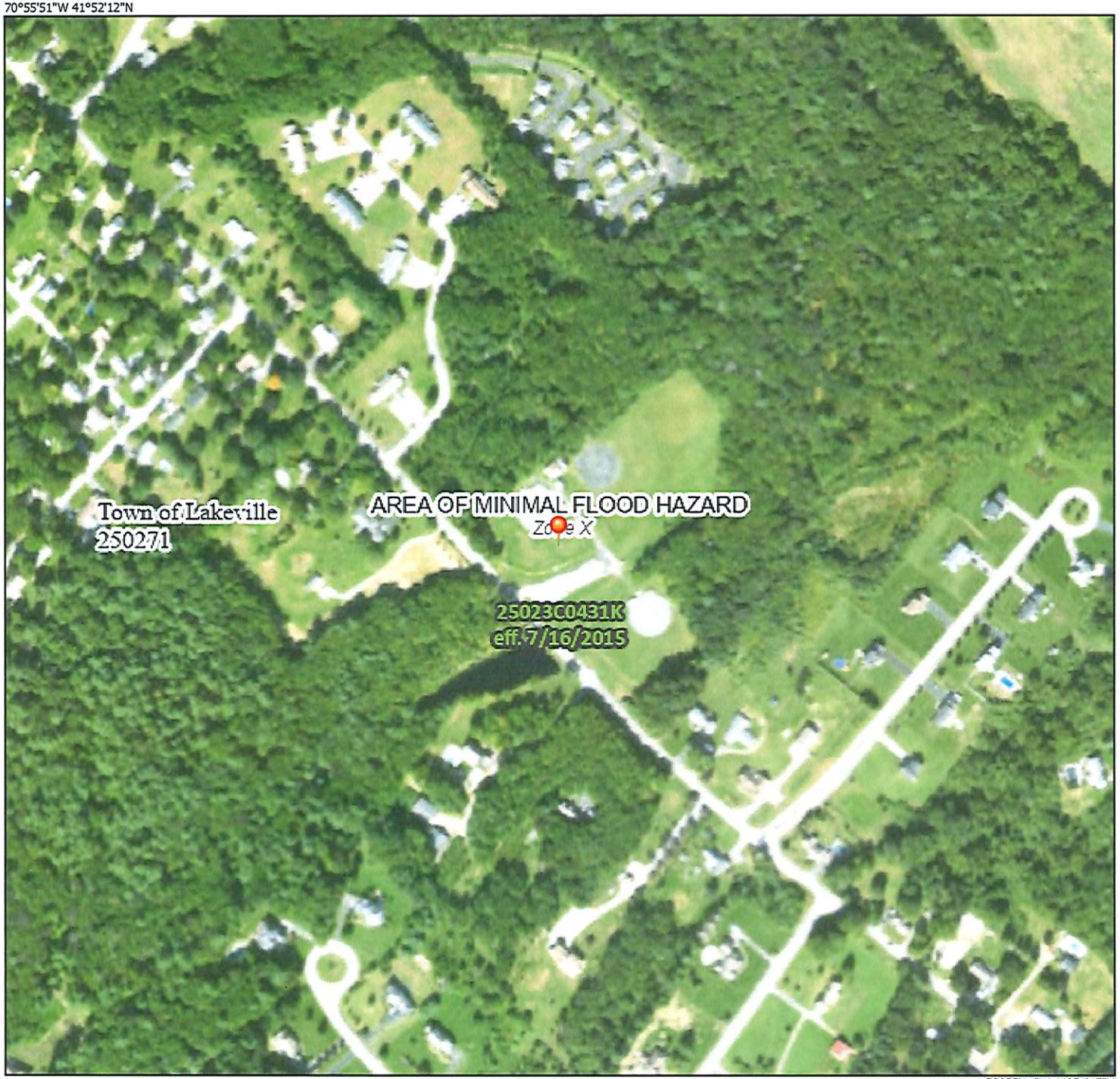
PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette

FEMA

70°55'51"W 41°52'12"N



70°55'14"W 41°51'45"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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, A99*
- 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 drainag areas of less than one square mile *Zone*
- 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
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

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

OTHER FEATURES
- 20.2 / B / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 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

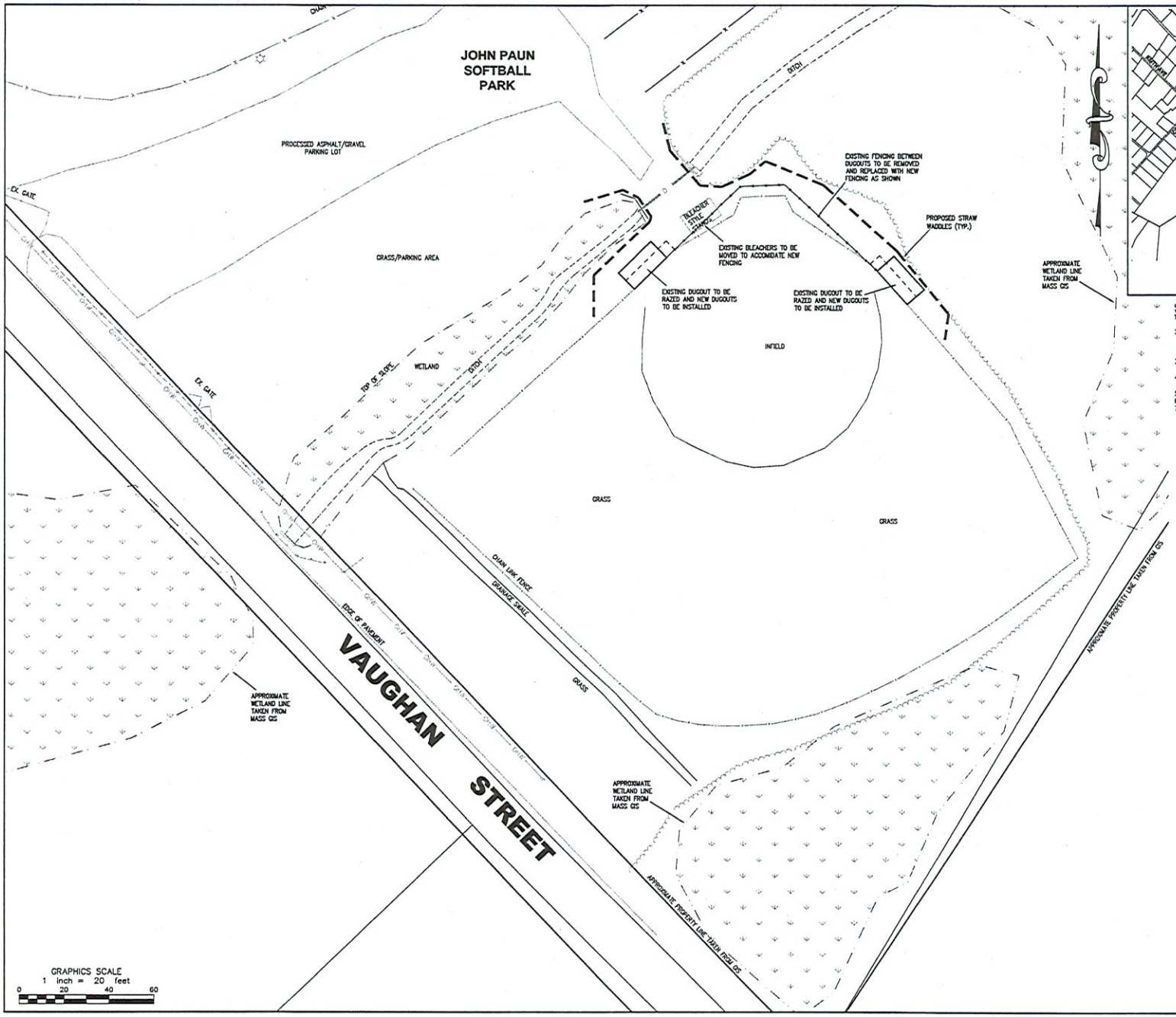
N

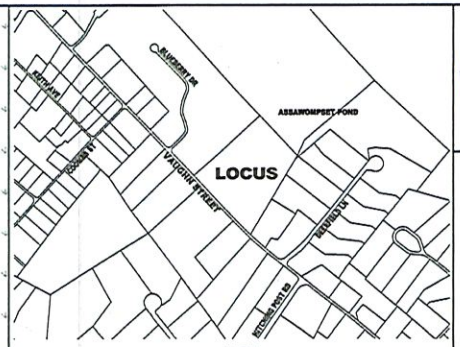
The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

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 10/26/2022 at 7:16 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.

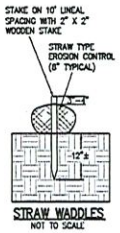
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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





SITE INFORMATION:

1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS MAP 063 LOT 002-004.
2. EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH CONSULTING ENGINEERS, LLC.
   2.1. THIS PLAN IS NOT THE RESULT OF A BOUNDARY SURVEY. PROPERTY LINES ARE TO BE CONSIDERED APPROXIMATE.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023C0439K, MAP EFFECTIVE JULY 16, 2015.
4. THE SITE IS LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
5. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
6. A PORTION OF THE SITE IS LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
7. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.



STRAW WADDLES
NOT TO SCALE

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

P.E. STAMP

NO.	DATE	DESCRIPTION	BY	APP.

DRAWN BY: JB
DESIGNED BY: JB
CHECKED BY: MZ
APPROVED BY: JB
DATE: 4/13/2023
PROJECT NUMBER: 1038-01-01
DRAWING SCALE: 1"=20'
SHEET ID: RDA

SHEET NAME: PLAN TO ACCOMPANY AN RDA
PROJECT SITE: JOHN PAUN FIELDS - VAUGHAN STREET LAKEVILLE, MASSACHUSETTS
CLIENT NAME: FREELAKE YOUTH SOFTBALL ASSOCIATION, INC 3 MAIN STREET LAKEVILLE, MASSACHUSETTS

Foresight Engineering

518 County Road
(Wishbone Way)
West Wareham, MA 02576
508-245-2148

November 11, 2023

Lakeville Conservation Commission

RE: Notice of Intent, Lot 3 Golfers Way/44 Clear Pond Rd

Dear Commission Members:

On behalf of ***.Derek Maksy***, enclosed herewith please find seven (7) copies of a Notice of Intent and 11"x17" plans and two (2) copies of the accompanying plan regarding the above-referenced filing. Also enclosed you will find a check in the amount of $537.50 payable to the Town of ***Lakeville*** to cover the filing fee and a check in the amount of $100.00 payable to the Town of ***Lakeville*** to cover the local filing fee. Also find a check in the amount of $75.00 payable to the Newmasket Week to cover the legal ad fee.

The applicant is proposing to construct a portion of Golfers Way with associated grading, drainage structures and clearing within the buffer zone of an existing drainage pond resource area. The applicant is also proposing to Erosion control measures have been shown on the plan in order to prevent the possibility of siltation migrating towards the resource areas.

Should you have any questions, require additional information, or desire to walk the site, please do not hesitate to contact me at the above listed phone number. **I have notified the abutters for the 11/28/23 Meeting.** Thank you.

Sincerely,
Foresight Engineering, Inc.

Darren Michaelis
Design Engineer

Cc: DEP – Southeast

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

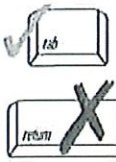
Provided by MassDEP:

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):

44 Clear Pond Road-proposed Lot 3 — a. Street Address
Lakeville — b. City/Town
02347 — c. Zip Code

Latitude and Longitude:
d. Latitude
e. Longitude

059/001 — f. Assessors Map/Plat Number
050 — g. Parcel /Lot Number

2. Applicant:

Derek — a. First Name
Maksy — b. Last Name
c. Organization
44 Clear Pond Road — d. Street Address
Lakeville — e. City/Town
MA — f. State
02347 — g. Zip Code
h. Phone Number
i. Fax Number
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):

Darren — a. First Name
Michaelis — b. Last Name
Foresight Engineering Inc. — c. Company
518 County Road — d. Street Address
West Wareham — e. City/Town
MA — f. State
02576 — g. Zip Code
508-245-2148 — h. Phone Number
i. Fax Number
foresight_enginc@yahoo.com — j. Email address

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

$1050.00 — a. Total Fee Paid
$512.50 — b. State Fee Paid
$537.50 — 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:

MassDEP File Number

Document Transaction Number

Lakeville
City/Town

A. General Information (continued)

6. General Project Description:

Construction of a portion of Golfers Way with associated grading, drainage structures and clearing within 100' of an existing drainage pond resource area. Erosion barriers are proposed along the entire proposed road way and within the limits of clearing around the drainage ponds.

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:

a. County	b. Certificate # (if registered land)
Plymouth	
c. Book	d. Page Number
40414	215

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

Provided by MassDEP:
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Lakeville
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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ 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
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
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Lakeville
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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ 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. ☐ Project Involves Stream Crossings

a. number of new stream crossings
b. number of replacement stream crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
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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

   Online
   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 — 0 (percentage/acreage)

         (b) outside Resource Area — 30% of Lot 3 < 2% of entire property (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 http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 Provided by MassDEP:
Bureau of Resource Protection - Wetlands
MassDEP File Number

WPA Form 3 – Notice of Intent

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

Document Transaction Number
Lakeville
City/Town

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

(c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). 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, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; 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:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

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.

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)

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.

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.

Proposed Drainage for Golfers Way Sheets 1&2
a. Plan Title

Foresight Engineering Inc.
b. Prepared By

Kevin Walker
c. Signed and Stamped by

11/9/23
d. Final Revision Date

1"=20'
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:

2273
2. Municipal Check Number

11/13/23
3. Check date

2274
4. State Check Number

11/13/23
5. Check date

Foresight Engineering Inc.
6. Payor name on check: First Name

7. Payor name on check: Last Name

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

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 11/12/23
5. Signature of Representative (if any)	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

A. Applicant 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. Location of Project:

44 Clear Pond- Lot 3	Lakeville
a. Street Address	b. City/Town
2274	$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Derek	Maksy
a. First Name	b. Last Name

c. Organization

44 Clear Pond Road
d. Mailing Address

Lakeville	MA	02347
e. City/Town	f. State	g. Zip Code

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

B. Fees

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

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
Road Construction	1	$1050.00	$1050.00

Step 5/Total Project Fee: $1050.00

Step 6/Fee Payments:

Total Project Fee:	$1050.00 — a. Total Fee from Step 5
State share of filing Fee:	512.50 — b. 1/2 Total Fee **less** $12.50
City/Town share of filling Fee:	537.50 — 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.)

Property Location 44 CLEAR POND RD | Map ID 059/ 001/ 050/ / | Bldg Name | State Use 0805
Vision ID 4015 | Account # 3509 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/9/2023 1:43:11 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MAKSY DEREK A & MADELYN J	4 Rolling	5 Well	1 Paved	6 Recreational
TRUSTEES WEBSTER REALTY TRUS		6 Septic		
44 CLEAR POND RD		7 Electric		

SUPPLEMENTAL DATA
Alt Prcl ID 059-001-041-R
Foundation CONCRETE
GIS ID F_807082_2776909
Assoc Pid#

REAL_OWNERS MA 02347

913

LAKEVILLE, MA

VISION

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3800	528,600	528,600
COM LAND	3800	984,900	984,900
COMMERC.	3800	207,300	207,300
REC LAND	8050	435,100	108,800
		Total 2,155,900	1,829,600

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MAKSY DEREK A & MADELYN J	40414	0215	10-06-2011	U	V	3,200,000	1
LAKEVILLE COUNTRY HOMES INC	2735	0488	10-22-1959	U	V	0	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	3800	528,600	2022	3800	471,800	2021	3800	433,100
	3800	984,900		3800	968,100		3800	952,000
	3800	207,300		3800	175,700		3800	175,700
	8050	108,800		8050	108,800		8050	111,500
	Total	1,829,600		Total	1,724,400		Total	1,672,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

LAKEVILLE COUNTRY CLUB
C/W 45A, 41, 53, 50-1
FFCV-4366000
PLAN #26 OF 2007 REMOVED 6.44 AC
10-6-11 SALE INCLUDES PARCEL 59-1-50-1
OWNER REFUSAL MEASURE + INSPECTION
5/29/14 LOT SIZE CORRECTION PER PLAN# 97
OF 1998
PLAN B-64 P-472 3.29 AC REMOVED FROM LOT
LOT 50-1 (5.536 AC) REMOVED FROM PARCEL
PER DEED B-48309 P-345

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	522,900
Appraised Xf (B) Value (Bldg)	5,700
Appraised Ob (B) Value (Bldg)	207,300
Appraised Land Value (Bldg)	1,420,000
Special Land Value	108,800
Total Appraised Parcel Value	2,155,900
Valuation Method	C
Total Appraised Parcel Value	2,155,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
16-118	05-06-2016	BP	BUILDING PER	223,000		0		STORAGE BUILDING
14-33	03-21-2014	7	OTHER	4,000		0		18' X 26' RELOCATE OFFICE
13-93	05-23-2013	7	OTHER	60,000	07-23-2013			INSTALL SOLAR PANELS/CO
03-180	07-21-2003	WP	WORK PERMIT	0		100		STAIRS
0000	07-17-2003	L	LETTER	0		100		LETTER
02-142	04-29-2002	BP	BUILDING PER	0		100		STAIRS
01-313	10-22-2001	WP	WORK PERMIT	0		100		ACCESSORY BLDG

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
09-08-2016	NT	01		BP	Building Permits
05-11-2016	NT	01		BP	Building Permits
12-15-2015	NT	02		BP	Building Permits
05-20-2014	NT	01		BP	Building Permits
03-06-2014	SW	04		50	Reval Review
07-23-2013	NT	03		41	Change Source Info
07-02-2013	GM			08	Measur/Int Refusal No inf

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value
1	3800	Golf Crse			CIM Site	70,000	SF	2.37	1.00000	5	1.00	180	1.000	SITE		0	2.37	165,900
1	8050	61B Golf			CIM Rear	129.870	AC	5,000.00	1.00000	0	1.00		1.000	COURSE	61B	0	3,350	435,100
1	3800	Golf Crse				18.000	BL	65,000.00	1.00000	0	0.70		1.000	HOLES		0	45,500	819,000

Total Card Land Units 131.48 AC | Parcel Total Land Area: 131.48 | Total Land Value 1,420,000

Property Location 44 CLEAR POND RD | Map ID 059/ 001/ 050/ / | Bldg Name | State Use 0805
Vision ID 4015 | Account # 3509 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/9/2023 1:43:12 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	38	Country Club
Model	94	Commercial
Grade	100	
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Bldg Use	3800	Golf Crse
Total Rooms		
Total Bedrms		
Total Baths	2	
Basement	2	1/4 Area
Heat/AC	02	HEAT/AC SPLIT
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	05	SUS-CEIL & WL
Rooms/Prtns	02	AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:		

CONSTRUCTION DETAIL (CONTINUED)

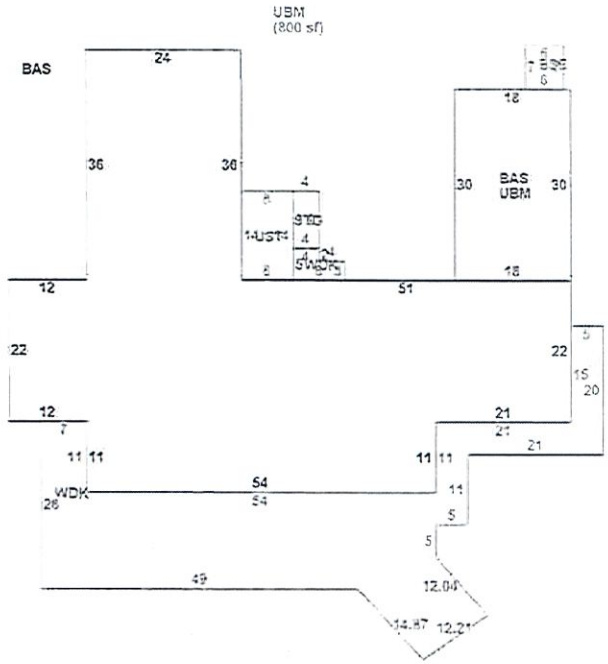
Element	Cd	Description

MIXED USE

Code	Description	Percentage
3800	Golf Crse	100
		0
		0

COST / MARKET VALUATION

RCN	729,413
Year Built	1963
Effective Year Built	1980
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	60
RCNLD	437,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	35,000	3.00	0		30		0.00	31,500
CLR1	COOLER	B	180	28.00	1980		60		0.00	3,000
CLR1	COOLER	B	160	28.00	1980		60		0.00	2,700
SHD1	SHED FRAME	L	336	14.00	1998		90		0.00	4,200
SGN2	DOUBLE SIDE	L	20	56.00	2013		100		0.00	1,100
SHD5	COMM WOOD	L	80	23.00			80		0.00	1,500
FCP	CARPORT	L	2,880	12.00	2016		100		0.00	34,600
FGR2	GARAGE-GOO	L	4,800	28.00	2016		100		0.00	134,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,912	3,912	3,912	165.55	647,632
BSE	BASEMENT ENTRY	0	42	21	82.78	3,477
STG	STORAGE	0	36	18	82.78	2,980
UBM	Basement, Unfinished	0	1,340	268	33.11	44,367
UST	Utility, Storage, Unfinished	0	112	45	66.52	7,450
WDK	Deck	0	1,418	142	16.58	23,508
	Ttl Gross Liv / Lease Area	3,912	6,860	4,406		729,414

Property Location 44 CLEAR POND RD | Map ID 059/ 001/ 050/ / | Bldg Name | State Use 0805
Vision ID 4015 | Account # 3509 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/9/2023 1:43:12 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MAKSY DEREK A & MADELYN J	4 Rolling	5 Well	1 Paved	6 Recreational
TRUSTEES WEBSTER REALTY TRUS		6 Septic		
44 CLEAR POND RD		7 Electric		

913

LAKEVILLE, MA

REAL_OWNERS MA 02347

SUPPLEMENTAL DATA

Alt Prcl ID 059-001-041-R

Foundation CONCRETE

GIS ID F_807082_2776909

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3800	528,600	528,600
COM LAND	3800	984,900	984,900
COMMERC.	3800	207,300	207,300
REC LAND	8050	435,100	108,800
	Total	2,155,900	1,829,600

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MAKSY DEREK A & MADELYN J	40414	0215	10-06-2011	U	V	3,200,000	1
LAKEVILLE COUNTRY HOMES INC	2735	0488	10-22-1959	U	V	0	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	3800	528,600	2022	3800	471,800	2021	3800	433,100
	3800	984,900		3800	968,100		3800	952,000
	3800	207,300		3800	175,700		3800	175,700
	8050	108,800		8050	108,800		8050	111,500
	Total	1,829,600		Total	1,724,400		Total	1,672,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

PRO SHOP

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	522,900
Appraised Xf (B) Value (Bldg)	5,700
Appraised Ob (B) Value (Bldg)	207,300
Appraised Land Value (Bldg)	1,420,000
Special Land Value	0
Total Appraised Parcel Value	2,155,900
Valuation Method	C
Total Appraised Parcel Value	2,155,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value
2	3800	Golf Crse				0	SF	0.00	1.00000	0	1.00		1.000			0	0	0

Total Card Land Units 0.00 AC | Parcel Total Land Area: 131.48 | Total Land Value 1,420,000

Property Location 44 CLEAR POND RD | Map ID 059/ 001/ 050/ / | Bldg Name | State Use 0805
Vision ID 4015 | Account # 3509 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/9/2023 1:43:13 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	12	Commercial
Model	94	Commercial
Grade	90	
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	05	Average
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Bldg Use	3800	Golf Crse
Total Rooms	1	
Total Bedrms		
Total Baths	2	
Basement		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	05	SUS-CEIL & WL
Rooms/Prtns	02	AVERAGE
Wall Height	8.00	
% Comn Wall		
1st Floor Use:		

CONSTRUCTION DETAIL (CONTINUED)

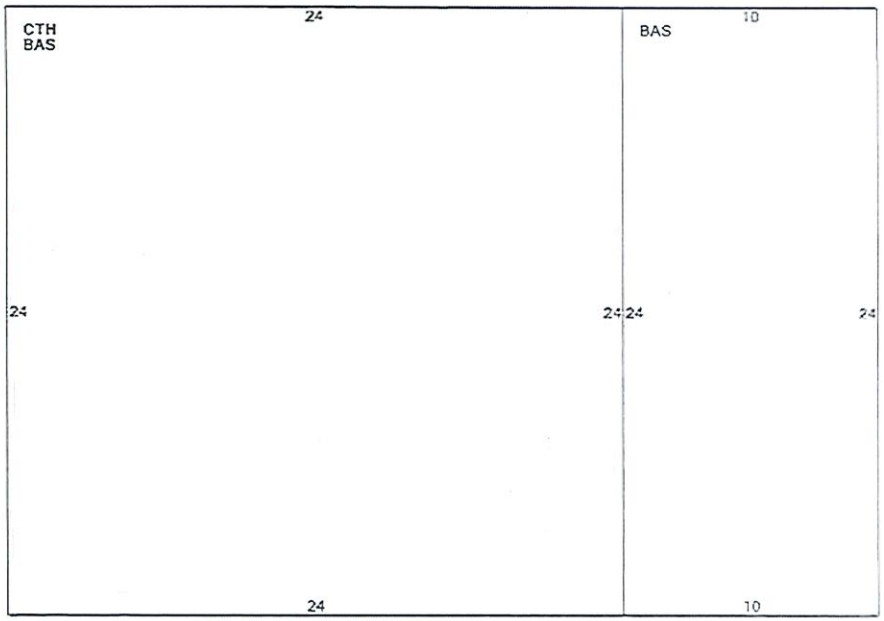
Element	Cd	Description

MIXED USE

Code	Description	Percentage
3800	Golf Crse	100
		0
		0

COST / MARKET VALUATION

RCN	96,970
Year Built	1996
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	85,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	118.84	96,970
CTH	Cathedral Ceiling	0	576	0	0.00	0
	Ttl Gross Liv / Lease Area	816	1,392	816		96,970

Property Card: 44 CLEAR POND RD

Town of Lakeville, MA

Parcel Information	
Parcel ID: F_807082_2776909	**Map:** 059
Vision ID: 4015	**Lot:** 001 -050
Owner: MAKSY DEREK A & MADELYN J	**Use Description:** Golf Crse
Co-Owner:	**Zone:**
Mailing Address: 44 CLEAR POND RD LAKEVILLE, MA 02347	**Land Area in Acres:** 131.48

Sale History	Assessed Value
Book/Page:	**Land:** $1,076,900
Sale Date: 10/6/2011	**Buildings:** $466,700
Sale Price: $3,200,000	**Extra Bldg Features:**
	Outbuildings:
	Total: $1,724,400

Building Details: Building

Model:		**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	3912	**Int Wall Desc 2:**	
Appr. Year Built:		**Ext Wall Desc 1:**	Wood Shingle
Style:	Country Club	**Ext Wall Desc 2:**	
Stories:	1	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	1	**Roof Structure:**	Gable/Hip
No. Total Rooms:		**Heat Type:**	Forced Air-Duc
No. Bedrooms:		**Heat Fuel:**	Oil
No. Baths:		**A/C Type:**	Central
No. Half Baths:			

Building Details: Building

Model:		**Int Wall Desc 1:**	Drywall/Sheet
Living Area:	816	**Int Wall Desc 2:**	
Appr. Year Built:		**Ext Wall Desc 1:**	Average
Style:	Commercial	**Ext Wall Desc 2:**	
Stories:	1	**Roof Cover:**	Asph/F Gls/Cmp
Occupancy:	1	**Roof Structure:**	Gable/Hip
No. Total Rooms:	1	**Heat Type:**	Forced Air-Duc
No. Bedrooms:		**Heat Fuel:**	Oil
No. Baths:		**A/C Type:**	Central
No. Half Baths:			

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

12A-1
12
12C
Clear Pond Park
1
12D
11-8
2B
2A
2
Clear Pond Rd
49
45
45B
56
47
44
1C
48
Lot 3
43
Harcourt Ave
50-1
42
35
Reservoir Ave
31
36
40
37
50-3
32
39
33
38
34
50
35
37
50-2
40
36
52
41
5
51
3A
42
Sammarc Way
Lakeville
Country Club
43
3D
44

Property Location 42 CLEAR POND RD | Map ID 059/ 001/ 045B/ / | Bldg Name | State Use 1010
Vision ID 4020 | Account # 4272 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/9/2023 1:43:54 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CURTIS PHILIP J JR & KIMBERLEY A	1 Level	5 Well	1 Paved	2 Suburban
PUMMELL RICHARD PHILIP & BARB	4 Rolling	6 Septic		
42 CLEAR POND RD		7 Electric		
LAKEVILLE MA 02347				

SUPPLEMENTAL DATA

Alt Prcl ID 059-001-045B-R

Foundation CONCRETE

GIS ID F_808214_2778391

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	517,900	517,900
RES LAND	1010	165,900	165,900
RESIDNTL	1010	4,100	4,100
		Total	687,900	687,900

913

LAKEVILLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CURTIS PHILIP J JR & KIMBERLEY A PUMM	42418	0088	12-19-2012	U	I	1	1A
CURTIS PHILIP J JR & KIMBERLEY A PUMM	33224	0161	08-21-2006	Q	I	615,000	00
CONGDON RAYMOND H & LAURA B	13734	0085	08-01-1995	Q	I	175,000	00
MDJ CONSTRUCTION & INVES	12922	0315	06-01-1994	Q	V	57,375	00
JIGERJIAN GREGORY GEORGE	8789	0349	10-26-1988	U	V	0	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	517,900	2022	1010	462,900	2021	1010	425,800
	1010	165,900		1010	149,100		1010	133,000
	1010	4,100		1010	3,200		1010	3,200
		Total 687,900			Total 615,200			Total 562,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

LOT 3

INLAW UNIT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	510,100
Appraised Xf (B) Value (Bldg)	7,800
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	165,900
Special Land Value	0
Total Appraised Parcel Value	687,900
Valuation Method	C
Total Appraised Parcel Value	687,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
13-93	05-23-2013	7	OTHER	60,000				INSTALL SOLAR PANELS / C
01-70	04-26-2001	PP	PLUMBING PE	0		100		RANGE/VENT/TEST / OCCUP
01-96	04-18-2001	WP	WORK PERMIT	0		100		RANGE/VENT/TEST / OCCUP
01-40	04-05-2001	GP	GAS PERMIT	0		100		RANGE/VENT/TEST / OCCUP
00-353	12-12-2000	BP	BUILDING PER	0		100		ADDITION / OCCUPANCY: 00
000	05-30-1995	AS	AS BUILT	0		100		AS BUILT

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
08-27-2014	NT	02		CY	Cyclical Inspections
06-06-2014	TM	04		53	Field Review
07-25-2007	DM			50	Reval Review

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam			Land	70,000	SF	2.37	1.00000	5	1.00	180	1.000		1.0000	2.37	165,900
		Total Card Land Units		1.61	SF	Parcel Total Land Area		1.61							Total Land Value		165,900

Property Location 46 CLEAR POND RD | Map ID 059/ 001/ 045/ / | Bldg Name | State Use 1010
Vision ID. 4019 | Account # 552 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/9/2023 1:43:46 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
COSSETTE ROLAND S & SHEILA A	1 Level	5 Well	1 Paved	2 Suburban
		6 Septic		
46 CLEAR POND RD		7 Electric		

LAKEVILLE MA 02347

SUPPLEMENTAL DATA
Alt Prcl ID 059-001-045-R
Foundation CONCRETE
GIS ID F_807882_2778397
Assoc Pid#

913
LAKEVILLE, MA

VISION

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	318,500	318,500
RES LAND	1010	165,900	165,900
RESIDNTL	1010	2,100	2,100
	Total	486,500	486,500

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COSSETTE ROLAND S & SHEILA A	14363	0230	05-15-1996	U	I	178,800	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	318,500	2022	1010	285,100	2021	1010	262,300
	1010	165,900		1010	149,100		1010	133,000
	1010	2,100		1010	1,700		1010	1,700
		Total 486,500			Total 435,900			Total 397,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

LOT 1

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	315,600
Appraised Xf (B) Value (Bldg)	2,900
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	165,900
Special Land Value	0
Total Appraised Parcel Value	486,500
Valuation Method	C
Total Appraised Parcel Value	486,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-121	06-11-2018	BP	BUILDING PER	10,000		0		10 X 12 SHED
05-32	02-07-2005	WP	WORK PERMIT	0		0		SHED
154	06-25-1996	P	PERMIT	0		100		SHED
38	03-21-1996	P	PERMIT	0		100		B/P

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-02-2019	NT	02		BP	Building Permits
09-02-2014	NT	01		CY	Cyclical Inspections
06-06-2014	TM	04		53	Field Review
07-25-2007	DM			50	Reval Review

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	1010	Single Fam			Land	70,000	SF	2.37	1.00000	5	1.00	180	1.000			1.0000	2.37	165,900
					Total Card Land Units	1.61	SF	Parcel Total Land Area	1.61							Total Land Value		165,900

Property Location 50 CLEAR POND RD | Map ID 059/ 001/ 047/ / | Bldg Name | State Use 013R
Vision ID 4021 | Account # 554 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/9/2023 1:44:01 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
BATES BRADFORD R	1 Level	5 Well	1 Paved	2 Suburban
	4 Rolling	7 Electric		
		6 Septic		

50 CLEAR POND RD

LAKEVILLE MA 02347

SUPPLEMENTAL DATA

Alt Prcl ID 059-001-047-R

Foundation CB

GIS ID F_807654_2778310 Assoc Pid#

913

LAKEVILLE, MA

VISION

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	0130	293,900	293,900
RES LAND	0130	171,000	171,000
RESIDNTL	0130	7,700	7,700
COMMERC.	0332	82,400	82,400
		Total	555,000	555,000

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BATES BRADFORD R	42510	0033	01-07-2013	U	I	13,000	1A
BATES R BRADFORD & DEBORAH BEECHE	31602	0299	10-26-2005	U	I	1	1F
BATES BRADFORD R	18615	0258	06-16-2000	Q	I	180,000	00
CRAVERO L SANDRA	7856	0167	07-13-1987	U	I	0	
NORTON CAROLYN S	3882	0376	09-26-1972	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	0130	293,900	2022	0130	263,700	2021	0130	243,200
	0130	171,000		0130	154,200		0130	138,100
	0130	7,700		0130	6,700		0130	6,700
	0332	82,400		0332	73,500		0332	68,000
	Total	555,000		Total	498,100		Total	456,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

C/W 46 CHECK BARN & BUSINESS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	368,300
Appraised Xf (B) Value (Bldg)	8,000
Appraised Ob (B) Value (Bldg)	7,700
Appraised Land Value (Bldg)	171,000
Special Land Value	0
Total Appraised Parcel Value	555,000
Valuation Method	C
Total Appraised Parcel Value	555,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
16-237	05-16-2017	BP	BUILDING PER	5,000		0		FOP
03-361	12-30-2003	WP	WORK PERMIT	0		100		24'DORMER
02-117	04-17-2002	BP	BUILDING PER	0		100		24'DORMER
02-36	02-12-2002	BP	BUILDING PER	0		100		50X44 garage
99R-32	08-18-1999	RP	REPAIR & REP	0		100		ROOF
98-30	04-17-1998	GP	GAS PERMIT	0		100		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
05-16-2017	NT	02		BP	Building Permits
09-03-2014	NT	02		CY	Cyclical Inspections
03-06-2014	SW	04		50	Reval Review
06-27-2013	GM			NE	Measur+Visit - Card left
07-25-2007	DM			50	Reval Review

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	013R	Pri Res	R		CIM Site	70,000	SF	2.37	1.00000	5	1.00	180	1.000	SITE	1.0000	2.37	165,900
1	0130	Pri Res			Rear Acres	1.010	AC	5,000.00	1.00000	0	1.00		1.000	EXCESS	1.0200	5,000	5,100

Total Card Land Units 2.62 SF | Parcel Total Land Area 2.62 | Total Land Value 171,000

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
059-001-045	F_807882_2778397	059-001-045	46 CLEAR POND RD	COSSETTE ROLAND S & SHEILA A		46 CLEAR POND RD		LAKEVILLE	MA	02347
059-001-045B	F_808214_2778391	059-001-045B	42 CLEAR POND RD	CURTIS PHILIP J JR & KIMBERLEY A PUMMELL	PUMMELL RICHARD PHILIP & BARBARA L/E	42 CLEAR POND RD		LAKEVILLE	MA	02347
059-001-047	F_807654_2778310	059-001-047	50 CLEAR POND RD	BATES BRADFORD R		50 CLEAR POND RD		LAKEVILLE	MA	02347

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 _Derek Maksy_

B. Property is owned by:_Derek Maksy_

C. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Lakeville, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

D. The address of the lot where the activity is proposed is _Lot 3 Golfers Way located at 44 Clear Pond Road_

E. Assessors Map and Lot Number:_059/001/050_____

F. Copies of the Notice of Intent may be examined at Lakeville Conservation Commission between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday.

G. Brief description of project: _Construction of the proposed Golfers Way with grading and drainage structures, ponds, and outlets within the 100' buffer zone of an existing drainage pond resource area_

H. Copies of the Notice of Intent may be obtained from either (check one) the Applicant _____ or the applicant's representative __X___, by calling this telephone number _508-245-2148_ between the hours of __9___ and __3__ on the following days of the week: Mon-Thurs

---

I. Information regarding the date, time, and place of the public hearing may be obtained from the Lakeville Conservation Commission by calling 508-946-8823 between 9:00 a.m. and 4:30 p.m. Monday through 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 Newmasket 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, Darren Michaelis, hereby certify under the pains and penalties of perjury that on ***11/13/23***, I will give notification to abutters in compliance with Massachusetts Wetlands Protection Act M.G.L. c.131, §40 in connection with the following matter:

A Notice of Intent (NOI) has been filed under Massachusetts Wetlands Protection Act M.G.L. c.131, §40, by the applicant, ***Derek Maksy***, with the Town of ***Lakeville*** Conservation Commission, for the purpose of ***constructing a portion of Golfers Way with associated grading, drainage structures and clearing within the buffer zone.***

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

11/12/23
Date

Town of Lakeville Conservation Commission
Notice of Public Hearing

Pursuant to M.G.L. Ch 131, the Wetlands Protection Act, the Lakeville Conservation Commission will hold a public hearing on November 28th, 2023 at 7pm at the Lakeville Council of Aging, 28 Precinct Street, on a Notice of Intent filing. The applicant, Derek Maksy, is proposing the construction of a portion of Golfers Way with associated grading, drainage structures, and clearing within the buffer zone.

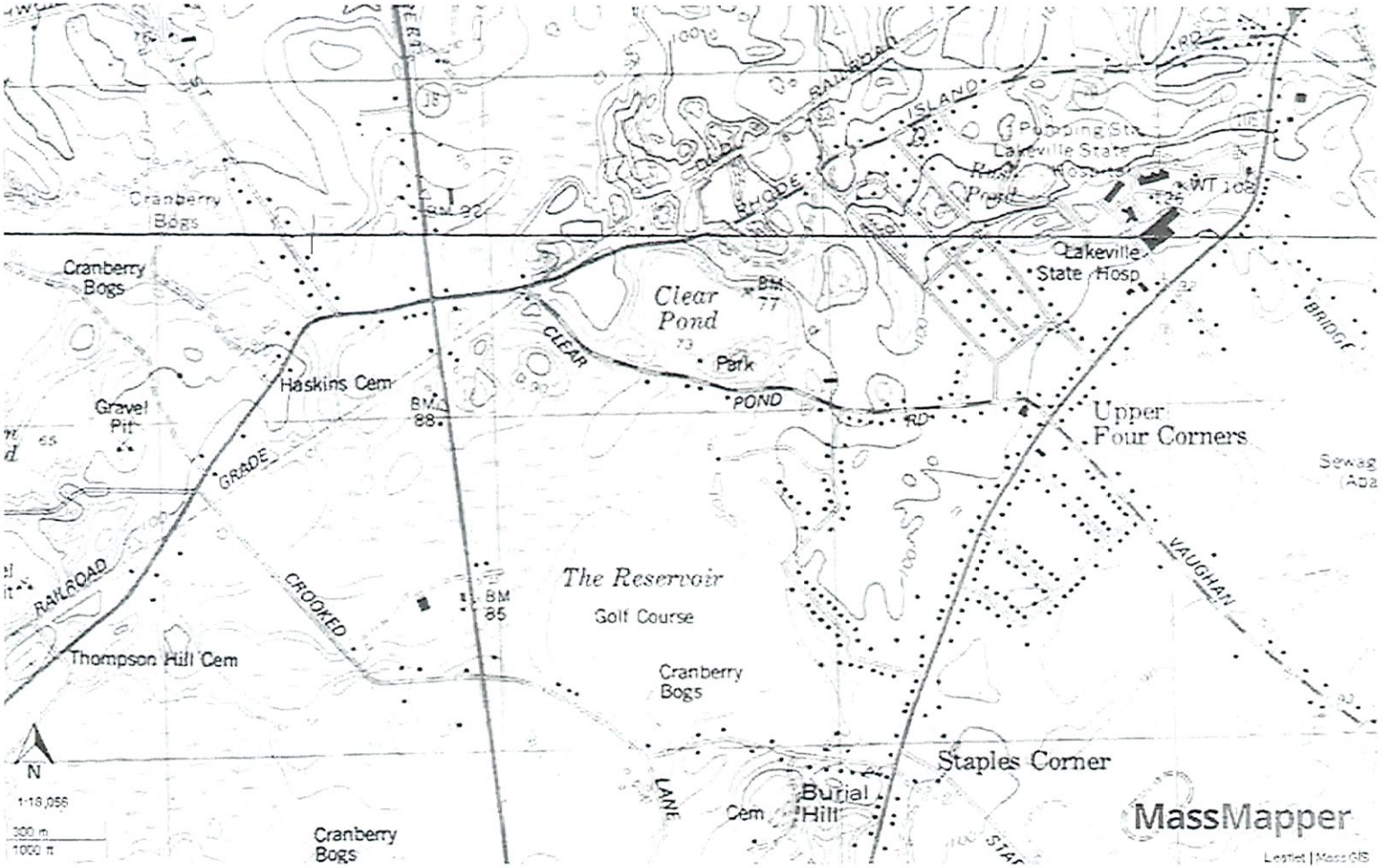
The project is located at 44 Clear Pond Rd proposed Lot 3 and also identified as Assessors
Map 059 Block 001 Lot 050

NHESP

NHESP Priority Habitats of Rare Specie

NHESP Estimated Habitats of Rare Wildlife

Property Tax Parcels



USGS Topographic Maps
Property Tax Parcels

TEST PIT LOCATIONS

SCALE: 1"=40'

SOIL TESTING RESULTS:

SOIL TESTING PERFORMED BY DARREN MICHAELIS, CSE AND WITNESSED BY LAWRENCE PERRY, BOH ON NOVEMBER 18, 2011

TP-1

0-48"	"C	MIX
48-60"	B	LOAMY SAND
60-132"	C1	FINE SANDS
REDOX:	NONE	
WEEPING:	NONE	
DEPTH TO GROUNDWATER:	>1.32'	

TP-2

0-38"	"C	MIX
38-48"	B	LOAMY SAND
48-108"	C1	FINE SANDS
REDOX:	NONE	
WEEPING:	NONE	
DEPTH TO GROUNDWATER:	>1.32'	

TP-3

0-72"	"C	MIX
72-120"	C1	SANDS
REDOX:	NONE	
WEEPING:	NONE	
DEPTH TO GROUNDWATER:	>1.32'	

TP-4

0-72"	"C	MIX
72-120"	C1	SANDS
REDOX:	NONE	
WEEPING:	NONE	
DEPTH TO GROUNDWATER:	>1.32'	

PERCOLATION TEST

OBSERVATION HOLE #	1	4	A
DEPTH OF PERC	60-78"	62-80"	50-68"
START PRE SOAK	9:58	10:07	10:59
END PRE-SOAK	10:13	10:22	11:14
TIME AT 12"	10:13		11:14
TIME AT 9"	10:26		11:19
TIME AT 6"	10:41	10:10	11:25
TIME FROM 9"-6"	15		6
RATE (MIN/INCH)	5 MPI	<2 MPI	2 MPI

TP-HCA 1

0-6"	LOAM
6"-62"	FINE SANDS
ESHGW:	32" BGS, ELEV. 79.3

TP-HCA 2

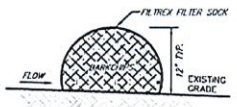
0-6"	LOAM
6"-72"	FINE SANDS
ESHGW:	42" BGS, ELEV. 80.5

EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #2.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
8. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.

NOTICE OF INTENT REQUIRED NOTE

A NOTICE OF INTENT IS REQUIRED FOR THIS PROJECT. NO WORK IS TO BE DONE WITHIN THE BUFFER ZONE UNTIL THE ORDER OF CONDITIONS HAVE BEEN RECEIVED AND RECORDED. MATERIALS AND SILTFENCE EROSION BARRIER SHALL BE INSTALLED PRIOR TO ANY WORK WITHIN THE BUFFER ZONE AND THE LOCAL CONSERVATION COMMISSION SHALL BE CONTACTED TO INSPECT THE EROSION BARRIER.



SILT SOCK BARRIER
CROSS SECTION
NOT TO SCALE

DETAIL NOTES:

ALL DETAILS WERE PROVIDED BY HANCOCK ASSOCIATES. THESE DETAILS CAN BE FOUND WITHIN THE DEFINITIVE SUBDIVISION PLAN APPROVED BY THE LAKEVILLE PLANNING BOARD AND RECOREDED AT THE PLYMOUTH REGISTRY OF DEEDS. THESE DETAILS AND DESIGNS CAN BE FOUND ON SHEETS 14-16 WITHIN THE RECORDED PLANS. NO ALTERATIONS HAVE BEEN MADE TO THE APPROVED DETAILS OR POND LAYOUT AND GRADING. AUTOCAD DRAWING AND DETAILS PROVIDED BY HANCOCK ASSOCIATES TO CREATE THIS PLAN TO ACCOMPANY THE NOTICE OF INTENT FILING.

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROPERTY INFORMATION

DEED BOOK/PAGE: 40414/ 215
PLAN BOOK/PAGE: 67 / 493
PLAN TITLE: DEFINITIVE SUBDIVISION PLAN
PLAN DATE: 11/15/2022
ASSESSORS MAP/LOT: 059/ 001/ 050

PROPOSED DRAINAGE FOR GOLFER'S WAY

PREPARED FOR: DEREK MAKSY
44 CLEAR POND ROAD
LAKEVILLE, MA 02347

LOCATED AT: GOLFERS WAY
LAKEVILLE , MASSACHUSETTS

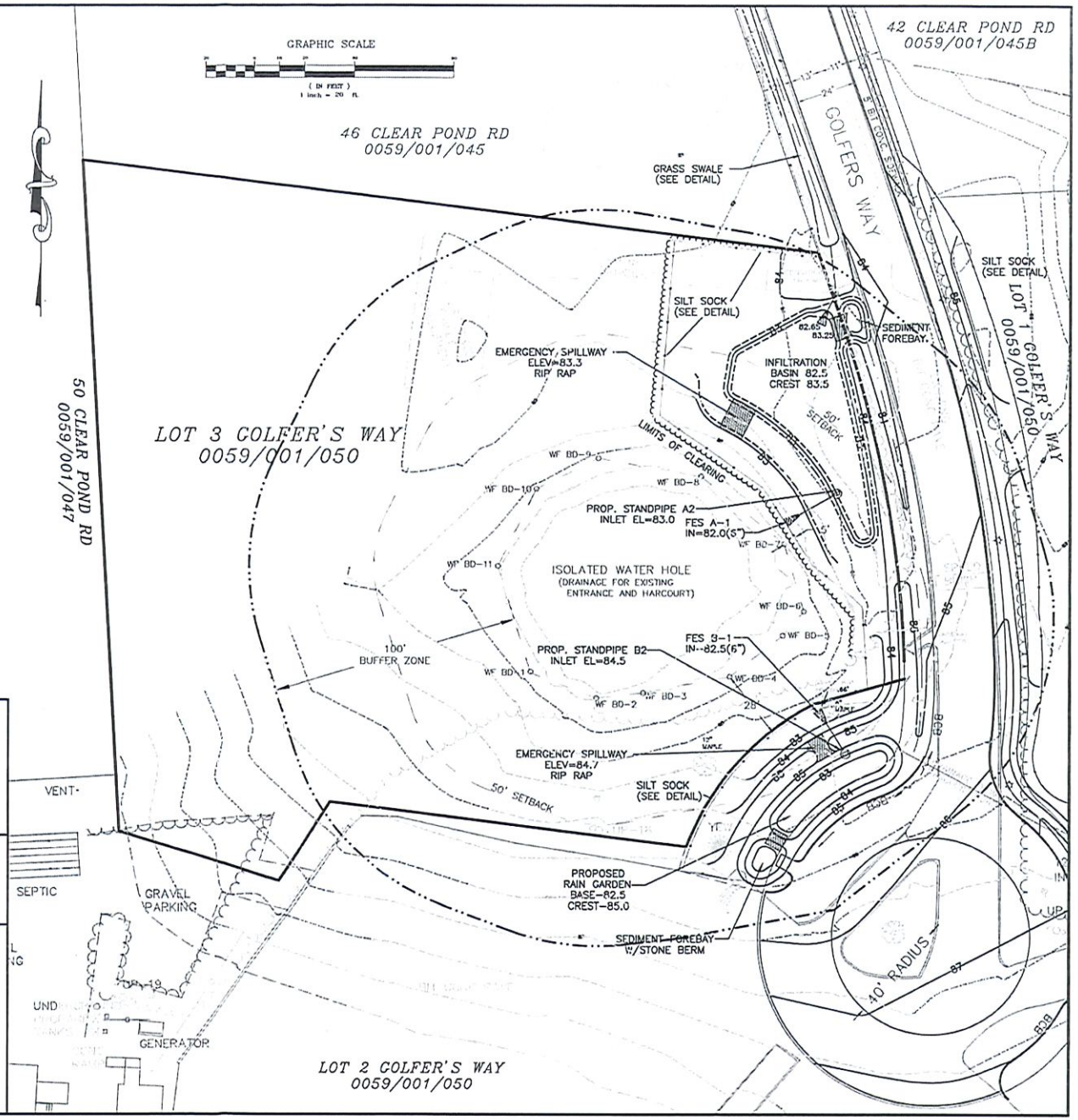
DATE	SCALE	DESIGN BY:	P.E. REVIEW	JOB NO.	DWG NO.
11/9/22	1"= 20'	DJM	K.W.	FS23-072	FS23-072SDS

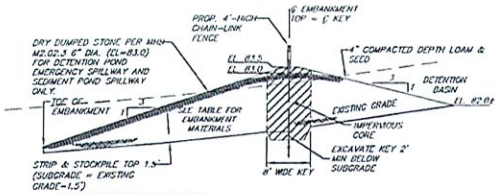
FORESIGHT ENGINEERING INC.
614 COUNTY ROAD (PITCHERS PAT)
EAST WAREHAM, MA 02576
TEL. (508) 246-2746

LEGEND

- EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- TEST PIT
- WELL
- LIMIT OF WETLAND
- OVERHEAD WIRES

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



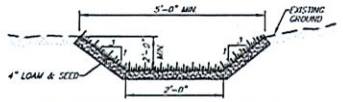


EMBANKMENT MATERIALS

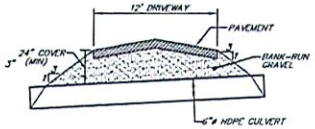
LOCATION	MATERIAL	MAX PARTICLE SIZE (IN)	LOOSE LIFT THICKNESS (IN)	COMPACTION REQUIREMENT (% MDD [1])
KEY	NATIVE PARENT SOIL [2]	6	12 MAX	92 [3]
EMBANKMENT	NATIVE PARENT SOIL [2]	6	12 MAX	92 [3]
LOAM COVER	NATIVE TOPSOIL	1	8 MIN	80
IMPERVIOUS CORE	SOIL WITH AT LEAST 30% CLAY AND SILT CONTENT	6	12 MAX	92 [3]

[1] MDD: MAXIMUM DRY DENSITY.
[2] ACCEPTABLE TO ENGINEER.
[3] COMPACT TO TEST AVERAGE OF 92% NO TEST LESS THAN 90%

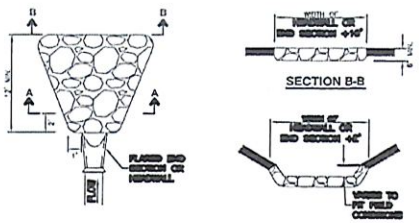
INFILTRATION BASIN EMBANKMENT
TYPICAL CROSS SECTION
NOT TO SCALE



GRASS DRAINAGE SWALE
NOT TO SCALE



SURFACE FLOW CROSSING
NOT TO SCALE



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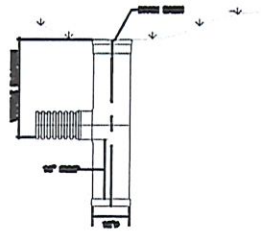
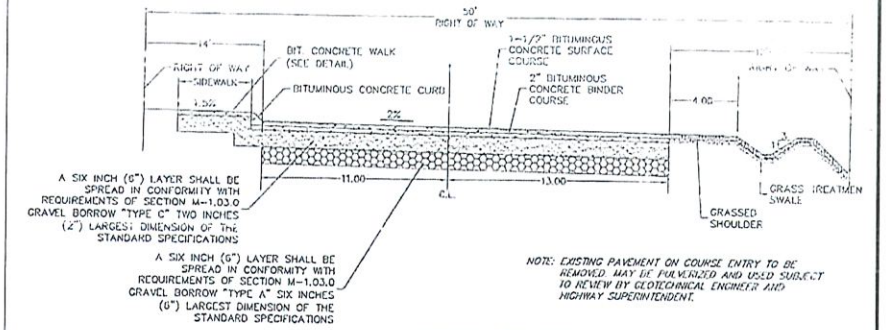
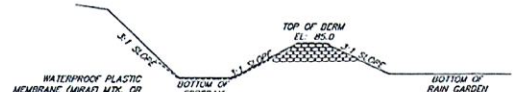


NYLOPLAST STANDPIPE
TYPICAL CROSS SECTION
NOT TO SCALE

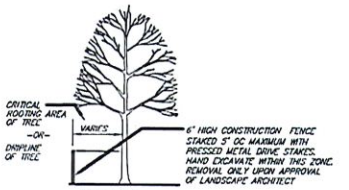


TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

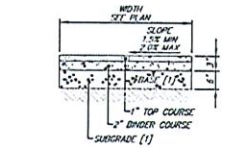


NOTES:
1. SEE PLANS FOR LOCATION AND SIZE OF RAIN GARDEN
2. PLANTING SOIL MIX SHALL MEET SPECIFICATIONS OF UNH STORMWATER CENTER BIORETENTION SOIL MIX
3. THE PLANTING PLAN SHOULD INCLUDE A MIX OF HERBACEOUS PERENNIALS AND SHRUBS THAT CAN TOLERATE INTERMITTENT PONDING AND EXTENDED DRY PERIODS.

RAIN GARDEN DETAIL
NOT TO SCALE

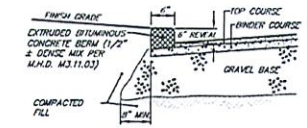


TREE PROTECTION
NOT TO SCALE



NOTE [1]: COMPACT TO 95% PER ASTM D-1557

BITUMINOUS CONCRETE WALK
CROSS SECTION
NOT TO SCALE



BITUMINOUS BERM
CROSS SECTION
NOT TO SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROPOSED DETAILS FOR GOLFER'S WAY

PREPARED FOR: DEREK MAKSY
44 CLEAR POND ROAD
LAKEVILLE, MA 02347

LOCATED AT: GOLFER'S WAY
LAKEVILLE , MASSACHUSETTS

DATE	SCALE	DESIGN ENG.	F.B. REVIEW	JOB NO.	ENG. NO.
11/9/23	1"= NTS	D/M	K.W.	F023-072	F023-072N01

FORESIGHT ENGINEERING INC.
814 COTTLE ROAD (STERLING WAY)
WEST BOYLSTON, MA 01583
TEL. (508) 835-3148

REF: NEX-2021361.00

DATE: October 30, 2023

TO: Town of Lakeville Planning Board
346 Bedford Street
Lakeville, MA 02347

FROM: Garrett Piccirillo, P.E., Project Engineer

RE: **Stormwater Memorandum**
Proposed Self Storage Facility Expansion
156 County Street, Lakeville, MA

Greenman-Pedersen, Inc. (GPI), on behalf of NSA Property Holdings, LLC, has prepared this Stormwater Memorandum for the proposed Self Storage Facility Expansion project located at 156 County Street (Map 14, Block 4, Lot 1-1) in Lakeville, MA. The lot currently contains eight (8) self-storage buildings ranging from approximately 6,500-7,500 square feet (sf). The applicant proposes to add three (3) new storage buildings to the site as shown on the Proposed Site Development Plans included with this submission. It should be noted that the three proposed buildings are all located within currently paved areas. Therefore, no increase in impervious area is proposed for the project. Due to the proposed removal of an existing paved walkway located behind the on-site office building, this project results in an overall decrease in impervious area of approximately 600 sf.

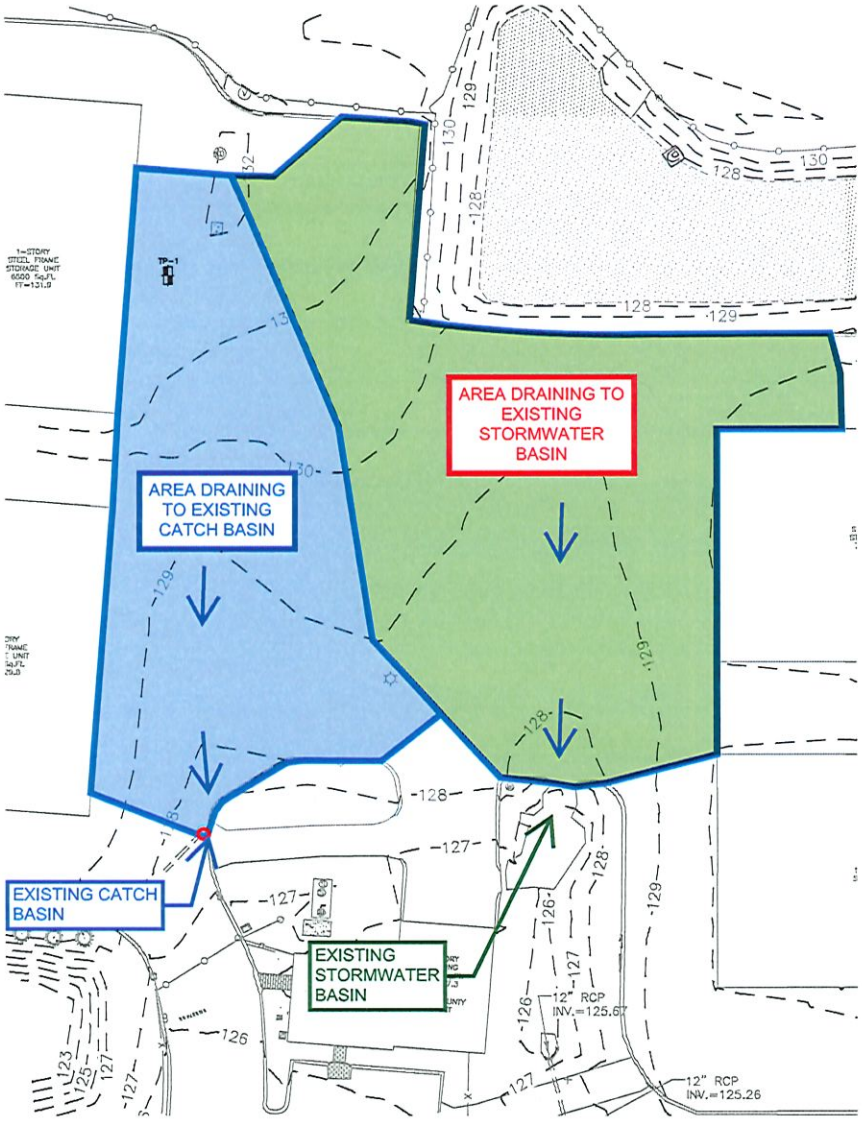
A Watershed Exhibit is attached to this memorandum which shows the on-site drainage patterns for the project area in both the existing and proposed condition. The purpose of this exhibit is to show that in addition to proposing a decrease in impervious area, an effort has been made to maintain all existing on-site drainage patterns. The project area currently drains via overland sheet flow to one of two locations, a catch basin structure which discharges to an above ground stormwater basin, or a paved curb opening that discharges directly to a separate above ground stormwater basin. All runoff generated from the project area will continue to drain to these two locations in the proposed condition, albeit via a combination of overland sheet flow and closed pipe.

In addition to the grading and drainage improvements, the Site Development Plans specify erosion and sedimentation control measures. Implementation of the erosion control measures shown on the plans will prevent intrusion of sediment into the on-site stormwater management system during construction, which will help ensure the long-term performance of the system.

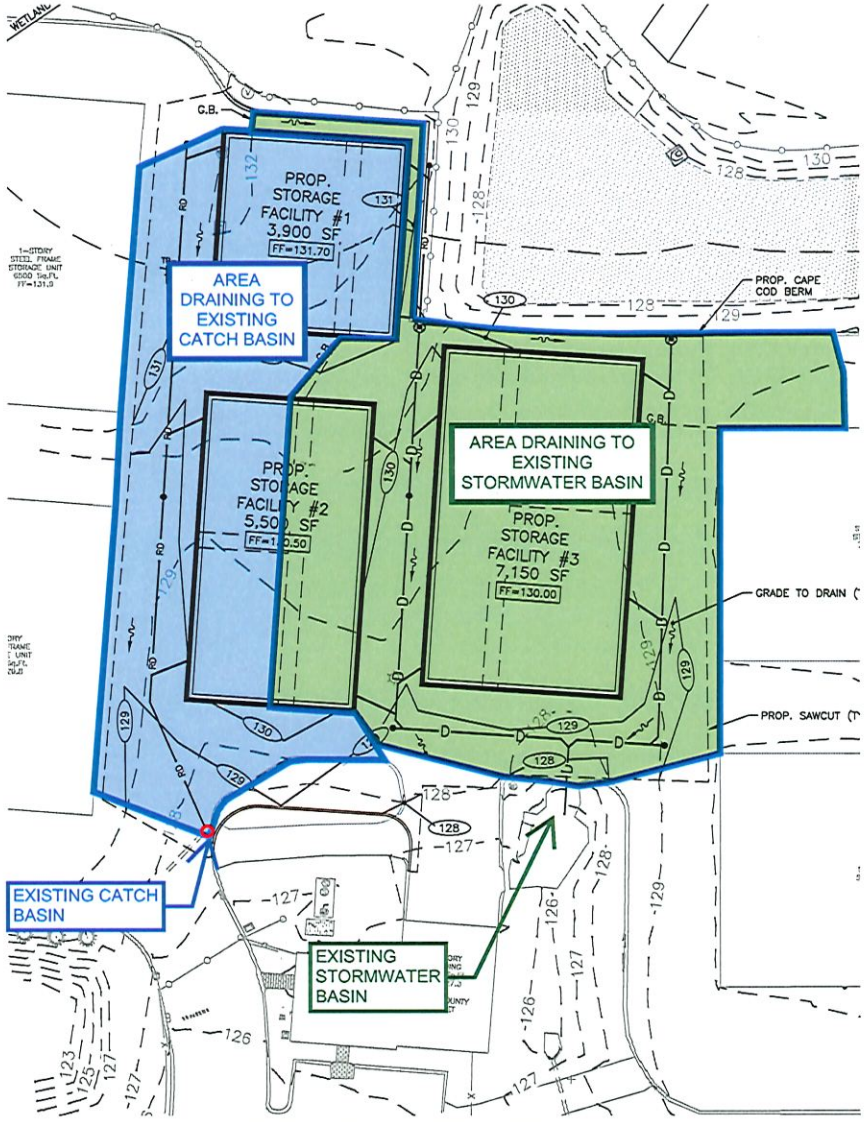
Sincerely,

Greenman-Pedersen, Inc.
Garrett Piccirillo, P.E.
Project Engineer

Attachments: Exhibit 1 – Watershed Exhibit



EXISTING WATERSHED AREAS
1"=40' (ON 11x17)



PROPOSED WATERSHED AREAS
1"=40' (ON 11x17)

WATERSHED EXHIBIT

SELF STORAGE FACILITY EXPANSION
156 COUNTY STREET, LAKEVILLE, MA

DRAWN BY: GMP
PROJECT #: NEX-2021361
DATE: 10/30/23
REV.: - -

GPI
Engineering
Design
Permitting
Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

F:\Projects\NEX-2021361 - Lakeville, MA - Rightspace\Drainage\2021361_Watershed Exhibit.dwg GD 10/27/23 3:05pm gpiccirillo

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

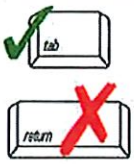
WPA Form 1- Request for Determination of Applicability

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

Lakeville
Municipality

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:

NSA Property Holdings, LLC		
First Name	Last Name	
8400 East Prentice Avenue		
Address		
Greenwood Village	CO	80111
City/Town	State	Zip Code
603.660.7717	bgeorge@rightspacestorage.com	
Phone Number	Email Address	

2. Property Owner (if different from Applicant):

First Name	Last Name	
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	

3. Representative (if any)

Garrett	Piccirillo	
First Name	Last Name	
Greenman-Pedersen, Inc.		
Company Name		
44 Stiles Road, Suite One		
Address		
Salem	NH	03079
City/Town	State	Zip Code
603.898.9486	gpiccirillo@gpinet.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):

156 County Street	Lakeville
Street Address	City/Town
41.80769	-70.97324
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
Map 14, Block 4	Lot 1-1
Assessors' Map Number	Assessors' Lot/Parcel Number

How to find Latitude and Longitude

and how to convert to decimal degrees

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

The area consists of a developed lot with eight (8) self storage buildings, one (1) office building, and paved driveways/parking areas.

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

Self Storage Facility Expansion prepared by Greenman-Pedersen, Inc.	October 30, 2023
Title	Date
Title	Date

B. Project Description (cont.)

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

Self Storage Facility Expansion including the addition of three (3) storage buildings within the existing paved footprint of the site. A portion of the proposed work is within 100 feet of a Bordering Vegetated Wetland. No disturbance to the actual wetland is proposed.

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).

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:
Conservation Commission

☐ 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:

Town of Lakeville
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.

(Brian George) 11/9/23
Signature of Applicant Date

(GARRETT PICCIRILLO GPI) 11/10/23
Signature of Representative (if any) Date

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
for
ASSESSORS MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS
Prepared for:
NSA PROPERTY HOLDINGS, LLC
156 COUNTY STREET
LAKEVILLE, MA 02347

LOCATION MAP
(NOT TO SCALE)

INDEX TO DRAWINGS

1. TITLE SHEET
2. GENERAL NOTES
3. PARTIAL EXISTING CONDITIONS PLAN
4. SITE PLAN OVERVIEW
5. SITE PLAN
6. GRADING & DRAINAGE PLAN
7. DETAIL SHEET

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
NSA PROPERTY HOLDINGS, LLC
156 COUNTY STREET
LAKEVILLE, MA 02347

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

DAVID R. JORDAN CIVIL No. 34732 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
10/27/23

REVISIONS		
NO.	REVISION	DATE

OCTOBER 30, 2023

DRAWN/DESIGN BY	CHECKED BY
GMP	DRJ

TITLE SHEET

SCALE: NOT TO SCALE

PROJECT NO. NEX-2021361

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LEGEND

- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- SLOPED CONCRETE CURB
- VERTICAL CONCRETE CURB
- CAPE COD BERM
- DOUBLE SOLID LINE YELLOW
- DOUBLE DASHED LINE YELLOW
- SINGLE DASHED LINE YELLOW
- SINGLE SOLID LINE YELLOW
- SINGLE SOLID LINE WHITE
- SINGLE DASHED LINE WHITE
- GAS LINE
- UNDERGROUND TELEPHONE
- WATER LINE
- UNDERGROUND ELECTRIC
- WOOD GUARDRAIL
- METAL GUARDRAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- POST & RAIL FENCE
- WIRE FENCE
- CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- PULL BOX
- SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- ROOF DRAIN
- CLEANOUT
- VENT
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- MANHOLE
- GAS VALVE
- GAS SHUT OFF
- WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- BOLLARD
- GAS METER
- ELECTRIC METER
- MONITORING WELL
- LIGHT POLE
- BORING
- WETLAND LINE
- WATER FEATURE
- UNDERGROUND COMM
- DITCH LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SOIL TYPE LINE
- ZONE LINE
- FLOOD ZONE LINE
- TBR — TO BE REMOVED
- TO BE REMOVED
- NUMBER OF PARKING SPACES
- T.D. — TIP DOWN CURB
- CCB — PROP. CAPE COD BERM (CCB)
- C.O. — PROP. CLEANOUT
- CB-1 — PROP. CATCH BASIN
- DMH-1 — PROP. DRAIN MANHOLE
- MEG — MEET EXISTING GRADE
- 331.25 — PROP. SPOT ELEVATION
- PROP. CONTOUR ELEVATION
- G.B. — GRADE BREAK
- TEST PIT
- PROP. GATE VALVE
- PROP. SEDIMENT CONTROL FENCE

GENERAL NOTES:

1) PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.

2) PARCEL ID: 014-004-001-01

3) ZONING DISTRICT: BUSINESS ZONE (B)

4) LOT AREA = 526,120 SF
= 12.08 Ac.±

5) EXISTING USE: SELF STORAGE FACILITY CONTAINING 8 STORAGE BUILDINGS

PROPOSED USE: SELF STORAGE FACILITY CONTAINING 11 STORAGE BUILDINGS

6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED.

7) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.

8) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

9) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO ANY EXCAVATION.

10) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LAKEVILLE AND THE COMMONWEALTH OF MASSACHUSETTS.

11) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 25023C0436J, WITH AN EFFECTIVE DATE OF JULY 17TH, 2012.

12) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.

13) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

14) GENERAL CONTRACTOR TO IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP-AIR QUALITY PERMIT BWP AQ 06 PRIOR TO BUILDING CONSTRUCTION.

DEMOLITION NOTES:

1) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

2) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

3) DEMOLISH CONCRETE IN ALL SECTIONS.

4) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

5) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

6) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

7) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

8) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

9) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

10) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

11) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.

12) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.

13) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.

14) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

15) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.

GRADING & DRAINAGE NOTES:

1) ALL ROOF DRAIN PIPE SHALL BE 6" PVC (SDR-35), EXCEPT WITHIN 10' OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED. MIN. SLOPE=1%.

2) ELEVATIONS ARE BASED ON NAVD83 DATUM.

3) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

6) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO ANY EXCAVATION.

8) THIS SITE WILL NOT REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 35,500 SF±).

9) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

UTILITY NOTES:

1) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

2) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

3) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

4) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO ANY EXCAVATION.

5) ALL ELECTRIC LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.

6) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

7) REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

TEMPORARY EROSION CONTROL MEASURES:

1) SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

2) MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.

3) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.

4) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROLATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.

5) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 6 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.

6) SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUEGRASS, REDTOP, PERENNIAL RYEGRASS.

7) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.

8) PAVED ROADWAYS AND PARKING LOTS MUST BE KEPT CLEAN AT ALL TIMES. PROVIDE SWEEPING ON A DAILY BASIS OR AS DIRECTED BY THE TOWN.

9) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION - SEE DETAIL.

10) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.

CONSTRUCTION SEQUENCE:

1) INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED.

2) SAWCUT AND REMOVE EXISTING PAVEMENT.

3) CONSTRUCT CLOSED DRAINAGE SYSTEM. PROTECT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.

4) PERFORM SITE GRADING, PLACING SEDIMENT CONTROLATION FENCES AS REQUIRED TO CONTROL SOIL EROSION.

5) INSTALL UNDERGROUND UTILITIES.

6) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.

7) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. REFER TO OPERATION AND MAINTENANCE PLAN FOR ADDITIONAL REQUIREMENTS AND INFORMATION. COPIES OF ALL INSPECTION REPORTS ARE TO BE PROVIDED TO THE CONSERVATION COMMISSION DURING CONSTRUCTION AND AVAILABLE UPON REQUEST AFTER CONSTRUCTION IS COMPLETED.

8) BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.

9) FINISH PAVING ALL DRIVES AND PARKING AREAS.

10) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

11) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

WINTER STABILIZATION NOTES:

MAINTENANCE REQUIREMENTS:
MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUING FUNCTION. FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
SPECIFICATIONS:
TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH.

1) THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONE ACRE AND SHOULD BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. SUBJECT TO APPLICABLE REGULATIONS, THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF ACTIVITIES ARE CONDUCTED ACCORDING TO A WINTER CONSTRUCTION PLAN, DEVELOPED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE COMMONWEALTH OF MASSACHUSETTS OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC.

2) STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
A. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (SEE DESCRIPTION OF EROSION CONTROL MIX BERMS FOR MATERIAL SPECIFICATION).
B. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER OTHAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.

3) ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.

4) INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.

5) ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBER).

6) STOCKPILES OF SOIL MATERIALS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKING, AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.

7) FROZEN MATERIALS, (E.G., FROST LAYER THAT IS REMOVED DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO THE HIGH MOISTURE CONTENT IN THE SOIL.

8) INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.

9) ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY A QUALIFIED PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL AS CERTIFIED BY THE CPESC COUNCIL OF ENVIROCERT INTERNATIONAL, INC. IF A STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.

10) ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.

11) AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

12) SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONSIST OF EROSION CONTROL MIX BERMS, OR CONTINUOUS CONTAINED BERMS, SEDIMENT CONTROL FENCES AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

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Salem, NH 03079

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156 COUNTY STREET
LAKEVILLE, MA 02347

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

DAVID R. JORDAN CIVIL No. 34732 — COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER — 10/27/23

REVISIONS

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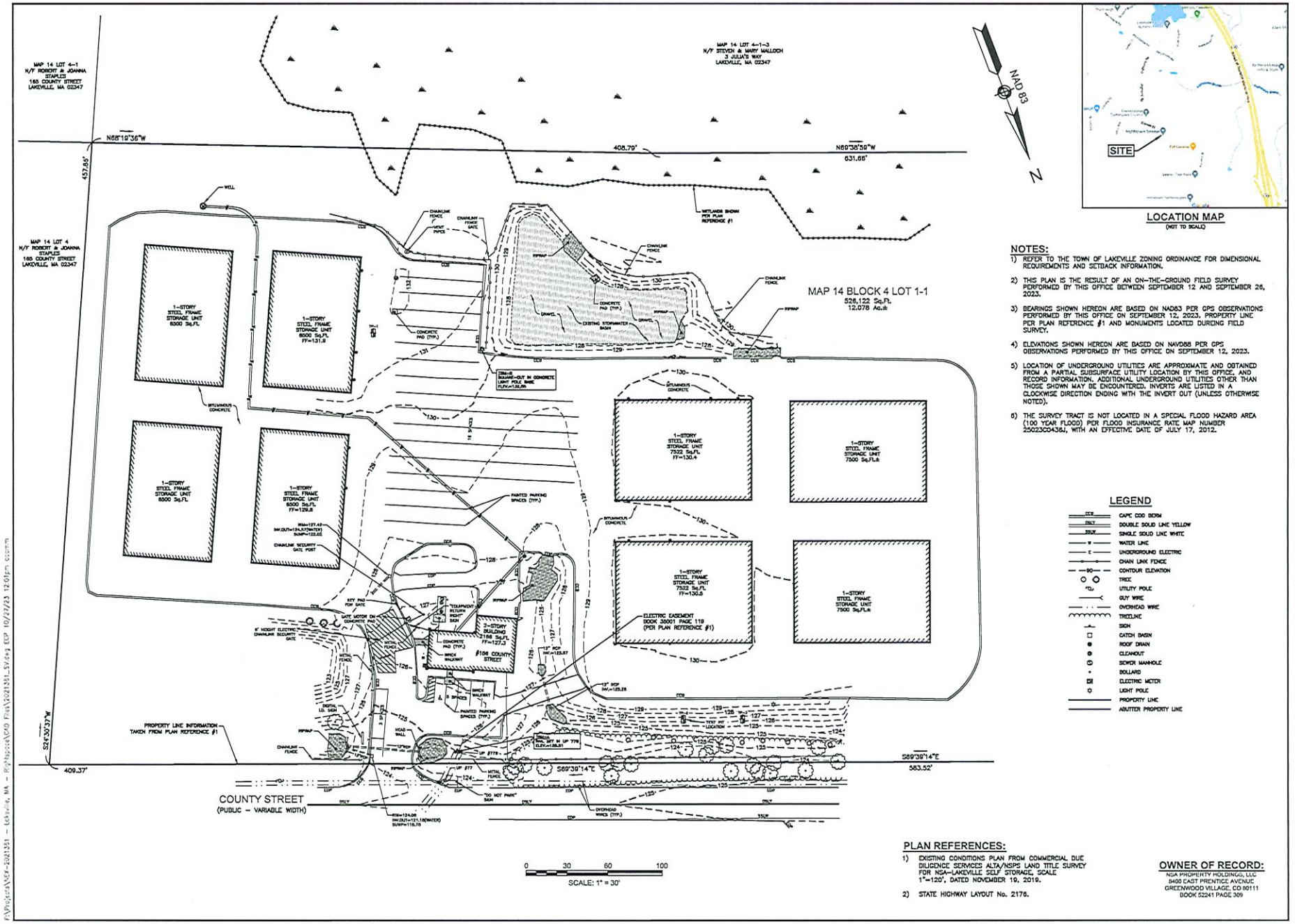
GENERAL NOTES

SCALE: NOT TO SCALE
PROJECT NO. NEX-2021361



LOCATION MAP
(NOT TO SCALE)

NOTES:

1) REFER TO THE TOWN OF LAKEVILLE ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS AND SETBACK INFORMATION.
2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN SEPTEMBER 12 AND SEPTEMBER 26, 2023.
3) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON SEPTEMBER 12, 2023. PROPERTY LINE PER PLAN REFERENCE #1 AND MONUMENTS LOCATED DURING FIELD SURVEY.
4) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON SEPTEMBER 12, 2023.
5) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND OBTAINED FROM A PARTIAL SUBSURFACE UTILITY LOCATION BY THIS OFFICE, AND RECORD INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
6) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 25023C0043J, WITH AN EFFECTIVE DATE OF JULY 17, 2012.

LEGEND

- CAPE COD BERM
- DOUBLE SOLID LINE YELLOW
- SINGLE SOLID LINE WHITE
- WATER LINE
- UNDERGROUND ELECTRIC
- CHAIN LINK FENCE
- CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- SIGN
- CATCH BASIN
- ROOF DRAIN
- CLEANOUT
- SEWER MANHOLE
- BOLLARD
- ELECTRIC METER
- LIGHT POLE
- PROPERTY LINE
- ABUTTER PROPERTY LINE

PLAN REFERENCES:

1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA-LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019.
2) STATE HIGHWAY LAYOUT No. 2176.

OWNER OF RECORD:
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PROPOSED SITE IMPROVEMENTS
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
DAVID R. JORDAN
NO. 36710
REGISTERED LAND SURVEYOR
10/27/23

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PARTIAL EXISTING CONDITIONS PLAN

SCALE: 1"=30'

PROJECT NO.
NEX-2021361

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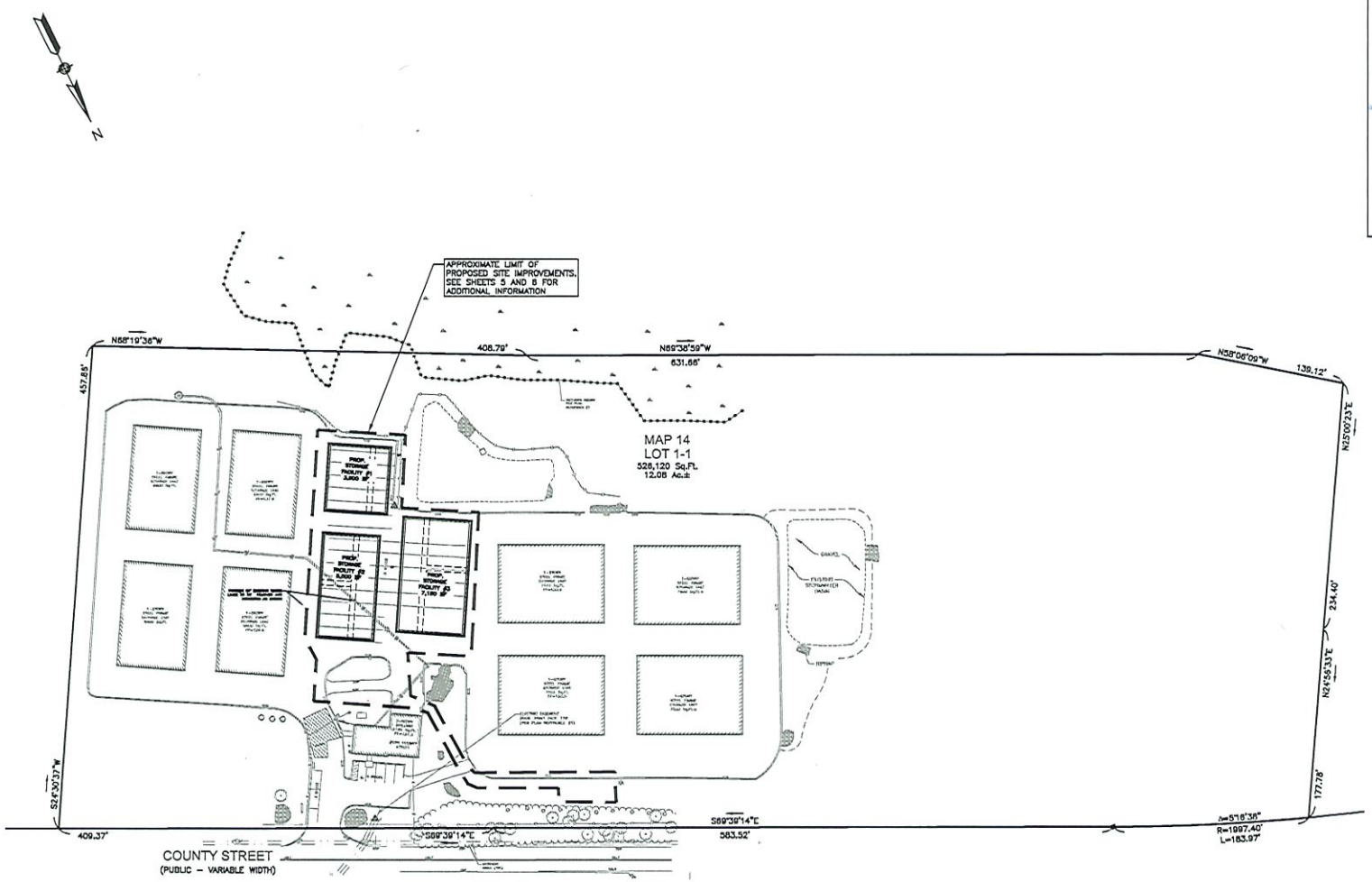

LOCATION MAP
(NOT TO SCALE)

NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

PLAN REFERENCES:

1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA–LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019

0 50 100 150 200
SCALE: 1" = 50'

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SITE DEVELOPMENT PLANS

SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
DAVID R. JORDAN
CIVIL
No. 34732
REGISTERED PROFESSIONAL ENGINEER
10/27/23

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SITE OVERVIEW PLAN

SCALE: 1"=50'

PROJECT NO. NEX-2021361

811 DigSafe MA.ME.NH.RI.VT

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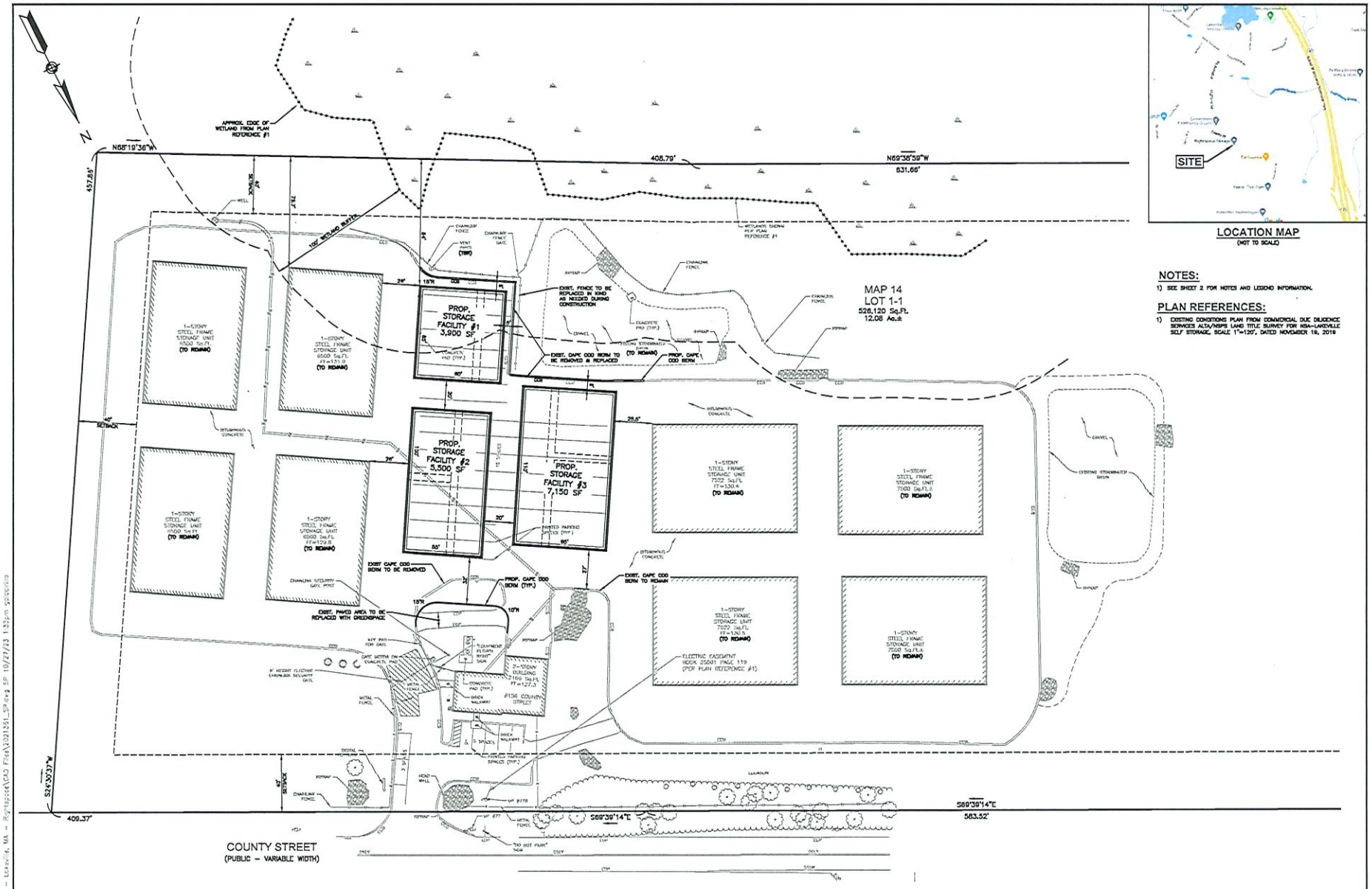

LOCATION MAP
(NOT TO SCALE)

NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

PLAN REFERENCES:

1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA–LAKEVILLE SELF STORAGE, SCALE 1"=20', DATED NOVEMBER 16, 2018

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SITE DEVELOPMENT PLANS

SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

DAVID R. JORDAN CIVIL No. 34732 REGISTERED PROFESSIONAL ENGINEER
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SITE PLAN

SCALE: 1"=30'

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NEX-2021361

5 OF 7

811 DigSafe MA, ME, NH, RI, VT

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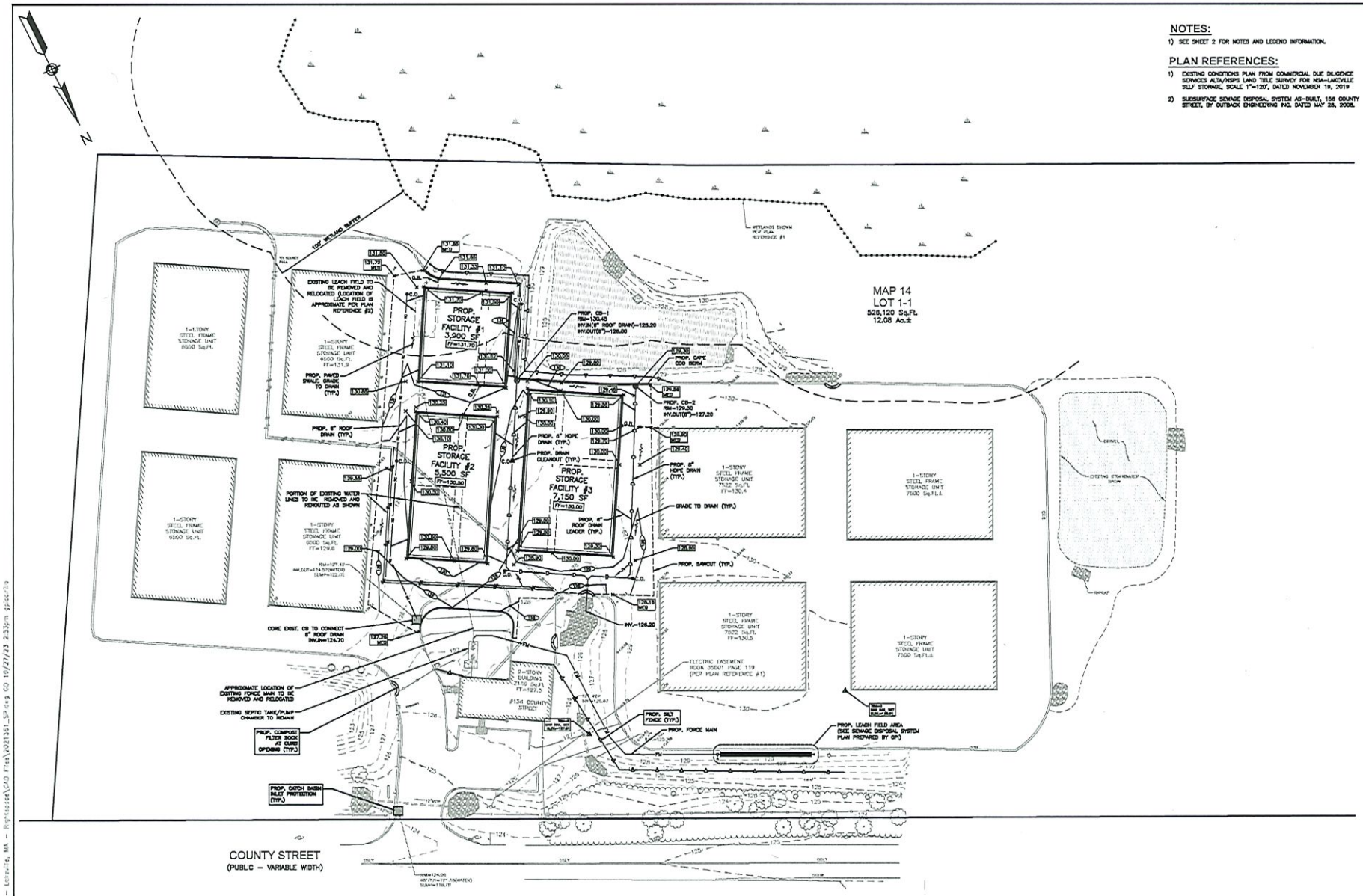

NOTES:

1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

PLAN REFERENCES:

1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA-LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019
2) SUBSURFACE SEWAGE DISPOSAL SYSTEM AS-BUILT, 156 COUNTY STREET, BY OUTBACK ENGINEERING INC. DATED MAY 28, 2008.

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SITE DEVELOPMENT PLANS

SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
DAVID R. JORDAN
CIVIL
No. 34732
REGISTERED PROFESSIONAL ENGINEER
10/27/23

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GRADING, DRAINAGE, UTILITY & EROSION CONTROL PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021361

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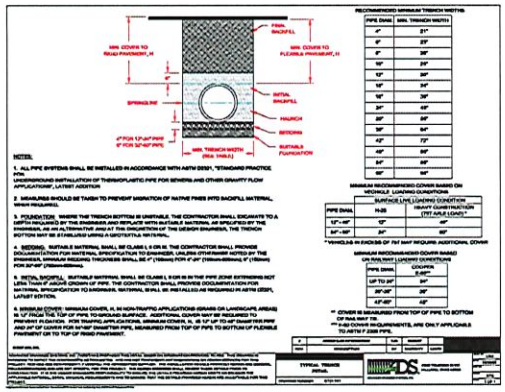

HDPE PIPE TRENCH
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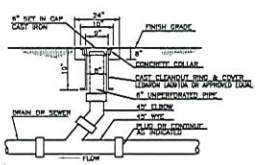

TYPICAL DRAIN CLEANOUT
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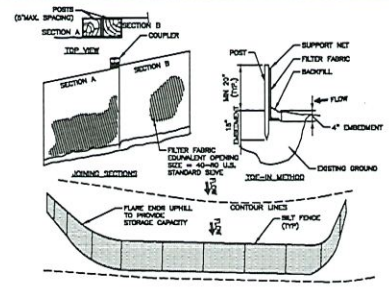


CRITERIA FOR SILT FENCES:

1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES:	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVALANT OPENING SIZE	40-80	US STD SIEVE

2) FENCE POSTS (FOR FABRICATED UNITS) – THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.

3) WIRE FENCE (FOR FABRICATED UNITS) – WIRE FENCING SHALL BE A MINIMUM 14.5 GUAGE WITH A MAXIMUM 6 INCH MESH OPENING.

4) PREFABRICATED UNITS – PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 6 INCHES INTO THE GROUND (4" DEEP & 4" WIDE) AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

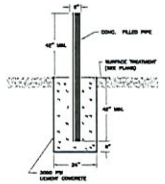
3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.

4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.

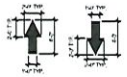
5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EAC OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24" IS PREFERRED), FOLDED, AND STAPLED. NOT TO SCALE

6) POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

SILT FENCE
NOT TO SCALE

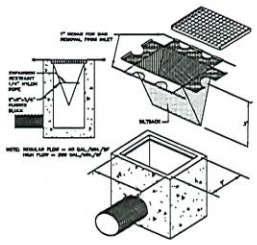


BOLLARD
NOT TO SCALE

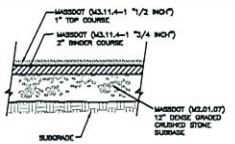


ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.

ON-SITE PAVEMENT MARKINGS
NOT TO SCALE

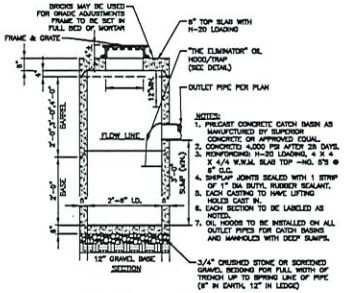


CATCH BASIN INLET PROTECTION
NOT TO SCALE

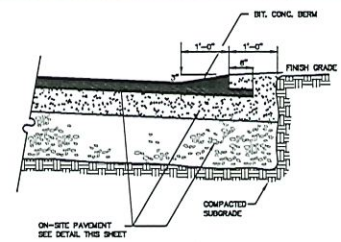


NOTE: WHERE BITUMINOUS PAVEMENT SECTIONS ARE TRANSITIONED TO CONCRETE SECTIONS, THE BITUMINOUS PAVEMENT SHOULD BE THICKENED BY 2 IN. (BINDER COURSE) TO MITIGATE THE CHANCES OF DIFFERENTIAL SETTLEMENT AND CRACKING BETWEEN THE TWO SECTIONS. THE LATERAL EXTENT OF THE THICKENED SECTION SHOULD BE 6 IN. AND SHOULD TRANSITION BACK TO THE RECOMMENDED FLEXIBLE PAVEMENT SECTION ON A 2%1V SLOPE.

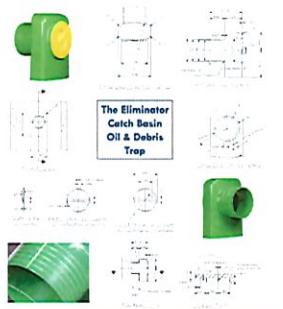
ON-SITE PAVEMENT
NOT TO SCALE



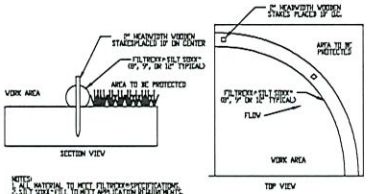
PRECAST CONCRETE CATCH BASIN WITH HOOD
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE



CATCH BASIN OUTLET HOOD



COMPOST FILTER SOCK
NOT TO SCALE

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Sites Road, Suite One
Salem, NH 03079

PREPARED FOR
NSA PROPERTY HOLDINGS, LLC
156 COUNTY STREET
LAKEVILLE, MA 02347

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

DAVID R. JORDAN CIVIL No. 34732
10/27/23

REVISIONS

NO.	REVISION	DATE

OCTOBER 30, 2023

DRAWN/DESIGN BY	CHECKED BY
GMP	DRJ

DETAIL SHEET

SCALE: NOT TO SCALE

PROJECT NO. NEX-2021361

7 OF 7

F:\Projects\NEX-2021361 - Lakeville, MA - Rightspace\CAD Files\2021361_DET.dwg DET-1 10/27/23 1:33pm gpicelillo

Town of Lakeville
Conservation Commission
August 22, 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.

Ratify vote taken on 8/8/23 on item #5 - Chairman Bouchard said a vote was taken at the last meeting and it was unsure if they were authorized to do so. Member Yeatts said she went back and looked at the tape of the meeting. The vote was about land on Highland Road, which was agenda item number 5 on the last meeting. She said Member Knox had stated he would support the town buying the property if some things were done first. Then Member Faherty had made a motion off of that. She didn't think they were voting to buy the land, only if the town bought it, would they be willing to take it under Conservation. In Member Knox's motion, he mentioned that the property needed some clean up, access and proper easement assured, if it complied with zoning, how it would be maintained. It had also been discussed that there may be a small cost for Wildlands Trust to hold the conservation restriction. Member LeBlanc asked if the Commission would rescind the vote. Chairman Bouchard said they could either rescind the vote or ratify it. There was some continued discussion. Member Knox said he looked at the previous agenda and it wasn't on there. You aren't supposed to take action on something if it wasn't on the agenda. Tonight's action, since it's on the agenda, they have the ability to reaffirm that vote and make it official. Member Yeatts also wanted to make the vote clearer. The Commission decided to hold on this item for now, and return to it later.

310 Kenneth Welch Drive - Notice of Intent (SE192-891), continued from the 8/8/23 meeting. Chairman Bouchard said that the applicant had requested another continuance.

Upon a motion made by Member Knox, seconded by Member Faherty, it was:
Voted: to continue 310 Kenneth Welch Drive with discussion.
Discussion: Member Knox said the wetland scientist was onsite today to look at the wetland line. Building Inspector Nate Darling went on the site walk to represent the town. Members of Conservation we unable to attend. Member Chamberlain said he only received the notification that morning. Member Yeatts asked if they could get new plans since it had been many months now.
Unanimous approval.

13 Main Street - Notice of Intent (SE192-900), Construction of an infiltration basin within 100' of a bordering vegetated wetland. Zenith Consulting Engineers. Chairman Bouchard read the legal notice into the record. Bob Forbes from Zenith was present for discussion. He explained that the project was two apartment buildings with 20 units in each building. The buildings, pavement and parking are all outside the buffer zone. The roof run off will be infiltrated. The back corner of the site has a small section of wetland. Within the 50' buffer, they are proposing some erosion control barrier. A corner of the infiltration basin is proposed within the buffer zone. Mr. Forbes said this project is before the Planning Board and has gone out for review. There were some comments that came back, but none involved the basin. He distributed copies of the review letter. He said when DEP reviewed the filing they noted that there was a stream on the site. However, Mr. Forbes said he was unable to find it. He

department they would not need a police detail if they kept everything moving in the same direction. The bicycles will come in the second entrance to Tamarack Park and go out the third entrance. There will be no paper cups, everyone has water bottles and they will fill right into the bottle. There will be bananas and bagels, they only things they will have for trash is banana peels and maybe some power bar wrappers. They will remove all trash. Member Chamberlain said most of the route they have there are no bike lanes. The club did consult with Mark Walters who ran the Patriot Half and asked for route ideas. Mr. Walters told them it was tough in this area. There aren't too many options to get around the lake. They would like the Commission to send a recommendation to the Select Board for the approval of the use of the park.

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

Voted: to send a recommendation to the Select Board that Tamarack Park could be used as a water stop.

Discussion: Member Faherty asked that any trash generated should be removed from the park after the event.

Unanimous approval.

Clark Shores Water Corporation - Extension for SE192-772 an Order of Conditions for the water system. There were no representatives from Clark Shores to speak about the request. Member Yeatts said she had a huge problem with this. This has been going on for 6-years. She wanted to know what had been done so far, and what was left to be done. This is the second extension. She said someone should go down and do a site visit. Member Knox asked if it would be reasonable to continue and ask for an update on the project. Chairman Bouchard said that would be reasonable. He questioned if an extension was given because of Covid. There was a brief discussion about the expiration of the Order of Conditions.

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

Voted: to continue to September 26th at 7pm to get an update on what was happening and when they expect to finish up the project.

Unanimous approval.

Meeting Minutes - Review and approve meeting minutes of 5/23/23.

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

Voted: to approve the minutes of the Lakeville Conservation Commission meeting on May 23, 2023 as presented.

Unanimous approval.

Conservation By-law - discussion and possible vote. Member Faherty said he hadn't had time to review the by-law.

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

Voted: to continue.

Unanimous approval.

Open Space Residential Development - discussion and possible vote. Member Yeatts wanted to know if there had been an update on lowering the amount of land required near a great pond. Member Knox

said the Planning Board wasn't doing that now, if they keep changing the wording they won't get it on town meeting. They would like to present it as drafted with all the Conservation and Board of Health changes at town meeting and if they want, they can make an amendment the following year after its approved. Member Yeatts wanted to know if anything had been brought up about property values. The 30,000sf lots, since it's a smaller lot would it have a smaller house and how does that affect your overall housing prices. If you look at Heritage Hill, its on a golf course so their property values are pretty high. And Parkhurst is on a canal, they're on Long Pond so their property values are very high. Member Knox said Rush Pond Road is 30,000sf lots and is a very desirable location. The single-family home phase in LeBaron, they're on quarter-acre lots and were selling for upwards of $800,000.00. Member Yeatts said someone had asked her if smaller lots would de-value other properties in neighboring areas. Member LeBlanc asked if there was supposed to be a minimum of 20-acres to do one of these projects. Member Knox said it was still a 20-acre minimum. There was a brief discussion. Member Knox said he didn't think they needed to vote, they should just consider this item closed at this point.

Additional discussion- Member Yeatts said when someone comes in with a new plan on the last day, even if it's a minuscule change, they should vote to even look at the plan. They would be voting on if they will look at the plan since they haven't seen it before. Member Knox said the Planning Board just voted to amend the acceptance of amended plans. Engineers have until the agenda gets posted to submit an amended plan for a hearing that has already been opened. If it isn't in 48-hours prior to the meeting, they won't even look at it. They did reserve the right to waive that time frame for small changes. Member Faherty said that Wareham requires amended plans be submitted a week prior to the meeting date.
Member Faherty said they hadn't closed out agenda item 1.

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

> Voted: if the town were to enter into a negotiation to purchase the land on Highland Road, the Conservation Commission would be in favor of accepting the land under Conservation if all the following things were adhered to: the property was cleaned up, access and parking was assured under a proper easement that complies with zoning, answering the question of how it would be maintained, and everything was reviewed by town council on the legal aspect, and that we realize as ConCom, there might be a small cost in addition to the cost of the land for possible endowment to the Wildlands Trust for holding the conservation restriction. The property is 1 Elliot Way.
> Unanimous approval.

There was some continued discussion about conservation restrictions.

Adjournment - (8:09pm)

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

> Voted: to adjourn.
> Unanimous approval.