

-TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

48-hr notice effective
when time stamped

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

| | |
|------------------------------------|---|
| Name of Board or Committee: | <u>Conservation Commission</u> |
| Date & Time of Meeting: | <u>February 27, 2024 @ 7pm</u> |
| Location of Meeting: | <u>Lakeville Police Station</u> <u>323 Bedford St.</u> |
| Clerk/Board Member posting notice: | <u>Lori Canedy</u> |

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

Please ask if anyone is recording the meeting and announce that LakeCam is taping (if present).

1. 310 Kenneth Welch Drive - Notice of Intent (SE192-891) Goddard Consulting - increase parking and wetland replication. Continued from 1/23/24 meeting.
2. 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 1/23/24 meeting.
3. 2 Bedford Street - Notice of Intent (SE192-910) - Zenith Consulting Engineers - new contractor bay facility. Continued from 1/23/24 meeting.
4. 15 Island Rd - Notice of Intent - Zenith Consulting Engineers - septic upgrade
5. Crooked Lane - Notice of Intent - Foresight Engineering - Construction of a single-family home within buffer zone of a cranberry bog.
6. 1 Mona Street - Request for Determination of Applicability. Chapter 91 license.
7. Meeting Minutes - Approve meeting minutes from November 14, 2023 and November 28, 2023.
8. Discussion - Commission Members

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.

Lori Canedy

From: SERO_NOI@MassMail.state.ma.us
Sent: Wednesday, February 21, 2024 2:02 PM
To: billbachantbuilders@comcast.net; whitney.mcclees@mass.gov; nyles@zcellc.com
Cc: sero_noi@state.ma.us; Conservation; Lori Canedy; sero_noi@state.ma.us
Subject: MassDEP NOI File Number

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST REGIONAL OFFICE
20 RIVERSIDE DRIVE, LAKEVILLE, MA 02347 508-946-2700

Date: 02/21/2024 Municipality LAKEVILLE

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

| | |
|---|--------------------------|
| Applicant BILL BACHANT BUILDERS | Owner Address |
| Address 9 TYLER AVENUE, EAST WAREHAM MA | |
| Locus 15 ISLAND ROAD** , LAKEVILLE MA | |

This project has been assigned the following file # : **SE 192-0913**

ISSUANCE OF A FILE NUMBER INDICATES ONLY COMPLETENESS OF SUBMITTAL, NOT APPROVAL OF APPLICATION

Although a file # is being issued, please note the following:

Regards,
for MassDEP,

(508)-946-2774
Whitney.McClees@mass.gov



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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):

15 Island Road

a. Street Address

Lakeville

b. City/Town

02347

c. Zip Code

Latitude and Longitude:

041/001

f. Assessors Map/Plat Number

41d48'45" N

d. Latitude

70d57'36"

e. Longitude

027

g. Parcel /Lot Number

2. Applicant:

William

a. First Name

Bachant

b. Last Name

Bill Bachant Builders

c. Organization

9 Tyler Ave

d. Street Address

East Wareham

e. City/Town

MA

f. State

02538

g. Zip Code

774-263-3134

h. Phone Number

i. Fax Number

billbachantbuilders@comcast.net

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Nyles

a. First Name

Zager

b. Last Name

Zenith Consulting Engineers, LLC

c. Company

3 Main Street

d. Street Address

Lakeville

e. City/Town

MA

f. State

02347

g. Zip Code

508-947-4208

h. Phone Number

i. Fax Number

nyles@zcellc.com

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50 + \$75.00

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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A. General Information (continued)

6. General Project Description:

The installation of a new advanced treatment septic system and the decommissioning of the existing septic system within 100' of a wetland and within flood zone AE-57

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

58329

c. Book

b. Certificate # (if registered land)

313

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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WPA Form 3 – Notice of Intent

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

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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. <input type="checkbox"/> Bank | 1. linear feet | 2. linear feet |
| b. <input type="checkbox"/> Bordering Vegetated Wetland | 1. square feet | 2. square feet |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | 1. square feet 3. cubic yards dredged | 2. square feet |

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|---|---|--|
| d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding | 30 1. square feet 10 3. cubic feet of flood storage lost | 30 2. square feet 10 4. cubic feet replaced |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding | 1. square feet 2. cubic feet of flood storage lost | 3. cubic feet replaced |
| f. <input type="checkbox"/> Riverfront Area | 1. Name of Waterway (if available) - specify coastal or inland | |

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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

MassDEP File Number _____

Document Transaction Number _____

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.

| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|---|---|--|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | |
| b. <input type="checkbox"/> Land Under the Ocean | _____ | |
| | 1. square feet | |
| | _____ | |
| | 2. cubic yards dredged | |
| c. <input type="checkbox"/> Barrier Beach | Indicate size under Coastal Beaches and/or Coastal Dunes below | |
| d. <input type="checkbox"/> Coastal Beaches | _____ | _____ |
| | 1. square feet | 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | _____ | _____ |
| | 1. square feet | 2. cubic yards dune nourishment |
| | _____ | |
| | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
| f. <input type="checkbox"/> Coastal Banks | _____ | |
| | 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | _____ | |
| | 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | _____ | _____ |
| | 1. square feet | 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds | _____ | |
| | 1. square feet | |
| | _____ | |
| | 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | _____ | |
| | 1. square feet | |
| k. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or Inland Land Under Waterbodies and Waterways, above | |
| | _____ | |
| | 1. cubic yards dredged | |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | _____ | |
| | 1. square feet | |

4. 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



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MassDEP File Number _____

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Lakeville

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

8/2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



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

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

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

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

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

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

South Shore - Bourne 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@mass.gov

North Shore - Plymouth to New Hampshire border:

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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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

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D. Additional Information (cont'd)

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

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

Subsurface Sewage Disposal System Upgrade

a. Plan Title

Zenith Consulting Engineers, LLC

Jamie L. Bissonette, P.E.

b. Prepared By

c. Signed and Stamped by

1/16/2024

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

5934

2. Municipal Check Number

2-7-24

3. Check date

5935

4. State Check Number

2-7-24

5. Check date

Zenith Consulting Engineers, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number

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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.

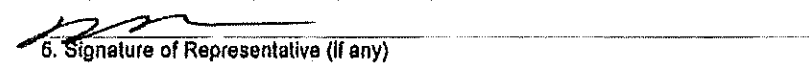

1. Signature of Applicant

2-7-24

2. Date

3. Signature of Property Owner (if different)

4. Date


6. Signature of Representative (if any)

2-7-24

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

15 Island Road Lakeville
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

William Bachant
 a. First Name b. Last Name
Bill Bachant Builders
 c. Organization
9 Tyler Avenue
 d. Mailing Address
East Wareham MA 02538
 e. City/Town f. State g. Zip Code
774-263-3134 billbachantbuilders@comcast.net
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

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

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| Cat. 1e Septic System | 1 | \$110.00 | \$110.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------|
| Total Project Fee: | <u>\$110.00</u> |
| State share of filing Fee: | <u>\$42.50</u> |
| City/Town share of filing Fee: | <u>\$67.50 + \$75.00</u> |
| | <u>\$142.50</u> |

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

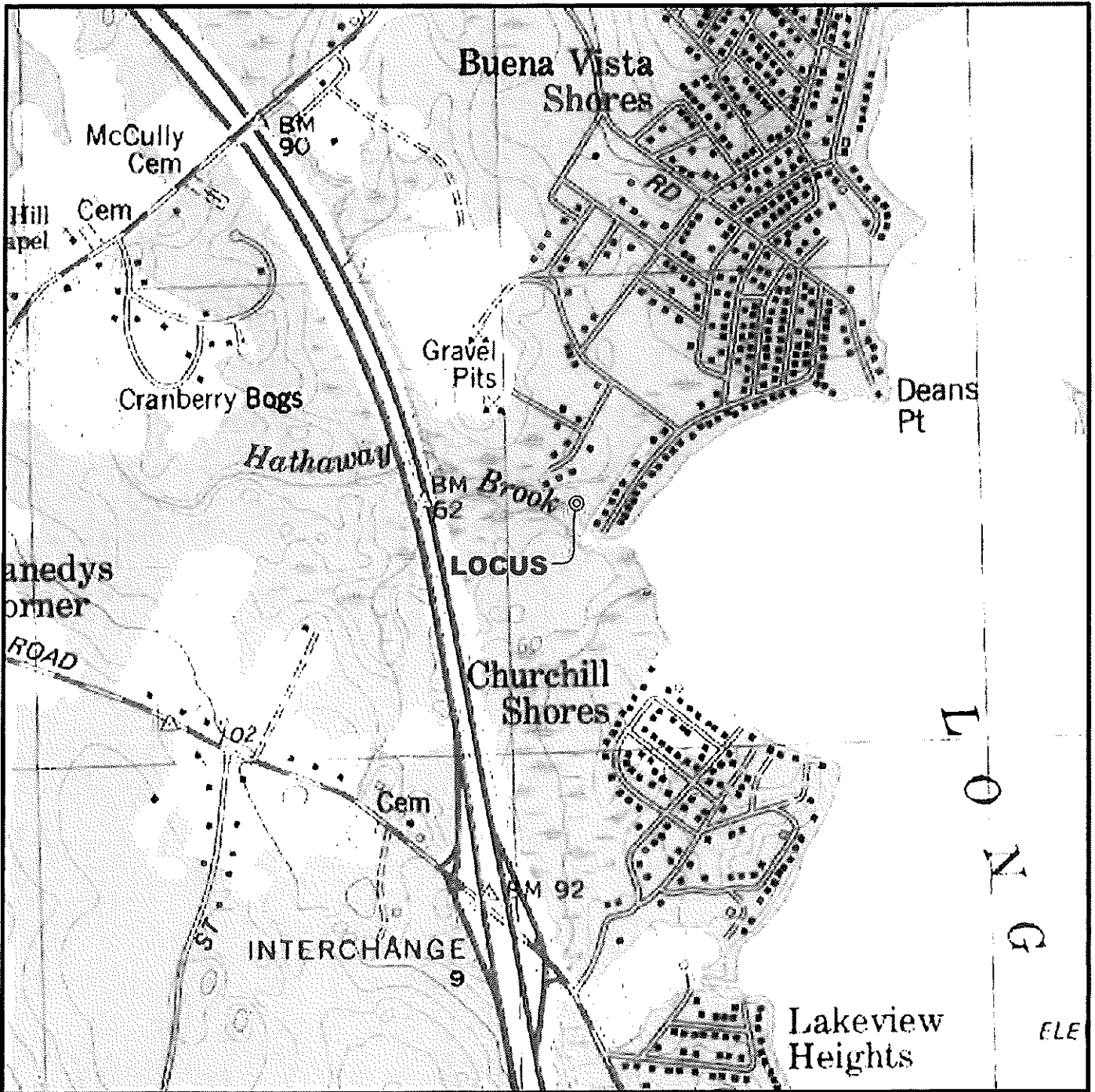
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Locus: 15 Island Road. in Lakeville, MA
Assessors Map 041 Block 001 Lot 027

Notice of Intent Attachments

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

USGS Map



SHEET NAME:

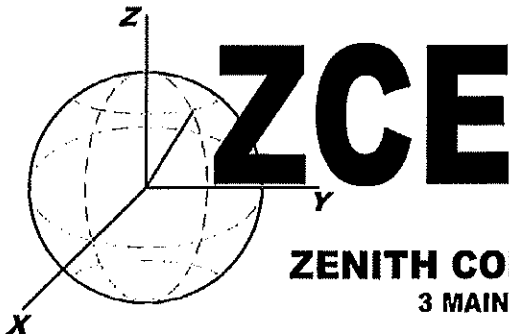
USGS MAP

PROJECT SITE:

**15 ISLAND ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**BILL BACHANT BUILDERS
9 TYLER AVENUE, EAST WAREHAM, MA**

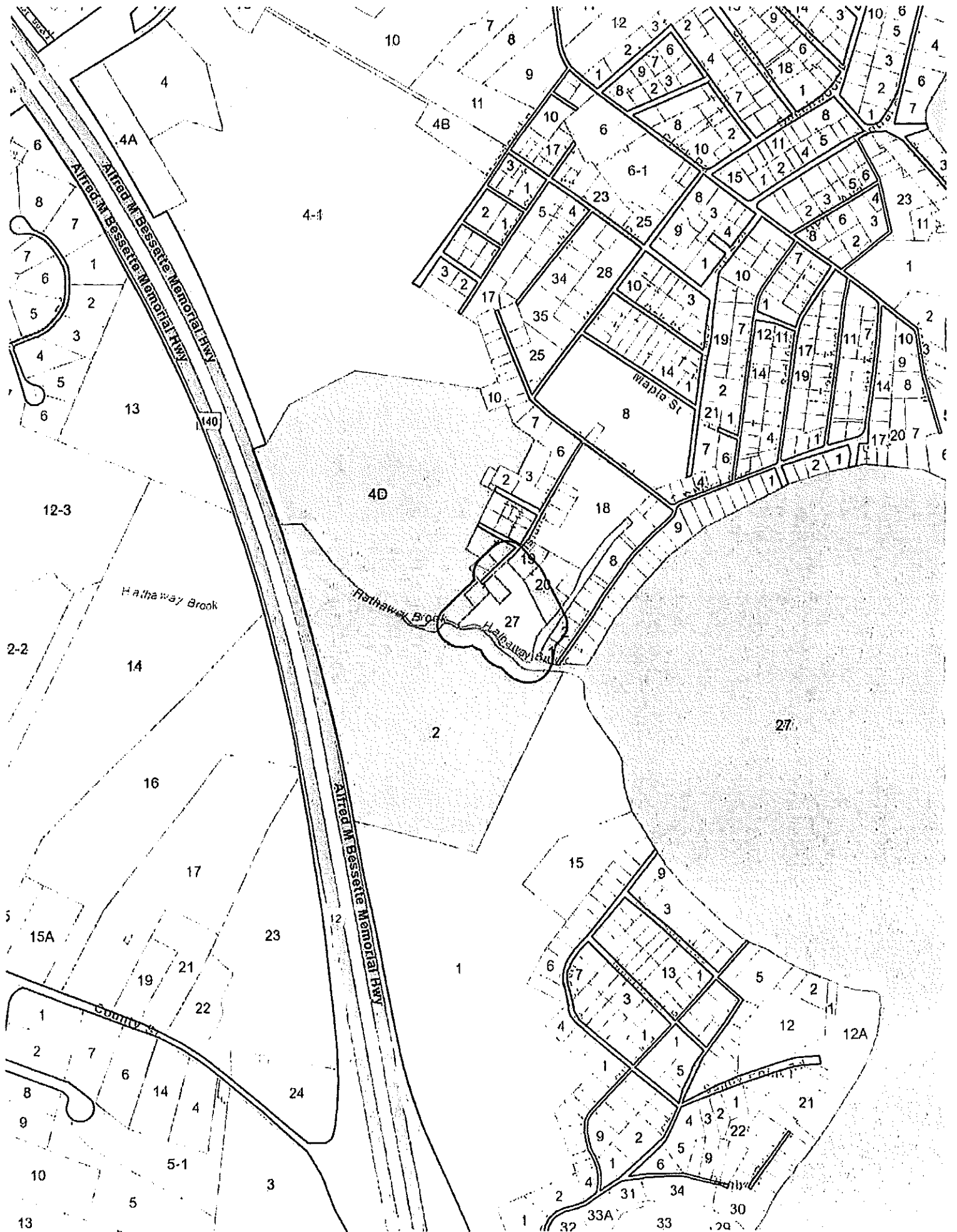


ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Abutters List with Assessors Map





100 feet Abutters List Report

Lakeville, MA
January 25, 2024

Subject Property:

Parcel Number: 041-001-027
CAMA Number: 041-001-027
Property Address: 15 ISLAND RD

Mailing Address: BACHANT WILLIAM
9 TYLER AV
WAREHAM, MA 02538

Abutters:

Parcel Number: 032-004-004D
CAMA Number: 032-004-004D
Property Address: 9 NOOK ST

Mailing Address: CLARK SHORES WATER CORP
PO BOX 1122
LAKEVILLE, MA 02347

Parcel Number: 033-003-002
CAMA Number: 033-003-002
Property Address: COUNTY ST

Mailing Address: COLUCCINO ANTHONY & JEANNETTE
C/O JEANNETTE TROIANI
24 LANGLOIS PINES
LAKEVILLE, MA 02347

Parcel Number: 041-001-001
CAMA Number: 041-001-001
Property Address: 46 SHORE AV

Mailing Address: GREEN THOMAS C & DARLENE M
46 SHORE AVE
LAKEVILLE, MA 02347

Parcel Number: 041-001-002
CAMA Number: 041-001-002
Property Address: 44 SHORE AV

Mailing Address: SABIN ROBERT W
44 SHORE AVE
LAKEVILLE, MA 02347

Parcel Number: 041-001-003
CAMA Number: 041-001-003
Property Address: 42 SHORE AV

Mailing Address: ROUILLARD STEPHEN & LISA
5 BRIAN ROAD
NORTON, MA 02766

Parcel Number: 041-001-019
CAMA Number: 041-001-019
Property Address: 13 ISLAND RD

Mailing Address: PLACE STEPHEN L & CAROL V
STEWART SHERILYNN P & OSTROWSKY
EDWARD
13 ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 041-001-020
CAMA Number: 041-001-020
Property Address: 13 ISLAND RD

Mailing Address: PLACE STEPHEN L & CAROL V
STEWART SHERILYNN P & OSTROWSKY
EDWARD
13 ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 041-001-021
CAMA Number: 041-001-021
Property Address: 17 ISLAND RD

Mailing Address: CAMPBELL PAUL
17 ISLAND RD
LAKEVILLE, MA 02347

Parcel Number: 041-001-022
CAMA Number: 041-001-022
Property Address: 17 ISLAND RD

Mailing Address: CAMPBELL PAUL
17 ISLAND RD
LAKEVILLE, MA 02347



www.cai-tech.com

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



100 feet Abutters List Report

Lakeville, MA
January 25, 2024

Parcel Number: 041-001-023
CAMA Number: 041-001-023
Property Address: ISLAND RD

Mailing Address: NEW ENGLAND ACRES INC
11 WEIR ST
TAUNTON, MA 02780

Parcel Number: 041-001-024
CAMA Number: 041-001-024
Property Address: ISLAND RD

Mailing Address: BLASI JOHN & LINA
13878 FARNESE DRIVE
ESTERO, FL 33928

Parcel Number: 041-001-025
CAMA Number: 041-001-025
Property Address: 14 ISLAND RD

Mailing Address: GRUNDY WAYNE A & CHRISTIE A
PO BOX 1161
LAKEVILLE, MA 02347

Parcel Number: 041-001-026
CAMA Number: 041-001-026
Property Address: 14 ISLAND RD

Mailing Address: GRUNDY WAYNE A & CHRISTIE A
PO BOX 1161
LAKEVILLE, MA 02347

Parcel Number: 041-002-002
CAMA Number: 041-002-002
Property Address: 2 GLEN ST

Mailing Address: LOPICCOLO MARY E LOPICCOLO
VICTOR
2 GLEN ST
LAKEVILLE, MA 02347

Parcel Number: 041-002-003
CAMA Number: 041-002-003
Property Address: 2 GLEN ST

Mailing Address: LOPICCOLO MARY E LOPICCOLO
VICTOR
2 GLEN ST
LAKEVILLE, MA 02347

Parcel Number: 048-001-027
CAMA Number: 048-001-027
Property Address: LONG POND

Mailing Address: TAUNTON CITY OF- WATER DEPARTM
90 INGELL ST
TAUNTON, MA 02780

CERTIFIED

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

041-001-027
Map, Block, Lot of Applicant
1.25.24
Date

Norman Taylor
Board of Assessors



www.cai-tech.com

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1/25/2024

Page 2 of 2

Notification to Abutters

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

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

- A. The name of the applicant is **Bill Bachant Builders**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Lakeville, Massachusetts** Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 1331, Section 40).
- C. The address of the lot where the activity is proposed is **15 Island Road, Lakeville, Massachusetts (Assessors Map 041, Block 001, Lot 027)**.
- D. Copies of the Notice of Intent may be examined at **Lakeville Conservation Commission, 346 Bedford Street, Lakeville, MA 02347 by appointment. For more information, call: (508) 946-8823.**

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

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

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

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

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

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

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

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

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

Massachusetts Natural Heritage Atlas



SHEET NAME:

NHESP MAP

PROJECT SITE:

**15 ISLAND ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**BILL BACHANT BUILDERS
9 TYLER AVENUE, EAST WAREHAM, MA**



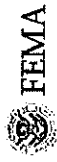
ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette



70°57'55"W 41°48'58"N



Legend

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

| | |
|--|---|
| | Without Base Flood Elevation (BFE) Zone A, AE, AR |
| | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | Regulatory Floodway |
| | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile |
| | 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 L |
| | NO SCREEN |
| | Area of Minimal Flood Hazard Zone X |
| | Effective LOMRS |
| | Area of Undetermined Flood Hazard Zone |
| | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |
| | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |
| | Digital Data Available |
| | No Digital Data Available |
| | Unmapped |

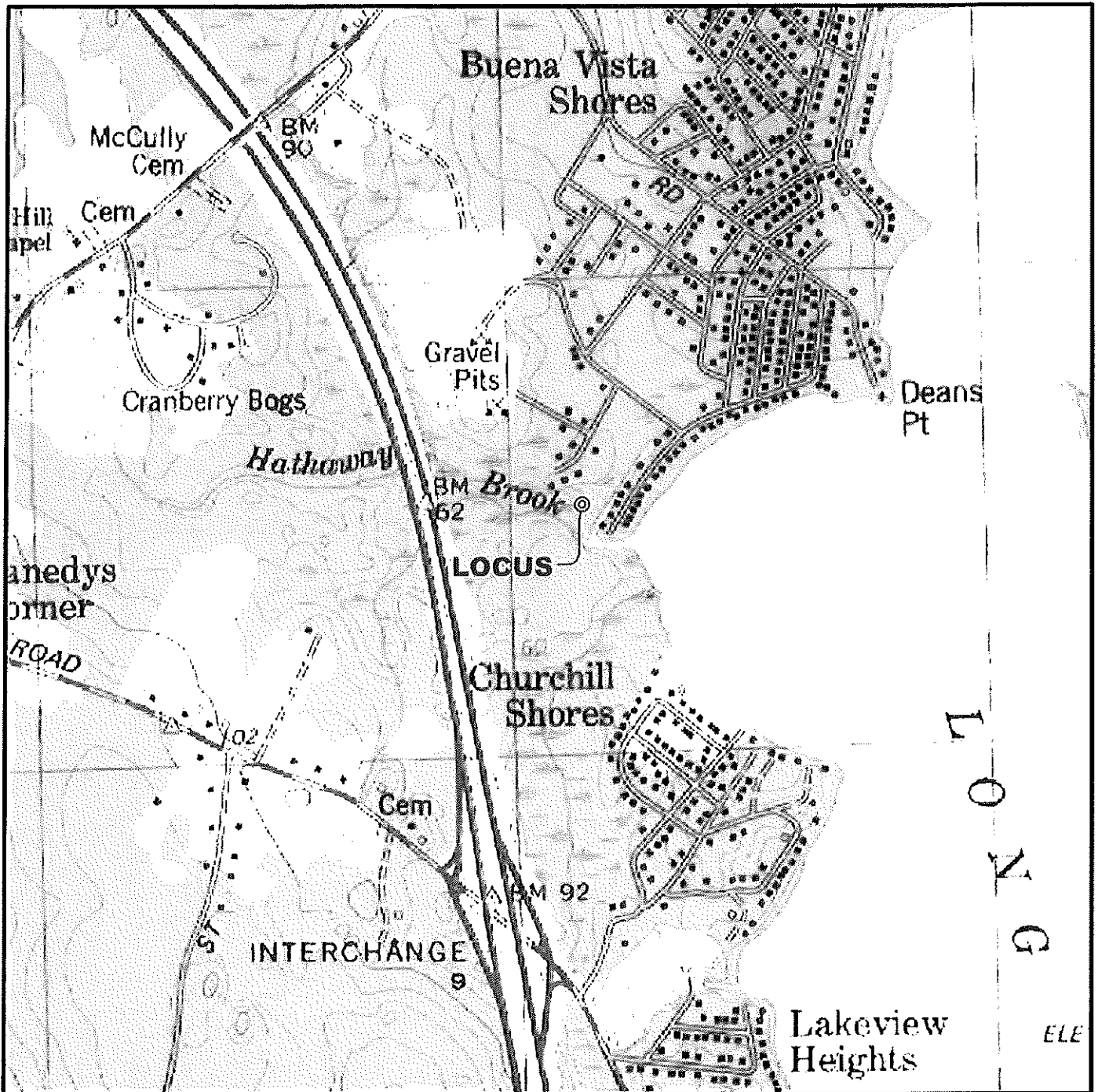
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/16/2024 at 1:57 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.

Area of Critical Environmental Concern Map



SHEET NAME:

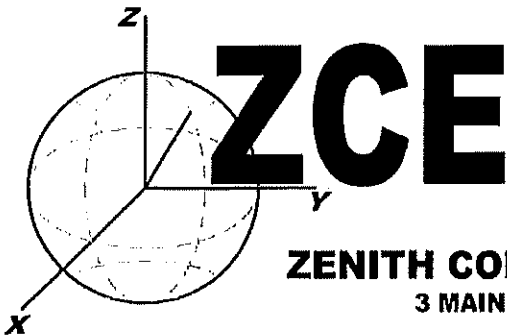
ACEC MAP

PROJECT SITE:

**15 ISLAND ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**BILL BACHANT BUILDERS
9 TYLER AVENUE, EAST WAREHAM, MA**

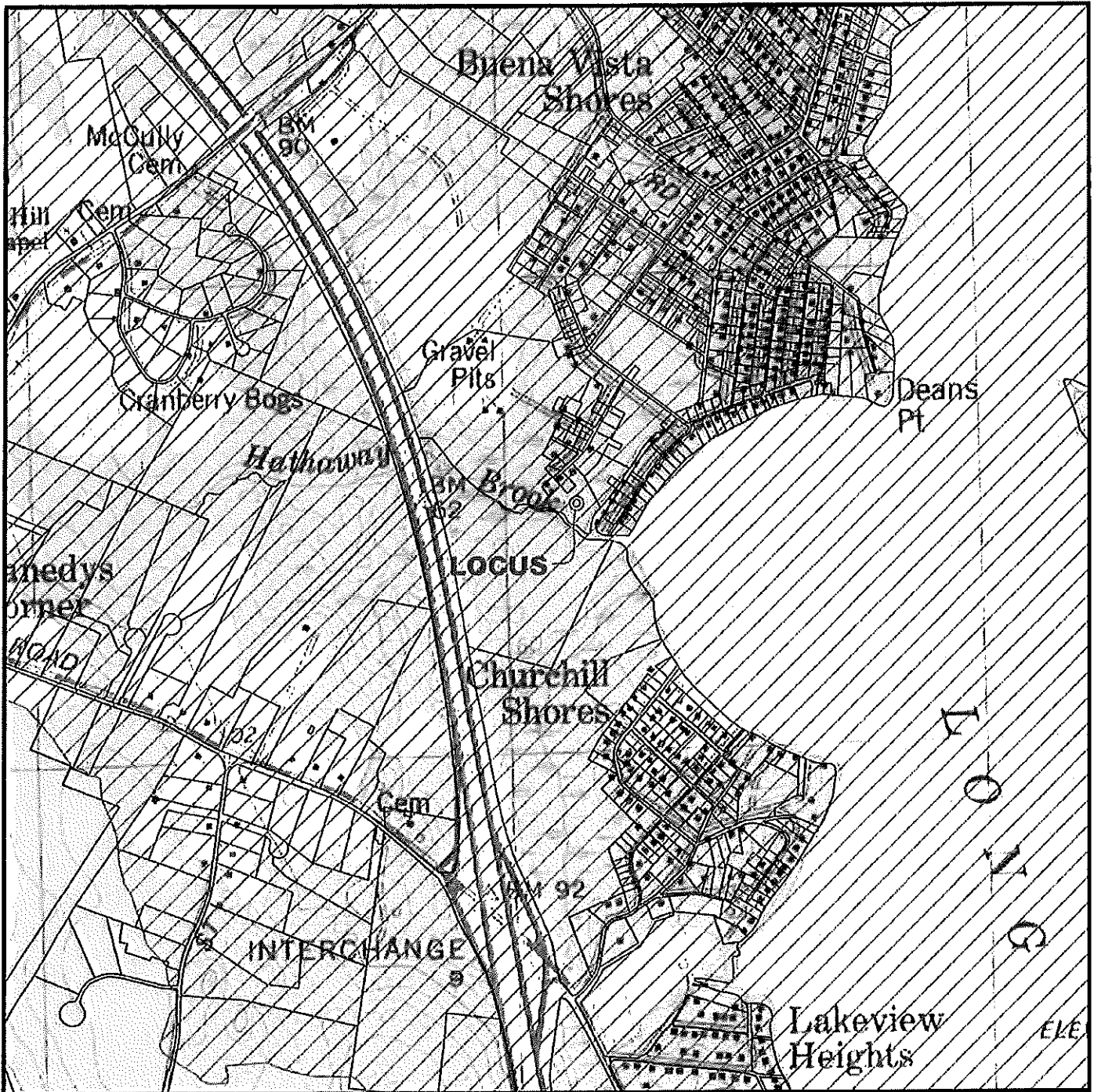


ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Outstanding Resource Water Map



SHEET NAME:

ORW MAP

PROJECT SITE:

**15 ISLAND ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**BILL BACHANT BUILDERS
9 TYLER AVENUE, EAST WAREHAM, MA**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Copies of Checks

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

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

Rockland Trust Company
53-447/113

5934

02/07/2024

PAY TO THE ORDER OF Town of Lakeville

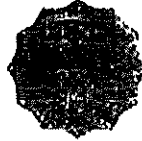
\$**67.50

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

10 PROTECTED AGAINST FRAUD



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



[Signature]

MEMO 15 Island Road

MP

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

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

Rockland Trust Company
53-447/113

5935

02/07/2024

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$**42.50

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

10 PROTECTED AGAINST FRAUD



Commonwealth of Massachusetts



[Signature]

MEMO 15 Island Rd., Lakeville

MP

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

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

Rockland Trust Company
53-447/113

5936

02/07/2024

PAY TO THE ORDER OF Town of Lakeville

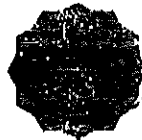
\$**75.00

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

10 PROTECTED AGAINST FRAUD



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



[Signature]

MEMO 15 Island Rd.

MP

Details on Back Inside Check/night Secure Check

Details on Back

Inside Check/night Secure Check

SECURITY FEATURES REGISTER ON BACK INDICATE NO TAMPERING OR COPYING

Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347-1817

Rockland Trust Company
63-4477113

5937

02/07/2024

PAY TO THE ORDER OF Nemasket Week

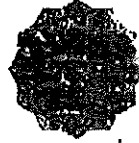
\$**75.00

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

DOLLARS

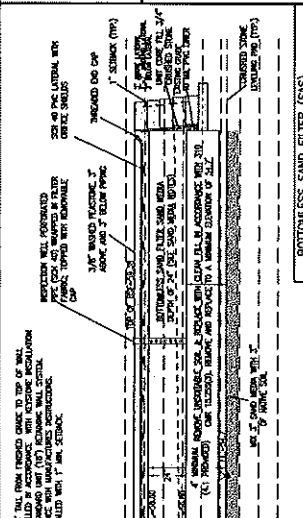
Nemasket Week

10 STATE STREET, LAKEVILLE, MASSACHUSETTS 01822



[Handwritten Signature]

MEMO 15 Island Road; Lakeville



DESIGN CALCULATIONS

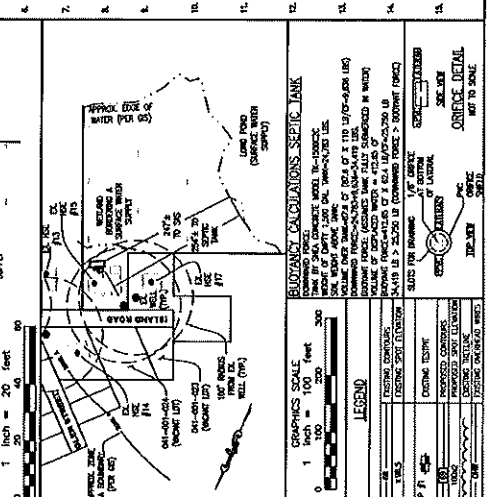
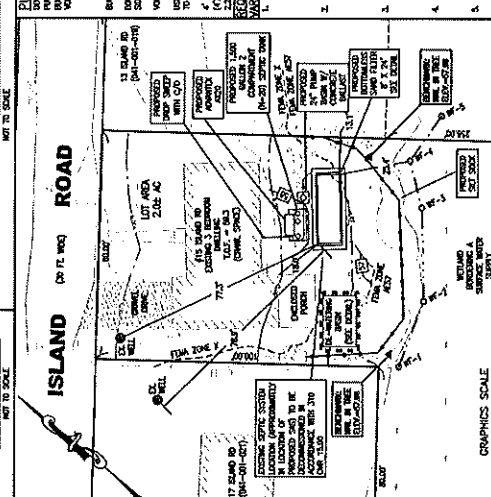
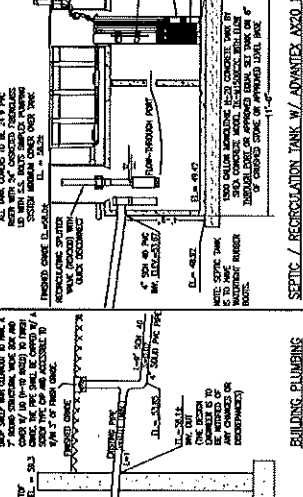
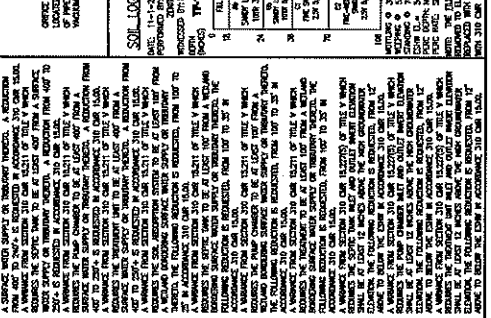
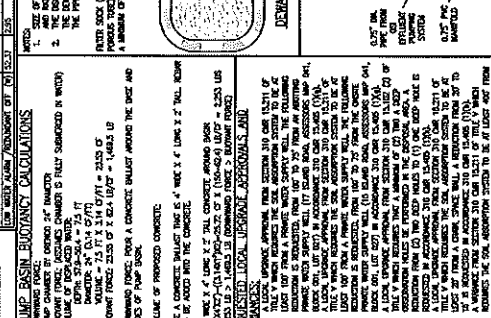
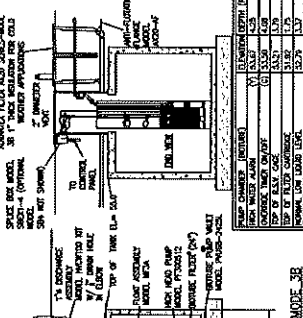
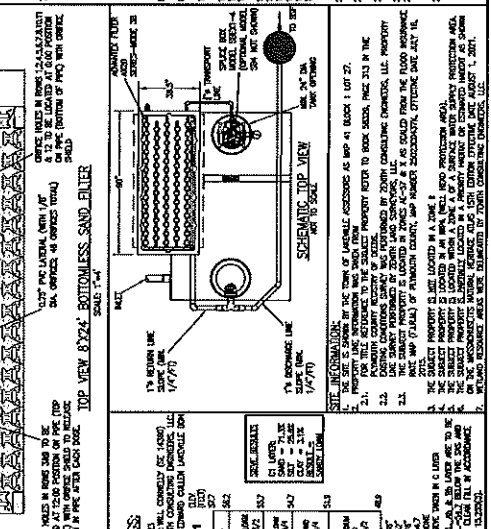
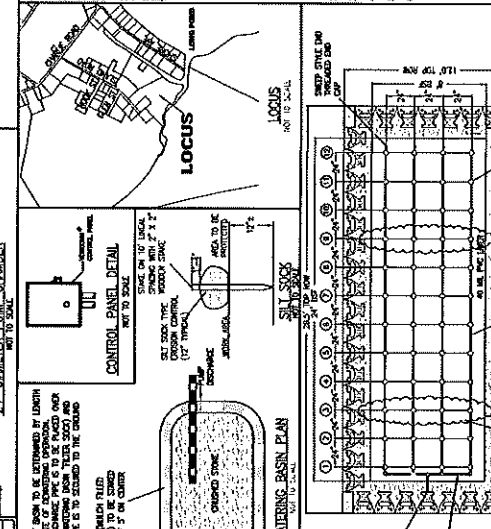
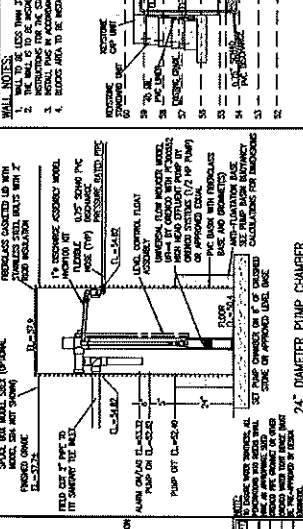
DESIGNED AND DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: 1/18/24

1. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
 2. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
 3. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
 4. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
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 9. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
 10. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD

RESIN CALCULATIONS

DESIGNED AND DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: 1/18/24

1. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
 2. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
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 9. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD
 10. DESIGN FLOW: 1.0 GPM (APPROXIMATE) = 3.8 GPD



Foresight Engineering

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

RECEIVED

February 13, 2024

FEB 14 2024

Lakeville Conservation Commission

Conservation Commission

RE: Notice of Intent, Crooked Lane (59/1/4A)

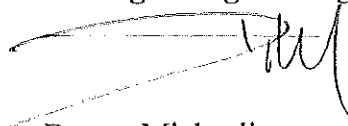
Dear Commission Members:

On behalf of *Derek Maksy*, enclosed herewith please find two (2) copies of a Notice of Intent and the accompanying plan regarding the above-referenced filing. Also enclosed you will find a checks in the amount of \$262.50 payable to the *Town of Lakeville* to cover the State filing fee, \$75.00 payable to the *Town of Lakeville* to cover the Local filing fee, and a check in the amount of \$75.00 payable to the Town of *Newmarket Week* to cover the legal ad fee.

The applicant is proposing to construct a single family dwelling with associated grading within the buffer zone of adjacent bogs and irrigation canals. The applicant is also proposing to install Erosion control measures that 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. **Abutters have been notified for the 2/27/24 meeting.** Thank you.

Sincerely,
Foresight Engineering, Inc.



Darren Michaelis
Design Engineer

Cc: DEP – Southeast



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

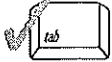
MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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):

Crooked Lane

a. Street Address

Lakeville

b. City/Town

02347

c. Zip Code

Latitude and Longitude:

059/001

f. Assessors Map/Plat Number

d. Latitude

04A

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Derek

a. First Name

Maksy

b. Last Name

c. Organization

44 Clear Pond Rd

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):

\$500

a. Total Fee Paid

\$262.50

b. State Fee Paid

\$237.50

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 single family dwelling with associated grading within the buffer zone.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

35204

c. Book

b. Certificate # (if registered land)

120

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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

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. <input type="checkbox"/> Bank | 1. linear feet _____ | 2. linear feet _____ |
| b. <input type="checkbox"/> Bordering Vegetated Wetland | 1. square feet _____ | 2. square feet _____ |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | 1. square feet _____ | 2. square feet _____ |
| | 3. cubic yards dredged _____ | |

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

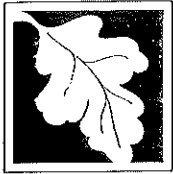
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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 _____

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

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

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

| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|---|--|--|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | |
| b. <input type="checkbox"/> Land Under the Ocean | 1. square feet _____ | |
| | 2. cubic yards dredged _____ | |
| c. <input type="checkbox"/> Barrier Beach | Indicate size under Coastal Beaches and/or Coastal Dunes below | |
| d. <input type="checkbox"/> Coastal Beaches | 1. square feet _____ | 2. cubic yards beach nourishment _____ |
| e. <input type="checkbox"/> Coastal Dunes | 1. square feet _____ | 2. cubic yards dune nourishment _____ |

| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|---|---|--|
| f. <input type="checkbox"/> Coastal Banks | 1. linear feet _____ | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | 1. square feet _____ | |
| h. <input type="checkbox"/> Salt Marshes | 1. square feet _____ | 2. sq ft restoration, rehab., creation _____ |
| i. <input type="checkbox"/> Land Under Salt Ponds | 1. square feet _____ | |
| | 2. cubic yards dredged _____ | |
| j. <input type="checkbox"/> Land Containing Shellfish | 1. square feet _____ | |
| k. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above | |
| | 1. cubic yards dredged _____ | |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | 1. square feet _____ | |

4. 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.

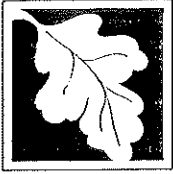
a. square feet of BVW _____

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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Lakeville _____

City/Town _____

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 | 1% |
| | percentage/acreage |

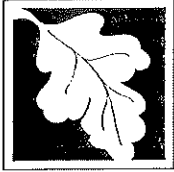
2. Assessor's Map or right-of-way plan of site

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
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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City/Town

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

- a. Yes No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

- a. Yes No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.

- b. No. Check why the project is exempt:

1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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WPA Form 3 – Notice of Intent

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

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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.

Septic Design Plan

a. Plan Title

Foresight Engineering Inc.

Kevin Walker

b. Prepared By

c. Signed and Stamped by

2/9/24

1"=30'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

2406

2. Municipal Check Number

2/12/24

3. Check date

2408

4. State Check Number

2/12/24

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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

2/12/24

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:

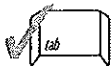
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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

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



A. Applicant Information

1. Location of Project:

Crooked Lane _____ Lakeville _____
 a. Street Address b. City/Town
 2407 _____ \$237.50 _____
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Derek _____ Maksy _____
 a. First Name b. Last Name

 c. Organization
 44 Clear Pond Rd _____
 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

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.

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

B. Fees (continued)

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|--------------------------------|-----------------------------|--------------------------------|------------------------------|
| New Construction Single Family | 1 | \$500 | \$500.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: \$500.00

Step 6/Fee Payments:

| | |
|--------------------------------|---|
| Total Project Fee: | \$500.00 |
| State share of filing Fee: | a. Total Fee from Step 5 \$237.50 |
| City/Town share of filing Fee: | b. 1/2 Total Fee less \$12.50 \$262.50 |
| | 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.)

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 February 27th at 7pm at the Lakeville Police Station, 323 Bedford Street, on a Notice of Intent filing. The applicant, Derek Maksy, is proposing the construction of a single family dwelling with associated grading and site work within the buffer zone of an existing cranberry bog area.

The project is located on Crooked Lane and also identified as Assessors
Map 059 Block 001 Lot 04A



100 feet Abutters List Report

Lakeville, MA
January 31, 2024

Subject Property:

Parcel Number: 059-001-004A *+4E*
CAMA Number: 059-001-004A *+4E*
Property Address: 0 CROOKED LN

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

Abutters:

Parcel Number: 058-002-001
CAMA Number: 058-002-001
Property Address: 45 CROOKED LN

Mailing Address: SCHOBEL WILFRED L & SANDRA M
SCHOBEL FAMILY TRUST
45 CROOKED LN
LAKEVILLE, MA 02347

Parcel Number: 059-001-002
CAMA Number: 059-001-002
Property Address: 91 CROOKED LN

Mailing Address: OVERTON SAMANTHA B & FORBES
QUINN W
91 CROOKED LN
LAKEVILLE, MA 02347

Parcel Number: 059-001-002A
CAMA Number: 059-001-002A
Property Address: 89 CROOKED LN

Mailing Address: SIMPSON AMY J
89 CROOKED LN
LAKEVILLE, MA 02347

Parcel Number: 059-001-003
CAMA Number: 059-001-003
Property Address: 43 STETSON ST

Mailing Address: LUCEY DEBORAH A
43 STETSON ST
LAKEVILLE, MA 02347

Parcel Number: 059-001-003A
CAMA Number: 059-001-003A
Property Address: 87 CROOKED LN

Mailing Address: DONAHUE BRYNNA
87 CROOKED LN
LAKEVILLE, MA 02347

Parcel Number: 059-001-004
CAMA Number: 059-001-004
Property Address: 1 CEDAR BERRY LN

Mailing Address: KANSKY MITCHELL A & ROSA PATRICIA
H
1 CEDAR BERRY LN
LAKEVILLE, MA 02347

Parcel Number: 059-001-004B
CAMA Number: 059-001-004B
Property Address: 31 STETSON ST

Mailing Address: MAKSY DEREK A
44 CLEAR POND RD
LAKEVILLE, MA 02347

Parcel Number: 059-001-004C
CAMA Number: 059-001-004C
Property Address: 0 STETSON ST

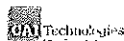
Mailing Address: MAKSY DEREK A & MADELYN J
44 CLEAR POND RD
LAKEVILLE, MA 02347

Parcel Number: 059-001-004E
CAMA Number: 059-001-004E
Property Address: REAR STETSON ST

Mailing Address: MAKSY DEREK A
44 CLEAR POND RD
LAKEVILLE, MA 02347

Parcel Number: 059-001-005
CAMA Number: 059-001-005
Property Address: 19 STETSON ST

Mailing Address: SHERMAN PHILIP B & ESTELLE M
19 STETSON ST
LAKEVILLE, MA 02347



www.cai-tech.com

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



100 feet Abutters List Report

Lakeville, MA
January 31, 2024

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

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

CERTIFIED

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

059-001-004R+4E
Map, Block, Lot of Applicant

Norman Gay
Board of Assessors

1/31/24
Date

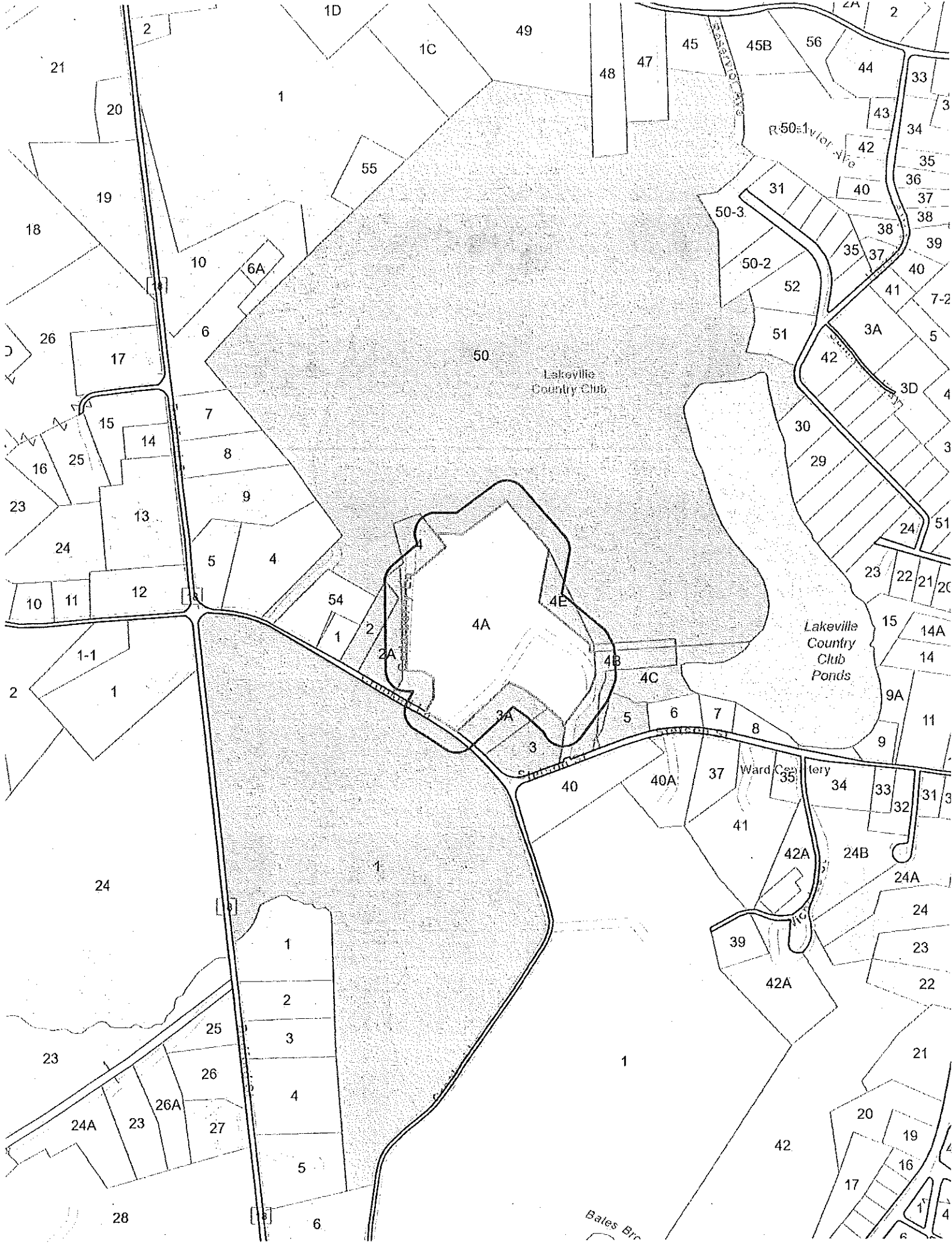


www.cai-tech.com

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1/31/2024

Page 2 of 2



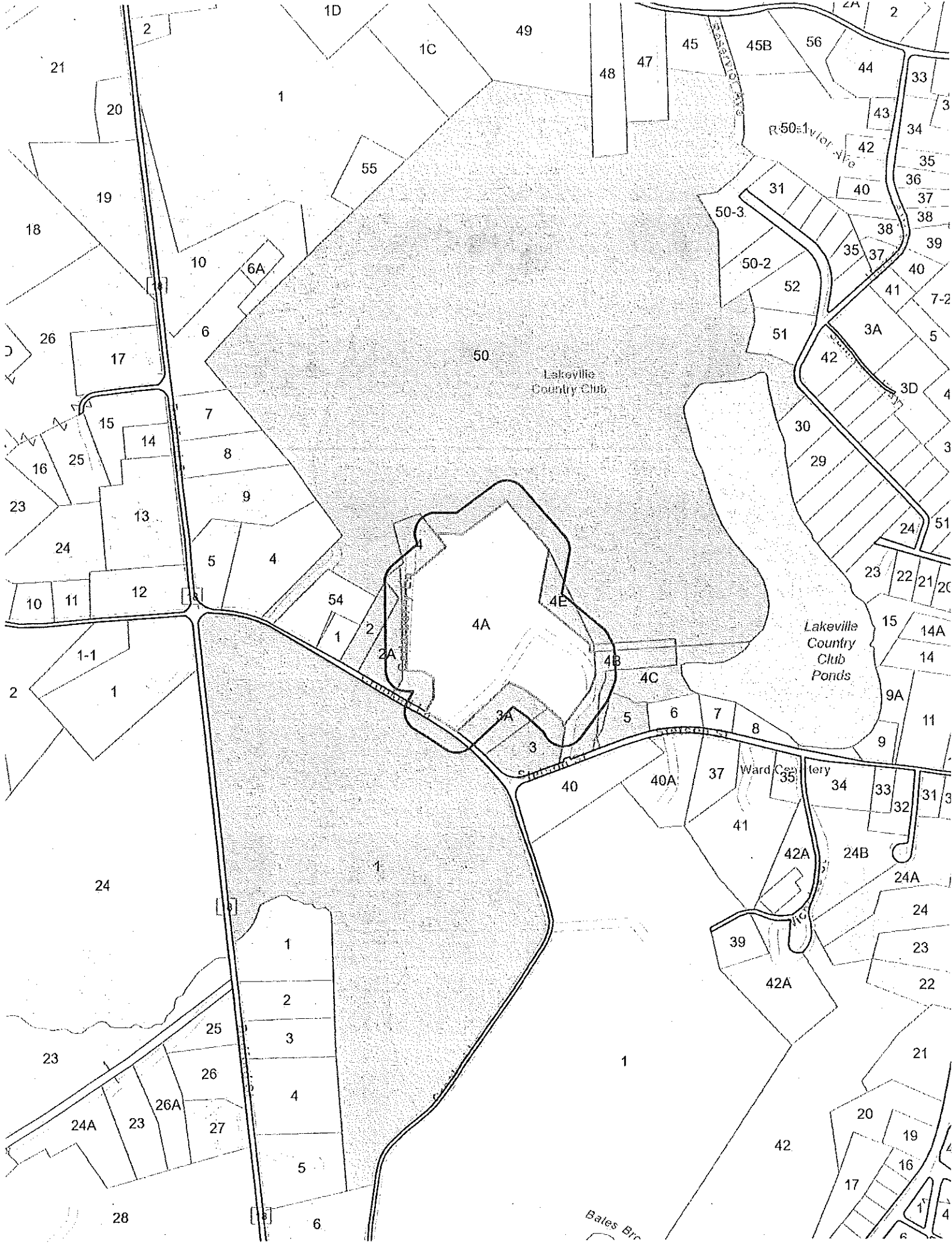
Lakeville Country Club

Lakeville Country Club Ponds

Ward Cemetery

Bales Br

R:50=1vior A/Fo



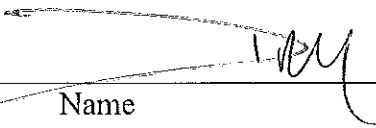
AFFIDAVIT OF SERVICE

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 *2/13/24*, 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 *construction of a single family dwelling with associated grading in 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

2/12/24

Date

**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 _Crooked Lane_
 - E. Assessors Map and Lot Number: _59/001/04A_
 - 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 a single family dwelling with associated grading in an area adjacent to existing cranberry bogs and irrigation canals._
 - 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 Thursday.

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

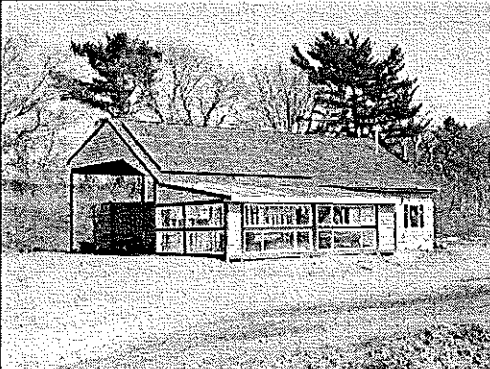
NOTE: You may contact the Department of Environmental Protection Regional office at 508-946-2800 for more information.

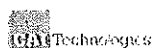
**MEETING 2/27/24 @ 7PM IN THE
LAKEVILLE POLICE DEPARTMENT
323 BEDFORD ST, LAKEVILLE**

Property Card: REAR STETSON ST
Town of Lakeville, MA



| Parcel Information | |
|---|--|
| Parcel ID: F_807261_2775719 Vision ID: 103331 Owner: MAKSY DEREK A Co-Owner: Mailing Address: 44 CLEAR POND RD LAKEVILLE, MA 02347 | Map: 059 Lot: 001-004E Use Description: Res Achud Zone: Land Area in Acres: 1.26 |
| Sale History | Assessed Value |
| Book/Page: Sale Date: 12/2/2022 Sale Price: \$1 | Land: \$16,100 Buildings: \$0 Extra Bldg Features: Outbuildings: Total: \$16,100 |

| Building Details: Building # | | | |
|--|--|--|---|
|  | <table> <tr> <td> Model: Living Area: 2836 Appr. Year Built: Style: Cape Cod Stories: 2 Occupancy: 1 No. Total Rooms: 8 No. Bedrooms: 04 No. Baths: 2 No. Half Baths: 1 </td> <td> Int Wall Desc 1: Drywall/Sheet Int Wall Desc 2: Ext Wall Desc 1: Wood Shingle Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: Forced Air-Duc Heat Fuel: Oil A/C Type: None </td> </tr> </table> | Model: Living Area: 2836 Appr. Year Built: Style: Cape Cod Stories: 2 Occupancy: 1 No. Total Rooms: 8 No. Bedrooms: 04 No. Baths: 2 No. Half Baths: 1 | Int Wall Desc 1: Drywall/Sheet Int Wall Desc 2: Ext Wall Desc 1: Wood Shingle Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: Forced Air-Duc Heat Fuel: Oil A/C Type: None |
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www.cai-tech.com

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

MADDIGAN
LAND SURVEYING,
LLC.

1845 CROOKED LANE
LAKEVILLE, MA 02456
508-888-1111
WWW.MADDIGAN-MA.COM

| DATE | REVISIONS |
|--------------|-------------------|
| APR 11, 2019 | ISSUED FOR PERMIT |
| APR 11, 2019 | ISSUED FOR PERMIT |

PROJECT NO. 11-086-04
DATE: APRIL 11, 2019
PROJECT: 11-086-04
DRAWN BY: JPD
CHECKED BY: JPD

FORM A PLAN OF LAND
89 CROOKED LANE &
1 CEDAR BERRY LANE &
LAKEVILLE, MASSACHUSETTS
PREPARED FOR
DEREK A. MAKSY

FORM A PLAN
SCALE: 1" = 80'
SHEET NO. 1 OF 1

FOR REGISTRY USE ONLY

OWNERS/APPLICANTS:
DEREK A. MAKSY
42 CEDAR BERRY LANE
LAKEVILLE, MA 02456
DEED BOOK 35324 PAGE 131

DEREK A. & MADelyn J. MAKSY
1943 PLIMOUTH COUNTY LAYOUT
DEGREE 7 1025 - CROOKED LANE
1943 PLIMOUTH COUNTY LAYOUT
DEGREE 7 1004 - STEINSON STREET

PLAN REFERENCES:

PLAN BOOK 53 PAGE 345
PLAN BOOK 34 PAGE 1008
PLAN BOOK 40 PAGE 1008
PLAN BOOK 40 PAGE 1008
DEED BOOK 2188 PAGE 117
PLAN BOOK 12 PAGE 386
PLAN BOOK 26 PAGE 1086

ZONING REQUIREMENTS:

LOT AREA: 70,000 SQ. FT.
LOT FRONTAGE: 175 FT.
FRONT SETBACK: 45 FT.
REAR SETBACK: 35 FT.
BUILDING HEIGHT: 35 FT.
UPLAND AREA: 52,500 SQ. FT.
CONTIGUOUS NON-WETLAND

TOWN OF LAKEVILLE PLANNING BOARD
APPROVAL UNDER SUBMISSION CONTROL LAY NOT REQUIRED.
SUBMISSION CONTROL LAY NOT APPLICABLE TO THIS PLAN.
DATE: 4/11/2019

Derek A. Masy
DEREK A. MAKSY
REGISTERED PROFESSIONAL LAND SURVEYOR

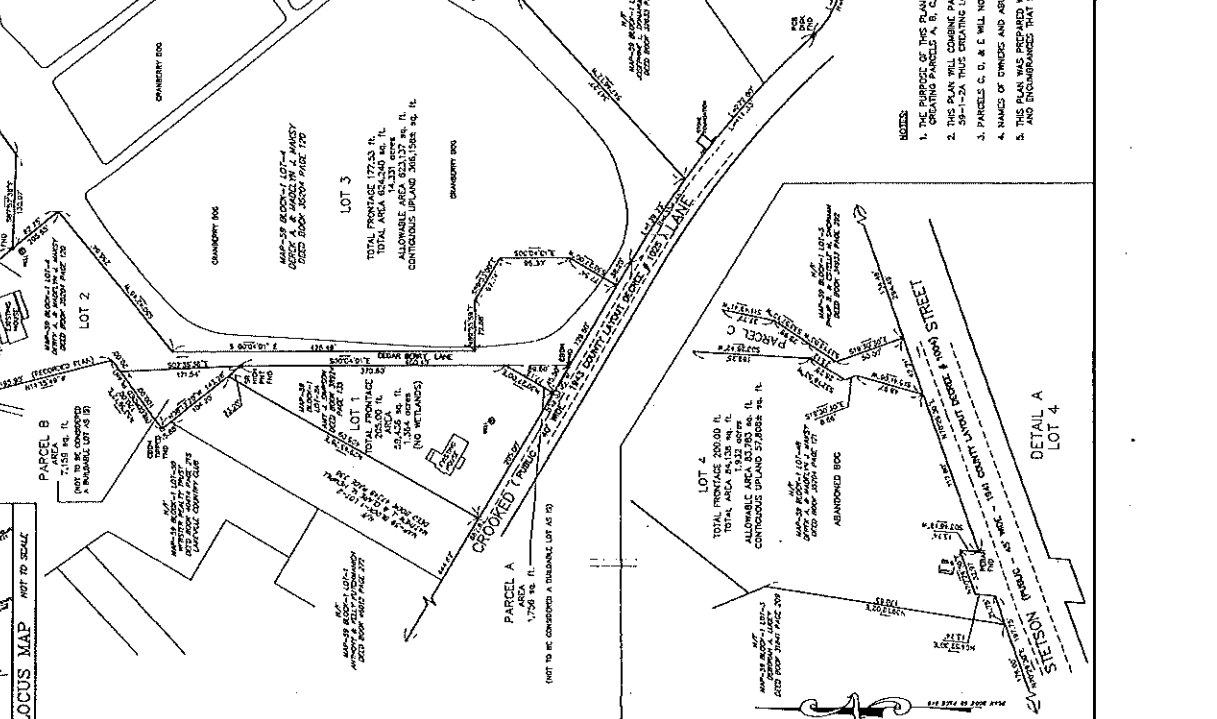
APPROVED BY THE TOWN OF LAKEVILLE PLANNING BOARD
DATE: 4/11/2019

APPROVED BY THE TOWN OF LAKEVILLE PLANNING BOARD
DATE: 4/11/2019

APPROVED BY THE TOWN OF LAKEVILLE PLANNING BOARD
DATE: 4/11/2019

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DATE: 4/11/2019

APPROVED BY THE TOWN OF LAKEVILLE PLANNING BOARD
DATE: 4/11/2019



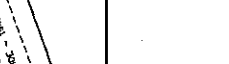
LOCUS MAP

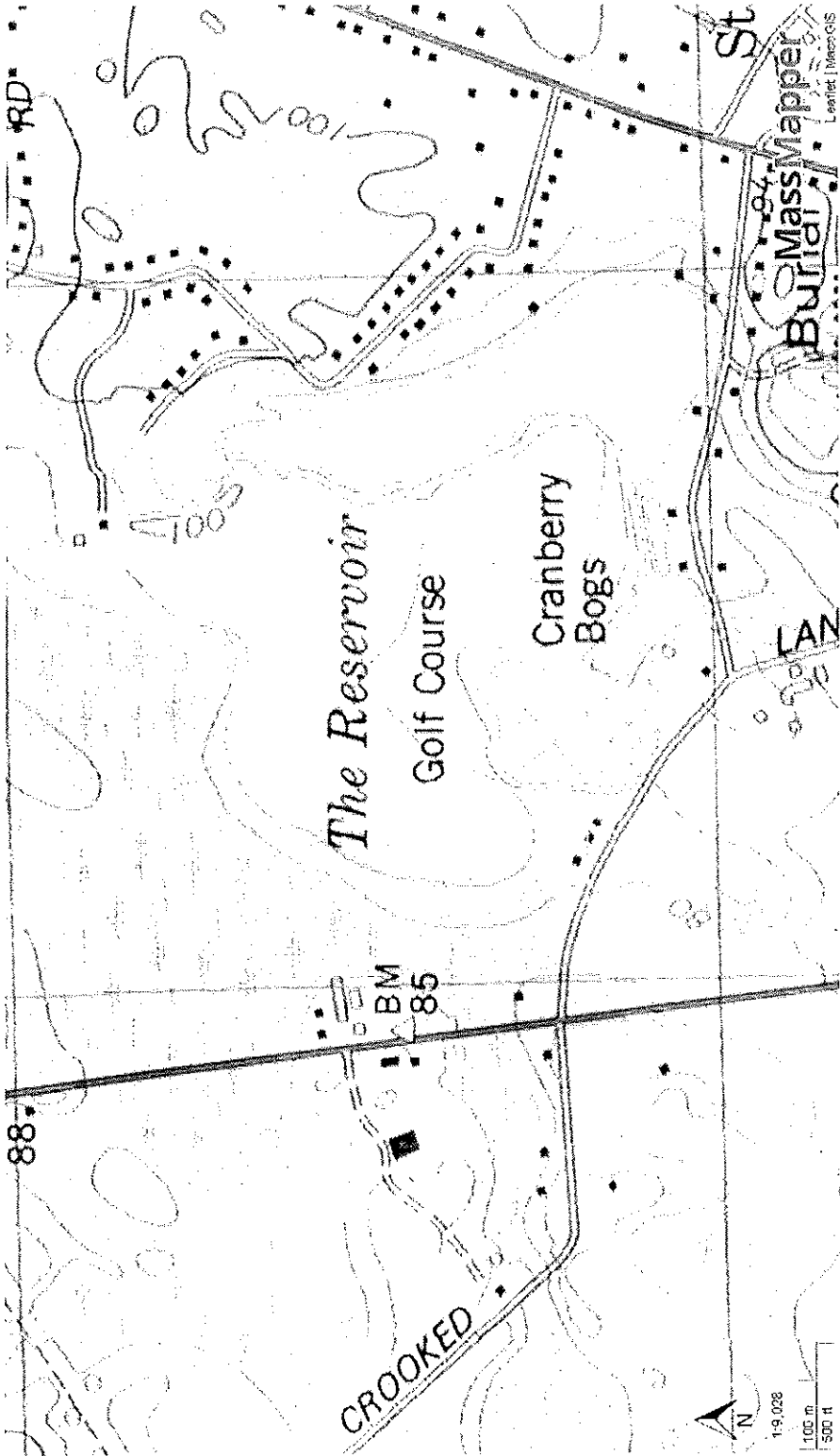


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1-4, PARCELS A, B, C, D, AND ALSO OPERATING PARCELS A, B, C, D, E FROM ASSESSOR'S PARCELS 55-1-2A, 59-1-4, 59-1-4B, AND 59-1-4C, RESPECTIVELY.
2. THIS PLAN WILL COMBINE PARCEL A WITH PARCEL 58-1-4. THIS CREATING LOT 2 AND PARCEL B WILL BE ADDED TO PARCEL 59-1-2A. THIS CREATING LOT 1 AND MAKING ITS AREA MORE CORRESPONDING PARCEL 59-1-2A IS ALREADY A PRE-EXISTING LOT.
3. PARCELS C, D, & E WILL NOT BE COMBINED AT THIS TIME AND WILL BE STAND ALONE NON-BUILDABLE PARCELS.
4. PARCELS OF CHANGE AND ABUTTING PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.

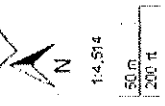
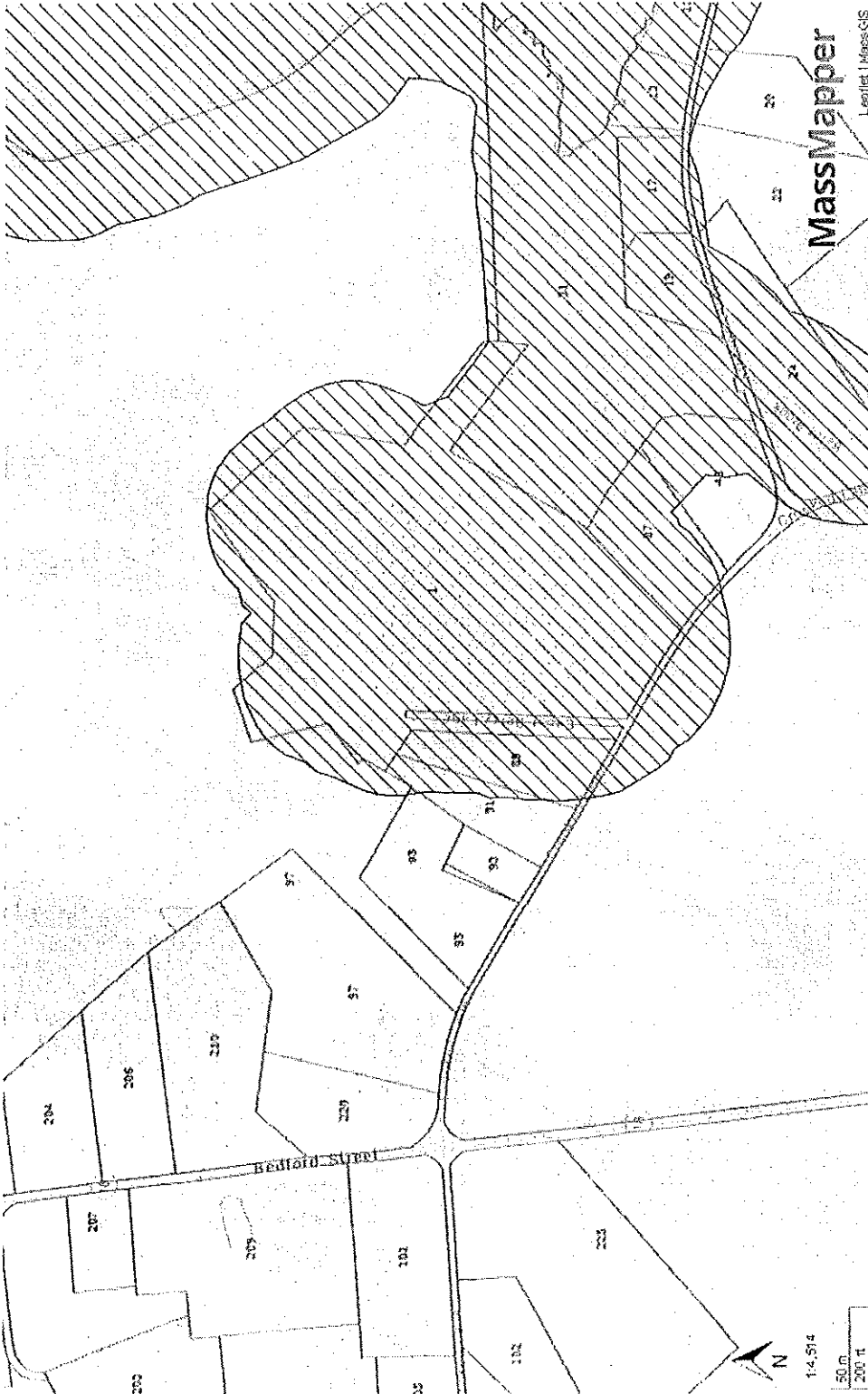
DETAIL A



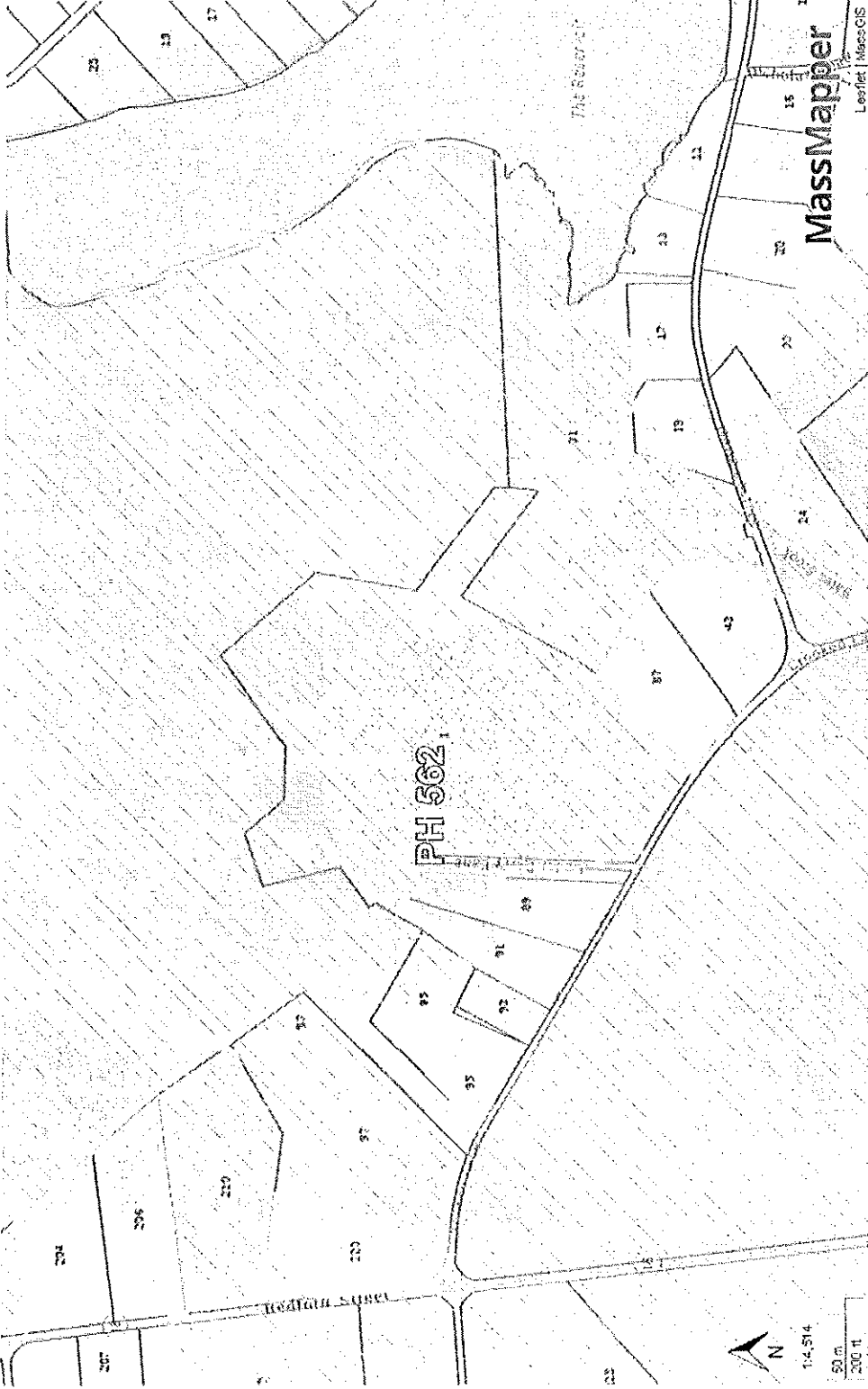


Leaflet | Mapbox

Zone A
□
Property Tax Parcels



NHESP Estimated Habitats of Rare Wildlife
 NHESP Priority Habitats of Rare Species
 Property Tax Parcels





MASSWILDLIFE

MASSACHUSETTS PROJECT REVIEW CHECKLIST

Massachusetts Endangered Species Act M.G.L. c.131A and Regulations (321 CMR 10.00)

Project Details

*Project or Site Name: New Construction Single Family Dwelling

*Street Address/Location: Crooked Lane

*Town(s): Lakeville

*Total Site Acreage: 14.33 *Acreage of Disturbance¹: <1.0

Parcel/lot number: 059/001 Assessors map/plat number: 04A

Project Description (if necessary, a project/site description can also be provided as an attachment):

Construction of a single family dwelling, on site septic system and associated grading

Registry of deeds Information²

Registry: Plymouth Certificate # (if registered land): _____

Book: 35204 Page Number: 120

Do you have a previous NHESP Tracking number? (Yes / No) If yes, please provide: No

Will this project require a filing with the Conservation Commission and/or DEP pursuant to the Wetlands Protection Act (WPA)? (Yes / No)

Map

*Required: Enclose a map with the site location clearly marked and centered on the page.

Landowner Info

*Are you the Record Owner³ of the property? (Yes / No)

*If No, are you a representative of the Record Owner or do you have permission from the Record Owner to submit this request or filing?⁴ (Yes / No)

Don Maksy

*Landowner Name

44 Clear Pond Road Lakeville MA 02347

*Street Address/Location *City/Town *State *Zip Code

dmaksy@comcast.net

Email Telephone

Comments/Purpose of request⁵:

¹ Please disclose the full acreage of disturbance associated with the project, including areas outside of Priority Habitat.

² If your project contains more than one registered property, please attach a document listing the Registry information for each.

³ Record Owner means any person or entity holding a legal or equitable interest, right or title to real property, as reflected in a written instrument or recorded deed, or any person authorized in writing by such person.

⁴ If you are not the record owner, a statement or proof that you are authorized by the record owner must be attached.

⁵ Provide the authorization you have to submit this request if you are not the record owner and not a representative of the record owner.

Applicant Info

Applicant Name (if different from Landowner)

Street Address/Location

City/Town

State

Zip Code

Email (if available)

Telephone

Representative Info

Foresight Engineering Inc

Applicant Name (if different from Landowner)

518 County Road

West Wareham

MA

02346

Street Address/Location

City/Town

State

Zip Code

foresight_enginc@yahoo.com

508-245-2148

Email (if available)

Telephone

*Required Documents

- USGS map (1:24,000 or 1:25,000) with property boundary clearly outlined
- Project plans for entire site (including wetland Resource Areas, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work)
- Assessor's map or right-of-way plan of site
- Statement/proof that applicant is the Record Owner or that applicant is a person authorized in writing by the record owner to submit this filing
- Photographs representative of the site

Projects altering 10 or more acres, must also submit:

- A vegetation cover type map of the site
- Project plans showing Priority Habitat boundaries

The Division will notify you within 30 days if the materials submitted do not satisfy the filing requirements under 321 CMR 10.20. The Division may request additional information, such as, but not limited to, species and habitat surveys. A request for additional information would come within 30 days of receiving a complete filing.

*Filing Fee

Fee schedule is available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>

*Total MESA Fee Enclosed: \$300.00 Payable via check to Comm. of MA - NHESP

*Required Signatures

I hereby certify under the pains and penalties of perjury that the information contained is true and complete to the best of my knowledge.

Dan Mahy
Signature of Property Owner/Record Owner of Property

2/15/2024
Date

Signature of Applicant (if different from Owner)

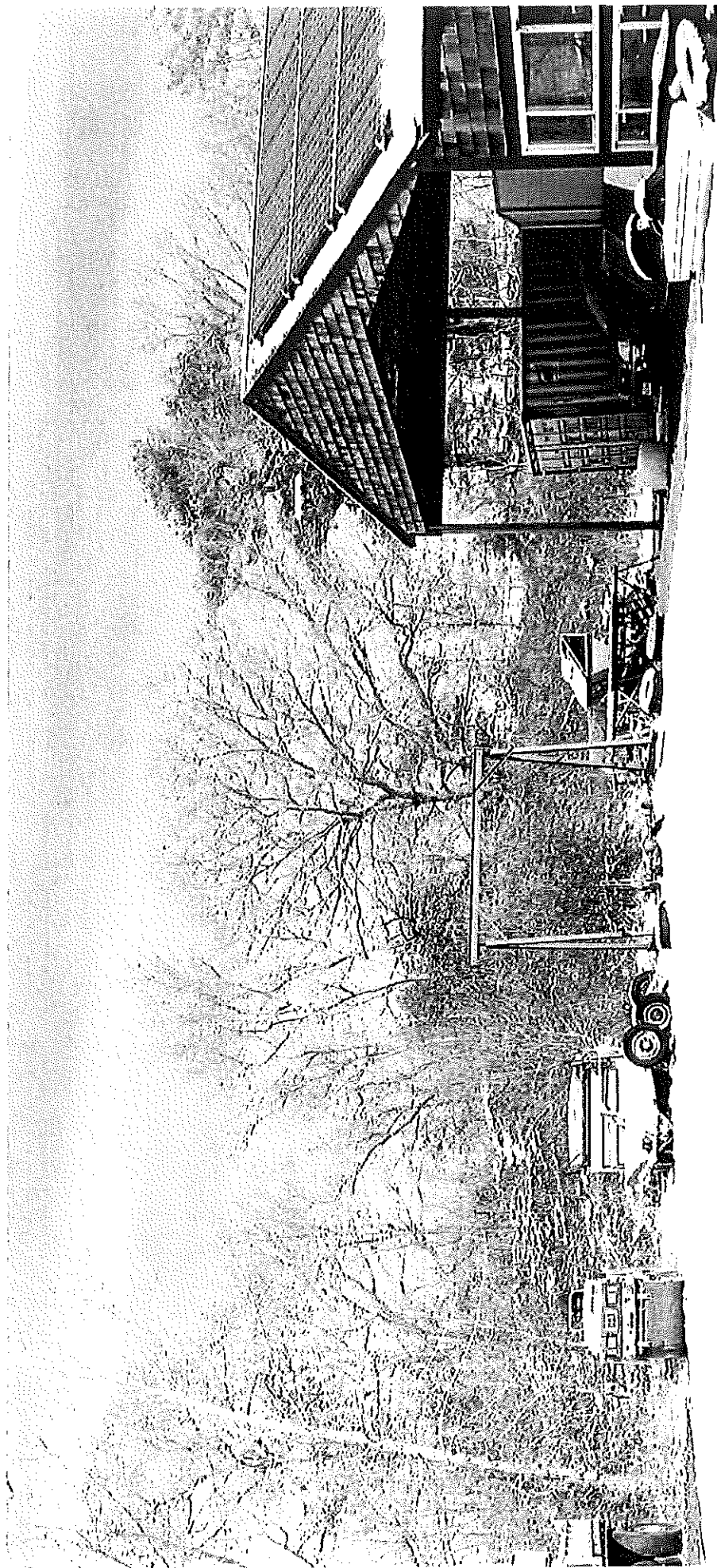
Date

Please mail this completed form, with the required document and fee to:
NHESP Regulatory Review | MassWildlife Field Headquarters | 1 Rabbit Hill Road | Westborough, MA 01581













9589 0210 5270 0864 1304 38
9589 0210 5270 0864 1304 38
9589 0210 5270 0864 1304 38

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Bryanna Donahue
87 Crooked Lane
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 38
9589 0210 5270 0864 1304 38
9589 0210 5270 0864 1304 38

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Mitchell & Ross Kenisky
1 Cedar Berry Lane
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 38
9589 0210 5270 0864 1304 38
9589 0210 5270 0864 1304 38

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Deborah-Lucey
43 Stetson Street
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 63
9589 0210 5270 0864 1304 63
9589 0210 5270 0864 1304 63

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Derek & Madelyn Maksy
Webster Realty Trust
44 Clear Pond Road
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 75
9589 0210 5270 0864 1304 75
9589 0210 5270 0864 1304 75

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Samantha Overton
91 Crooked Lane
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 69
9589 0210 5270 0864 1304 69
9589 0210 5270 0864 1304 69

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Wilfred & Sandra Schobel
Schobel Family Trust
45 Crooked Lane
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 52
9589 0210 5270 0864 1304 52
9589 0210 5270 0864 1304 52

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Philip & Isacile Sherman
19 Stetson Street
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 45
9589 0210 5270 0864 1304 45
9589 0210 5270 0864 1304 45

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

Amy-Simpson
89 Crooked Lane
Lakeville, MA 02347
FS23-094NO1

9589 0210 5270 0864 1304 36
9589 0210 5270 0864 1304 36
9589 0210 5270 0864 1304 36

USPS
CERTIFIED MAIL RECEIPT
MIDDLEBORO MA 02346

NHESP
Division of Fisheries and Wildlife
1 Rabbit Hill
Westborough, MA 01581
FS23-094NO1

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 February 27th at 7pm at the Lakeville Police Station, 323 Bedford Street, on a Notice of Intent filing. The applicant, Derek Maksy, is proposing the construction of a single family dwelling with associated grading and site work within the buffer zone of an existing cranberry bog area.

The project is located on Crooked Lane and also identified as Assessors
Map 059 Block 001 Lot 04A



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

LAKEVILLE
City/Town

WPA Form 1- Request for Determination of Applicability

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

RECEIVED

FEB 16 2024

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.



Applicant: Conservation Commission

ADEL ASSAAD 8731970@gmail.com
Name E-Mail Address

35 Hearthstone Rd
Mailing Address

South Easton MA 02375
City/Town State Zip Code

508 873-1970
Phone Number

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name E-Mail Address

Mailing Address

City/Town State Zip Code

Phone Number Fax Number (if applicable)

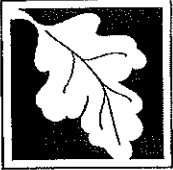
B. Determinations

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

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

N/A
Name of Municipality

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



WPA Form 1- Request for Determination of Applicability City/Town

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

C. Project Description

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

1 MONA St LAKEVILLE
Street Address City/Town

039 block 001 001
Assessors Map/Plat Number Parcel/Lot Number

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

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

Title Date

Title Date

Title Date

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

License and Maintain an Existing Dock, Boat Lift and Jet Ski Lift



C. Project Description (cont.)

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

The Commonwealth Of Massachusetts



No. MassDEP USE ONLY

SIMPLIFIED LICENSE
BRP WW06

Applicant must fill in pages 1 and 2 of this license.

Adel Assaad Trustee of Assaad Meleka Trust
Applicant's name of the Town/City of:

South Easton

Bristol

Town/City

in:

County

County and Commonwealth aforesaid, has applied to the Department of Environmental Protection for a Simplified License to:

Please check: maintain an existing (pre-1984):

construct a proposed or maintain an existing (post-1984):

Please check all that apply below:

Please check all that apply below:

- pier/dock
- boat ramp
- ramp
- float(s)
- pile(s)
- boat lift
- boat house
- retaining wall/seawall
- bulkhead
- rip rap/stone revetment
- groin(s)
- Nonwater-dependent (NWD) residence
- other _____

- pier/dock
- ramp
- float(s)
- pile(s)
- boat lift
- pile-supported boat house
- other Jetski lift

and has submitted plans of the same; and whereas due notice of said application has been given, as required by law, to the [Please check one:] Board of Selectmen Mayor and City Council, of the Town/City of:

Town/City

NOW, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses said Licensee, subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to:

Please check all that apply:

Please check all that apply:

- maintain existing structure(s) for:
 - non commercial docking/access to navigable water
 - shoreline stabilization
 - residential, NWD building
 - other _____

- construct and maintain structure(s) for:
 - non commercial docking/access to navigable water
 - other _____

Long Pond

Lakeville

in and over the waters of:

Waterway

in the Town/City of:

Town/City

and in accordance with the locations shown and details indicated on the accompanying License Sketch Plan No. MassDEP USE ONLY (total number of Sheet(s): FOR MassDEP USE ONLY)

The total area of the combined structures, measured below mean/ordinary high water shall be no greater than a total of 600 square feet for proposed water-dependent structures, or for structures built or substantially altered after January 1, 1984 without any fill. For structures or fill constructed prior to January 1, 1984 and not substantially altered since that date: any structures and fill, either water-dependent or nonwater-dependent, total no more than 600 square feet. In both instances structure is not a marina (i.e. does not serve ten or more vessels). Dimensions of all structures are shown on the accompanying plan(s).

"I hereby make application for a License to authorize the activities I have described herein. Upon my signature, I agree to allow the duly authorized representative of the Massachusetts Department of Environmental Protection to enter upon the premises of the project site at reasonable times for the purpose of inspection. I hereby certify that the information submitted in this document is true and accurate to the best of my knowledge. And, upon my signature, that I have read the License and conditions and agree to the terms and conditions set forth herein."

BOX A:

ADEL ASSAAD TRUSTEE OF ASSAAD MELEKA TRUST

Print Name

35 HEARTHSTONE RD. SOUTH EASTON

Mailing Address

SOUTH EASTON

City/Town (not village)

MA

02375

Bristol

State

Zip Code

County

508-873-1970

8731970@gmail.com

(area code) telephone

e-mail

Notification: Your signature to the right certifies that you have notified the entities as checked off in the boxes below.

Signature of applicant

Date

Notification of application has been provided to: (please check)

Local Conservation Commission

Board of Selectman

Mayor and City Council

Zoning Authority

Planning Board

and has been sent by certified mail to: (please check)

Abutters

Interested Parties

Landowner (if not applicant)

BOX B:

If site address is different from mailing address:

1 MONA St.

Site Address of the structures

LAKEVILLE

City/Town

MA

02347

PLYMOUTH

State

Zip Code

County

BOX C:

If the applicant is different than the owner:

Owner

Engineer/Agent

NOTE: This License is not valid until such time as it has been numbered and signed by the appropriate State officials (see page 5) and recorded at the Registry of Deeds.

USE: The structures authorized herein shall be for private non-commercial use of the licensee. The structures shall not be used for commercial purposes, leased, rented or otherwise let for compensation. Any change in use shall require an amendment to this license by the Department. The structures authorized herein shall be limited to the following uses: noncommercial docking and boating access to navigable waters.

TERM: This License will expire fifteen (15) years from the date of License issuance. By written request of the Licensee for an amendment, the Department may grant a renewal for the term of years not to exceed that authorized in the original license.

WATERWAYS CONDITIONS:

1. **ACCESS:** In accordance with any License condition, easement, or other public right of lateral passage that exists in the area of the subject property lying between the high and low water marks" or "below the ordinary high water mark", the Licensee shall allow the public in the exercise of such rights to pass freely over, under or around all structures within such (intertidal) area. Accordingly, the Licensee shall place and maintain, in good repair, a public access sign on the easterly/westerly or northerly/southerly sides of the pier/dock, authorized herein or at each property line, adjacent to the high water shoreline. Said signs shall comply with the Department's signage guidelines (see instructions) and shall be posted immediately upon license issuance or completion of construction. Nothing in this condition shall be construed as preventing the Licensee from excluding the public from portions of said structure(s) or property not intended for lateral passage.

In partial compensation for the private use of structures and/or fill on tidelands and/or private tidelands and/or Great Ponds which interferes with the rights of the public to use such lands, the Licensee shall allow the public to pass on foot, for any purpose and from dawn to dusk, within the area of the subject property lying seaward of the high water mark or, for Great Ponds within the public access way delineated on the License plan/or within 5 feet of the ordinary high water shoreline. This condition shall not be construed to prevent the Licensee from taking reasonable measures to discourage unlawful activity by users of the area intended for public passage, including but not limited to trespassing on adjacent private areas and deposit of refuse of any kind or nature in the water or on the shore. Further, the exercise by the public of free on-foot passage in accordance with this condition shall be considered a permitted use to which the limited liability provisions of M.G.L. c.21, s17c shall apply.

2. This License authorizes structure(s) and/or fill on:
FOR MassDEP USE ONLY:

| | |
|--|--|
| <input type="checkbox"/> Private Tidelands | In accordance with the public easement that exists by law on private tidelands, the Licensee shall allow the public to use and to pass freely upon the area of the subject property lying between the high and low water marks, for the purposes of fishing, fowling, navigation, strolling and the natural derivatives thereof. |
| <input type="checkbox"/> Commonwealth Tidelands | The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, upon lands lying seaward of the low water mark. The Commonwealth holds said lands in trust for the benefit of the public. |
| <input type="checkbox"/> Great Pond | The Licensee shall not restrict the public's right to use and to pass freely upon lands lying seaward of the high water mark for any lawful purpose. |
| <input type="checkbox"/> Navigable River or Stream | The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, in the waterway. |

3. Unless otherwise expressly provided by this license, the Licensee shall not limit the hours of availability of any areas of the subject property designated for public passage, nor place any gates, fences, or other structures on such areas in a manner that would impede or discourage the free flow of pedestrian movement thereon. No restriction on the exercise of these public rights shall be imposed unless otherwise expressly provided in this license.

4. Any change in use or any substantial structural alteration of any structure or fill authorized herein shall require the issuance by the Department of a new Waterways License in accordance with the provisions and procedures established in Chapter 91 of the Massachusetts General Laws. Any unauthorized substantial change in use or unauthorized substantial structural alteration of any structure or fill authorized herein shall render this Waterways License void.

5. This Waterways License shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This License may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee and those persons who have filed a written request for such notice with the Department and afforded them a reasonable opportunity to correct said noncompliance. Failure to correct said noncompliance after the issuance of a written notice by the Department shall render this Waterways License void and the Commonwealth may proceed to remove or cause removal of any structure or fill authorized herein at the expense of the Licensee, its successors and assigns as an unauthorized and unlawful structure and/or fill.

6. The structures and/or fill authorized herein shall be maintained in good repair and in accordance with the terms and conditions stated herein.

7. Nothing in this Waterways License shall be construed as authorizing encroachment in, on or over property not owned or controlled by the Licensee, except with the written consent of the owner(s) thereof.

8. This Waterways License is granted subject to all applicable Federal, State, County, and Municipal laws, ordinances and regulations including but not limited to a valid final Order of Conditions issued pursuant to G.L. Chapter 131, s.40, the Wetlands Protection Act.

CONSTRUCTION:

9a. The project shall not significantly interfere with littoral or riparian property owners' rights to access and egress their property from the waterway. All structures shall be set back, at a minimum, at least twenty-five (25) feet from abutting property lines, where feasible.

9b. Structures shall not extend beyond the length of existing piers used for similar purposes; in no case shall the length extend more than $\frac{1}{4}$ of the way across a water body and shall conform to the square footage requirements as stated in Construction Condition 9a.

9c. Within areas of salt marsh, structures shall be constructed with a minimum height of 4 feet above ground level measured from the bottom of the stringer, and maximum width of 4 feet, or at a 1:1 ratio so as not to have an adverse impact on the salt marsh or aquatic vegetation. Whereas, the width of the pier maybe equal to but not greater than the height. Any ladders shall be constructed of durable materials, shall be fixed to the pier in such a manner so as not to rest on the marsh, shall have a minimum width of 2.0 feet, and shall have adequate railings extending above the pier/dock decking in order to facilitate safe passage.

9d. When removed, all seasonal structures shall be stored landward of the mean or ordinary high water shoreline, vegetated wetlands, dunes and all wetland resource areas. Said storage shall be in conformance with any applicable local, state or federal requirements.

9e. The float(s) shall be constructed with an appropriate number of piles/pipes, legs or stop blocks attached to the float structural elements in order to maintain at least 24 inches of clearance off the bottom at extreme low tides.

9f. All work authorized herein shall be completed within five (5) years of the date of License issuance. Said construction period may be extended by the Department for one or more one year periods without public notice, provided that the Applicant submits to the Department, thirty (30) days prior to the expiration of said construction period, a written request to extend the period and provides an adequate justification for said extension.

DOCKING OF VESSELS:

10a. Motorized vessels shall be moored stern seaward of the float and shall have a draft no greater than that which provides a minimum of one foot clearance from the bottom at extreme low water. Where eelgrass is present, vessels shall not have any adverse affects on eelgrass in the area.

10b. Vessels shall be moored such that they do not become grounded at any tide.

10c. No dredging (including, but not limited to effects of prop wash) is permitted herein.

10d. No boat moored at any dock may block or unduly impede navigation within the waterway or the use of any adjacent dock.

COMPLIANCE

The Licensee, within sixty (60) days of completion of the licensed project, shall submit a written statement to the Department that the project has been completed in substantial conformance with the conditions and plans of said license, or a copy of the Certificate of Compliance for this project issued pursuant to the Wetlands Protection Act (if the project was previously issued an Order of Conditions or Superseding Order of Conditions under said Act).

This License shall be void unless the License and the accompanying plan(s) are recorded within 60 days from the date hereof, in the Registry of Deeds for the said County.

Acceptance of this Waterways License shall constitute an agreement by the Licensee to conform with all terms and conditions stated herein. This License is granted upon the express condition that any and all other applicable authorizations required due to the provisions hereof shall be secured by the Licensee prior to the commencement of any activity of use authorized pursuant to this License.

~~FOR MassDEP USE ONLY~~

THE COMMONWEALTH OF MASSACHUSETTS

IN WITNESS WHEREAS, said Department of Environmental Protection have hereunto set their hands on this _____ day of _____ in the year _____
date month year

Commissioner _____
Program Chief _____

Department of
Environmental
Protection

THE COMMONWEALTH OF MASSACHUSETTS

This License is approved in consideration of the payment into the treasury of the Commonwealth by said —
Applicant _____ of the further sum of _____ Amount dollars and zero cents (\$.00)

The amount determined by the Governor as a just and equitable charge for rights and privileges hereby granted in the land of the Commonwealth.

Boston

Approved by the Governor.

Governor

Town of Lakeville
Conservation Commission
November 14, 2023 at 7pm

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

310 Kenneth Welch Drive - Notice of Intent (SE192-891) - Goddard Consulting - Increase in parking and wetland replication. Continued from 10/10/23 meeting. Chairman Bouchard said a continuance had been requested by the applicant.

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

Voted: to continue 310 Kenneth Welch Drive to the meeting on 11/28.

Discussion: Member Yeatts said they did the site visit a month ago and they've been waiting close to 3-months since this started. She thought someone needed to show up at the next meeting. Member LeBlanc said they could refuse to continue. At that point, they would have to refile. Member LeBlanc thought they should give a warning that if no one addresses this by the next meeting, the Commission can drop it and the applicant could refile when they are ready. Chairman Bouchard agreed.

Unanimous approval.

9 Cross Street - Notice of Intent (SE192-920) - Zenith Consulting Engineers - new single-family dwelling, septic system, well, grading, lot clearing, utilities, driveway crossing, and replication area. Continued from 10/10/23. Nyles Zager from Zenith was present for discussion. He said they were asking for a continuance. He asked if anyone had a chance to review the proposal from Environmental Partners. He said it was basically \$8,000 to review the wetland line and to analyze the culverts. He said his client does not want to accept that. He asked if there was an option to go somewhere else or to have Environmental Partners review the scope again to see if there was a mistake. Member LeBlanc asked if there was an alternate peer review company. Member Yeatts said it was a very marginal lot, surrounded by wetland and just squeaks out to be a buildable lot at 54,000sf, that's why we want to be sure. Mr. Zager said they weren't disputing that. Member Yeatts wondered if they could find someone to give a price for the wetland line, and then find someone else to do the engineering. No one has reviewed that wetland line and that's what makes it a marginal lot. Mr. Zager said they originally had Bob Gray from Sabatia do the wetland delineation. They weren't disputing that the wetland line needed to be reviewed, it was just the price. The Commission will try to obtain additional proposals.

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

Voted: to continue 9 Cross Street to November 28th at 7pm.

Unanimous approval.

11 Stetson Street - Notice of Intent (SE192-904) - Zenith Consulting Engineers - Raze/relocate existing detached garage/barn and construct attached garage and breezeway. Grading and modification to existing driveway. Chairman Bouchard read the legal notice into the record. Nyles Zager was present for discussion. Mr. Zager said this was before the Commission before as a Request for Determination of

Applicability (RDA) and it was issued a positive determination, so a Notice of Intent (NOI) has been filed. This is an existing single-family dwelling with an existing detached garage. There's a bordering vegetated wetland (BVW) and a pond in the back. The proposal is for the razing of the existing detached garage and constructing a new garage with a breezeway attached to the existing home. There will be some additional pavement for the driveway and an additional 10x12 shed. This will all be done in an existing landscaped area. There are erosion control measures on the northerly side that follow the limit of work. They are also proposing a dewatering basin and have the detail and location for it, however they don't foresee having to deal with that. This is only buffer zone work and the closest point on the garage is just over 39-feet, and 24-feet from the shed to the wetland line. Member LeBlanc asked if the shed would be on a slab. Mr. Zager said it would. Member LeBlanc asked if the garage would have a frost wall. Mr. Zager said it would and that was the only reason they thought dewatering might be necessary. The breezeway would be a slab on grade. Member Yeatts asked if there was any way the relocated shed could be a little further away than 24-feet. The applicant said they could actually delete the shed because the yard isn't actually that big and it takes up a lot of the backyard. He was willing to demolish the whole shed and delete the proposed new shed from the plan. There was a discussion about leaving the shed on the plan outside the 25-foot buffer zone, in case the applicant decided he did want the shed. Mr. Zager said if they move the shed they may have to take down a tree. After some more discussion, the proposal remained the same. Member Yeatts asked if the existing patio was raised. The hay bale line only goes to the edge of the patio. Member LeBlanc asked if they could just extend the hay bale line around the patio. Mr. Zager said they could. Member Chamberlain asked if you went from where the driveway enters the lot, then down to the shore, what kind of drop in elevation is there? Mr. Zager explained the high point was at the house at 81, then down to 72, about a 9-foot drop.

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

Voted: to close the hearing and issue an Order of Conditions with all the standard conditions for construction, with an extra condition of extending the hay bale line around the existing patio.
Unanimous approval.

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. Nyles Zager from Zenith was present for discussion. Chairman Bouchard read the legal notice into the record. Mr. Zager said this project had been in front of the Commission a few years back. An NOI was filed for the construction of a new home. Since then, there has been some stockpiling of materials. This was already an existing cleared area that had a lot of horse manure that was sitting there, and he just wanted to cover it up. The applicant knows he needs to remove it, and he's willing to do that. They are creating a temporary access along the side, keeping it as far away as possible from the wetland. The material will be trucked out and the area will be stabilized. Chairman Bouchard asked what type of material was where the truck access was. Mr. Zager replied that it would be a gravel access. It is currently cleared and accessible. The proposal is just the stockpile removal in the buffer zone, there would be no disturbance to the actual resource area. There will be silt sock wrapped around that limit of work and will be left up until it is properly stabilized. There is no excavation, only hauling material out, no digging below grade. Mr. Hanson said there has been a silt sock there since the stockpiles were put there. There were comments from abutting neighbors. Ashley Evors from 77 Pickens asked about the open Order of Conditions (OOC) on this property. Member Chamberlain said the first OOC needed to be dealt with somehow. Member LeBlanc said there are two different issues. This NOI is for this issue. If there was something done with the original construction of the house that affected her house, that would be the first OOC. Chairman

Bouchard asked if Mr. Zager would like a continuation so they could come up with a plan to remediate. He said he would like to be able to give the applicant the right to be able to remove the piles. There was a discussion regarding the open OOC. Mr. Zager said he was the engineer on the project and it was for the construction of the home and will expire in April of 2024. He was willing to file for a Certificate of Compliance (COC), or at least find out what's going on. Member Yeatts said what if the applicant doesn't come back to the Commission for a COC. Mr. Zager explained to the applicant that an OOC is a lien on your property, and in order to sell the home it would need to be closed out with a COC. Member Yeatts thought they should file for a COC for the next meeting, and then they could approve the new NOI. Mr. Zager said he would try, but it would depend on what was complete and if there was anything that needed to be remedied.

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

Voted: to continue this hearing until the 29th of November at 7pm, and ask the applicant to file for a Certificate of Compliance on the original Order of Conditions.

Unanimous approval.

Member LeBlanc suggested that Ms. Evers submit a letter to the Commission with her complaints.

162 Bedford Street - Abbreviated Notice of Resource Area Delineation - Outback Engineering. Chairman Bouchard read the legal notice into the record. Jim Pavlik from Outback was present for discussion. The plan shows the wetlands that were delineated on the site. It's about 25-acres with a pond to the north side, a larger BVW on the south side, and three isolated wetland areas toward the center of the site. They did review the three isolated areas to see if they could be potential Isolated Land Subject to Flooding (ILSF). From their assessment, those areas are too small and the larger central isolated wetland also didn't meet the criteria. There are two existing buildings on the northern portion of the site that are being used for business. The remainder of the site is mostly wooded. Chairman Bouchard asked who did the delineation. Mr. Pavlik said it was Greg Drake from their office. Chairman Bouchard asked if they had an estimate of the depth of the ponds. Mr. Pavlik replied that by looking at the contours, one might be two or three feet deep and the other areas are very shallow. They are classifying the area at the back of the property as a pond because it's over 10,000sf. Mr. Pavlik said he was available for a site visit. Member Yeatts said she thought they should continue the hearing and go out and take a look at the site.

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

Voted: to continue 162 Bedford Street to give the Commission the opportunity to do a site visit.

They will continue to 11/28 at 7pm.

Unanimous approval.

Goat Island - Request for Determination of Applicability - Build a 24x20 shed on grade. Chairman Bouchard said the applicant is asking for a continuance.

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

Voted: to continue Goat Island until the 28th at 7pm.

Unanimous approval.

Town of Lakeville - Request for Determination of Applicability - Environmental Partners - demolition of pump house at Ted Williams Camp. Sabrina Castaneda from Environmental Partners was present for discussion. She explained this is one piece of several other water improvements they are pursuing throughout the town. The north section of Ted Williams Camp, where the walking trails begin, there's an old pump house there that has not been used for quite some time that has fallen into bad disrepair. There is an active pump house on-site that is currently in use. The reason for the focus on this is that the water main that runs from the well across the yard and dips into the abandoned pump house above grade, would be difficult and unsafe if any repairs to the water main were needed. The proposal is to demolish that pump house, and move the 15 or so feet of that line right outside the footprint of the abandoned pump house. They will also remove an old fence and utility pole. There are bordering wetlands on either side of the walking trails, so the excavation for the water main location is located within the 100' buffer. It is inside a manicured lawn with minimal impacts. The ground will be restored to existing conditions. Member Chamberlain asked how big the line was. Ms. Castaneda said it was a 2-inch line. Member LeBlanc asked about the grade. Ms. Castaneda replied that it was relatively flat.

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

Voted: to issue a negative three determination with one condition that the seed be a native mix.
Unanimous approval.

Meeting Minutes - July 25, 2023 and August 8, 2023.

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

Voted: to approve the Conservation Commission meeting minutes of July 25, 2023 as printed.
Unanimous approval.

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

Voted: to approve the Conservation Commission meeting minutes of August 8, 2023 as printed.
Unanimous approval.

Adjournment - (8:04pm)

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

Voted: to adjourn.
Unanimous approval.

Town of Lakeville
Conservation Commission
November 28, 2023 at 7pm

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

310 Kenneth Welch Drive - Notice of Intent (SE192-891) - Goddard Consulting - Increase in parking and wetland replication. Continued from 11/14/23 meeting. Andrew Thibault from Goddard Consulting was present for discussion. He said there were no new materials submitted. This project was originally submitted back in the spring, then submitting new materials in the summer. One of the comments from DEP was regarding the river on the property. It is mapped as a perennial stream. When this project was first permitted years ago, it was an intermittent stream, but that has since expired. They are still reviewing that area in the field. They had a site walk with their peer reviewer last month where they reviewed the wetland and river delineation. There are two flags that will be resurveyed. A new plan will be submitted with the riverfront area shown, which may change some of the mitigation required. Mr. Thibault said he would like to continue for two weeks, but it may be four.

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

Voted: to continue to December 12th at 7pm.

Unanimous approval.

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. Nyles Zager from Zenith was present for discussion. He said last time there was a concern raised about the cost of the peer review. He put together a list of three botanists that they have worked with in Middleboro. He urged the Commission to contact the Agent in Middleboro regarding the botanists. Member Knox said he thought the scope of work was verbally being diminished because he thought they also wanted the construction of the crossing to be reviewed, not just the wetland line and the culvert, because of possible flow of water from one side to the other. There was a brief discussion regarding the scope of work.

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

Voted: to continue 9 Cross Street to December 12th at 7pm.

Unanimous approval.

Goat Island - Request for Determination of Applicability - Build a 24x20 shed on grade. Continued from 11/14/23. Jerry Velozo was present for discussion. He said they would like to build a 24x20 shed on Goat Island. Some of the Commissioners have done a site visit and had discussed making a foundation out of Helix coils penetrating the ground. They have changed that, and now would like to build on grade with cinder blocks. There won't be any disturbance, they don't plan on cutting any trees. Member Yeatts said last time work was done, equipment was taken out on a pontoon boat. Mr. Velozo said he has a larger pontoon boat that carries 7-8 tons. He plans to take a 2-ton Kubota out to the island to do

any clean up that is needed. Member Faherty asked if they planned to store anything in the shed. Mr. Velozo replied that they would probably keep some boating supplies in it. Member Faherty asked if any fuel would be kept on site. Mr. Velozo said no. Member Chamberlain asked if there would be any porta-potties placed on the island. Mr. Velozo said no. Member LeBlanc asked if they had pulled a building permit. Mr. Velozo said they came to the Commission first, but would be pulling a permit.

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

Voted: to issue a negative determination three, which is the work described in the request is in the buffer zone as defined in the regulations, but will not alter an area subject to protection, subject to jurisdiction in the Act. Therefore, said work does not require filing of a Notice of Intent, but is subject to the following conditions: no fuel storage.
Five in favor, 1 recused (Faherty).

4 Fieldstone Drive - Notice of Intent (SE192-905) - Zenith Consulting Engineers - Removal of stockpiles within 100' of a wetland with areas to be loamed and stabilized. Continued from 11/14/23. Nyles Zager from Zenith was present for discussion. He had gone out to the site to see if they could file for a Certificate of Compliance for the open Order of Conditions discussed at the last meeting. It is not ready for a Certificate of Compliance filing at this point. The front of the yard is stabilized, the home is constructed, but the rear of the property is not stabilized. The deck is built, but it is all gravel. There is a silt sock up. The owner plans on getting a landscaper to finish up the work but this is not the time of year for that. At the last hearing, they spoke about potentially doing an amended order, but when he originally filed this, his intention was to try to get the piles out. Mr. Zager said his client understands that he has to do the work. The Order of Conditions is valid until July of 2024. If he is not done 30 days prior, Mr. Zager will request an extension. Member Yeatts did a site visit with Mr. Zager the prior week. There did not appear to be any erosion from the site, or causing any issues to the resource area. There was one small section of erosion control that needed to be fixed, so it was replaced. He will continue to monitor the site and give updates to the Commission. He would like to close out the filing for the removal of the stockpiles, get that done, and then move forward with the work for the Certificate of Compliance. There was a discussion about the number of trucks that will be coming and going. They are hoping that the Commission will issue an Order of Conditions for the removal of the piles. There will be two Orders of Conditions concurrently and they could close them both out at the same time. Member Knox said it wasn't in Conservation's purview, but would this trigger a gravel removal permit. Mr. Zager said he would have to look at that. Some comments were made by an abutter and there was a discussion regarding the property. Mr. Zager said he will make sure that the work on the original Order of Conditions is done and is done properly. Another abutter asked if the initial Order of Conditions is not complied with, what are the consequences. If the gravel removal isn't going to happen until the spring, why not close out the initial Order of Conditions first and then come back and get the new one. Mr. Zager said they can't stabilize it at this point. Member Knox added that this is growing grass, and from December to March is difficult. Mr. Zager explained that the applicant wants to do the work, hopefully he can get a landscaper that can do it in the March/April time frame. By the time June comes, hopefully everything will have grown and stabilized. He would then be able to do his inspection, have the Commission do a site visit, and file for the Certificate of Compliance. If they need to ask for an extension, he would have to do that 30-days before the expiration. They can then extend it as far as they see fit.

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

Voted: to close the hearing and issue an Order of Conditions with the following: the road will be cleaned at the end of each day, an estimate of material will be done to determine if an earth removal permit is required from the town, after removal of the material all disturbed areas will be stabilized, quarterly updates from Zenith Engineering beginning in February as to the progress/completion of the project.

Four in favor, one recused (Faherty).

162 Bedford Street - Abbreviated Notice of Resource Area Delineation - Outback Engineering.

Continued from 11/14/23. Jim Pavlik from Outback Engineering was present for discussion. Chairman Bouchard said he did a site visit with Mr. Pavlik and didn't change any of the wetland flags, and they identified the three isolated pools. Member Yeatts was concerned about one of the areas. In the technical comments from DEP, they asked if any of the isolated vegetated wetlands (IVW) are hydrologically connected to other resource areas. It looked the closest to the big wetland. Mr. Pavlik said in that G-series IVW, they did see standing water, but there's a ridge that comes up about 2-feet before it slopes down toward the larger bordering vegetated wetland (BVW). There was a discussion about the elevations.

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

Voted: to close the hearing and approve an Order of Resource Area Delineation.

Four in favor, one recused (Faherty).

Vaughan Street (John Paun Memorial Park) - Request for Determination of Applicability - Zenith

Consulting Engineers - removal of 2 existing softball dugouts and fencing, and the construction of 2 new dugouts and fencing. Chairman Bouchard read the legal notice into the record. Nyles Zager from Zenith was present for discussion. The new dugouts will be on the existing gravel. There will be new footings with slab concrete poured. There will be erosion control and the proposal is to not remove any vegetation. Everything will be restabilized with grass or stone dust. Member LeBlanc asked if there were concrete slabs in the existing dugouts. Mr. Zager said there were not. Chairman Bouchard asked if they would be making any changes to the parking areas. Mr. Zager said the parking areas will be staying as is.

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

Voted: to issue a negative three determination with one condition, that the Agent check the hay bale line.

Unanimous approval.

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.

Chairman Bouchard read the legal notice into the record. Derek Maksy (property owner) was present for discussion. He explained that the existing driveway to the Lakeville Country Club has deteriorated over the years and instead of replacing it, they went through the process with the Planning Board to do a Form-C subdivision. They are proposing adding an infiltration basin next to the existing drainage basin. The road will have surface drainage, there will be no underground drainage. Member Knox said there had been a DEP technical comment that stated the project appears to be located within an interim well head protection area. Mr. Maksy said they had a public well 48-feet from the clubhouse. Member Knox

thought they should get an opinion from the Board of Health regarding the well. Mr. Maksy said he wasn't here today for the actual house lot itself, it's just to start work on the road. He explained they did put in a new well, 48-feet from the existing well, which is way up near the clubhouse. There was a discussion regarding the well location. Member Chamberlain asked if abutters had been notified. Mr. Maksy said the engineer would have the proof of notification.

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

Voted: to continue to December 12th at 7pm. He will need abutter notifications and comments from the Board of Health.

Unanimous approval.

28 Cross Street - Request for Determination of Applicability - construction of a horse paddock attached to existing barn with development of an adjacent berm. Chairman Bouchard read the legal notice into the record. Meaghan Young (property owner) was present for discussion. Member Knox asked if there had been any changes. Ms. Young said there hadn't. Chairman Bouchard said he had done a site visit and everything looked fine.

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

Voted: to issue a negative three determination with one condition, to call the Agent to check the proposed erosion control.

Discussion: Member Faherty said the delineated wetland photos are of Oakham, Mass. Marissa Seifert, the wetland scientist, apologized and said she must have copied and pasted. Member Faherty said it definitely showed the correct parcel.

Unanimous approval.

12 Fuller Shores Rd - Request for Determination of Applicability - attach a 12x30 deck to front (lake side) of house. Heather Gadde (property owner) and Phil DeRosa (contractor) was present for discussion. Mr. DeRosa said this was a 12x30 pressure treated deck with composite decking and no railing that will be 12' toward the pond. The project is outside the 25' buffer zone. Member Knox said he thought they should just require erosion control. He asked if the sonotubes were going to be hand dug. Mr. DeRosa said yes, there will be no machines. Member Knox asked about the grade from the existing house to the pond. Mr. DeRosa said it was fairly flat so they don't have to worry about anything running down the hill. Member Knox said a roll of silt fence should be put up with the ends wrapped during construction until the sonotubes are stabilized.

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

Voted: to issue a negative three determination with two conditions: that the sonotubes are to be hand dug and the Agent is to check the erosion control.

Unanimous approval.

156 County Street - Request for Determination of Applicability - GPI - addition of three new storage buildings. Garrett Piccirillo from GPI was present for discussion. This is a proposed expansion project for the storage facility at 156 County Street. The new buildings are proposed in the large paved open area. All of the construction is within the existing paved area so there will be no additional impervious areas added to the site. They will be removing the paved walkway behind the office and replacing it with loam and seed. The sheet flow drainage currently drains to an existing catch basin that outlets to a

stormwater pond, and to another above ground pond. They did add a couple of catch basins due to some ponding. There is a septic relocation proposed with this project. The current septic is under the pavement and is being relocated well outside the buffer zone. Member Yeatts questioned the distance from one of the buildings to the closest part of the wetland. Mr. Piccirillo said it was about 48 1/2' to the proposed building and it was 48' to the existing building. He reviewed the pre and post construction watershed areas. Member Knox thought erosion control along the southern edge where the existing pond is would be a wise condition. Member Yeatts asked why a Notice of Intent wasn't filed rather than an RDA. Mr. Piccirillo said he had spoken to Chairman Bouchard and they weren't increasing impervious area and the drainage was identical. The proposed buildings were all within the existing footprint. He said the Board of Health and Zoning have both approved the project. There was a discussion about a Notice of Intent. Member Faherty said he thought the RDA was the appropriate way to go and saw no issue with the RDA. They were improving something that was already there. They were adding roof runoff into the detention instead of having a sheet flow. He thought the project was an overall improvement. Member Knox said he would accept the recommendation to the Planning Board if she wanted them to add a condition to their approval. Member Faherty said there's nothing that says they can't add more than one condition to an RDA. He said most of the things they would condition are already proposed in the project.

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

Voted: to issue a negative determination with one condition that the Agent is called to check the erosion control prior to the commencement of work.

Unanimous approval.

0 Charlie Road - Discussion and possible vote to accept donated land. Member LeBlanc asked if this property abuts any conservation land. Member Chamberlain said it was a piece of land all by itself. Member Yeatts said it wasn't in their purview to accept land. There was a discussion regarding the property. The Commission decided not to act on 0 Charlie Road.

Meeting Minutes - August 22, 2023.

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

Voted to accept the minutes of August 22, 2023.

Unanimous approval.

Adjournment - (8:50pm)

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

Voted: to adjourn.

Unanimous approval.