

# 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 28, 2023 @ 7pm</u>
Location of Meeting:	<u>Lakeville Police Station 323 Bedford St. Lakeville, MA</u>
Clerk/Board Member posting notice:	<u>Lori Canedy</u>

Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

1. 12 Settler's Drive - Notice of Intent - Zenith Consulting Engineers. Installation of an in-ground pool.
2. 130 S. Pickens St. - Notice of Intent - Zenith Consulting Engineers. Home addition.
3. Staples Shore Rd. - Notice of Intent - Tighe & Bond. Continued from 2/14/23. Issue Order of Conditions for SE192-882.
4. Residences at LeBaron Hills - Notice of Intent - Outback Engineering. Continued from 2/14/23. Modifications to Phase 5.
5. Meeting Minutes - December 13, 2022.

NEW BUSINESS:  
OLD BUSINESS  
APPROVAL OF MINUTES  
CORRESPONDENCE  
ANNOUNCEMENTS

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.

# Wetlands NOI Project Information

## Related links

There are no related links for displayed element.

### NOI Number ?

192-0885

### Applicant Information

RESIDENCES AT LEBARON HILLS,  
LLC (THE)

### Filing Date ?

01/30/2023

### Filing Type ?

NOI

### Project Type

Residential Subdivision

### Project Address

LEBARON BOULEVARD

### Comments

RES. SUBDIVISION (4 CONDO BLDGS) / CHECK #3658 MUHAMMAD ITANI

### Technical Comments

The subject site falls within an Outstanding Resource Water (ORW). Please review 310 CMR 10.05(6)(k)6. "Stormwater discharges within the zone II or Interim Wellhead Protection Area of a public water supply and stormwater discharges near or to any other critical area require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such area as provided in the Massachusetts Stormwater Handbook." The MassDEP Wetland Change database indicates there are Wetland Change

(WC) areas either on or near the project site – WC-146-23 and WC-146-24. Please investigate the status of these WCs and whether they were authorized by a local Order of Conditions. The Wetland Change areas are shown on Mass Mapper at <https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html> found within the Physical Resources folder under Hydrography Water Features under DEP Wetlands, titled “DEP Wetlands Change”.

### Inland Resource Areas

RESOURCE AREA ALTERED	PROPOSED ALTERATION	PROPOSED REPLACEMENT
RIVERFRONT AREA	10916 (square feet)	0 (square feet)

### Coastal Resource Areas

RESOURCE AREA ALTERED	PROPOSED ALTERATION	PROPOSED REPLACEMENT

◀ PREVIOUS

🔍 SEARCH AGAIN

EEA Site Policies (<https://www.mass.gov/site-policies>)

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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):

12 Settler's Drive  
a. Street Address

Lakeville  
b. City/Town

02347  
c. Zip Code

Latitude and Longitude:  
41d 51' 42" N  
d. Latitude

70d 55' 56" W  
e. Longitude

059/003  
f. Assessors Map/Plat Number

004-12  
g. Parcel /Lot Number

2. Applicant:

Kyle and Alicia  
a. First Name

Armstrong  
b. Last Name

c. Organization

12 Settler's Drive  
d. Street Address

Lakeville  
e. City/Town

MA  
f. State

02347  
g. Zip Code

508-951-7999  
h. Phone Number

i. Fax Number

aliciaarmstrong8@gmail.com  
j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Nyles  
a. First Name

Zager, PE  
b. Last Name

Zenith Consulting Engineers, LLC.  
c. Company

3 Main Street  
d. Street Address

Lakeville  
e. City/Town

MA  
f. State

02347  
g. Zip Code

508-947-4208  
h. Phone Number

i. Fax Number

nyles@zcellc.com  
j. Email address

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

\$110.00 & \$75.00  
a. Total Fee Paid

\$42.50  
b. State Fee Paid

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



# WPA Form 3 – Notice of Intent

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

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## A. General Information (continued)

6. General Project Description:

Installation of a 20' x 40' in-ground swimming pool with associated apron, grading and landscaping within 100' of a bordering vegetated wetland

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 CMR 10.24(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

49979

c. Book

b. Certificate # (if registered land)

80

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:

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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.



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

MassDEP File Number \_\_\_\_\_

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

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

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

<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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## 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

- 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](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

- b. 8/2021  
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\*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area	percentage/acreage
	<u>3.9% / 0.128 ac</u>
(b) outside Resource Area	percentage/acreage

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

- 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 \*\*

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





# WPA Form 3 – Notice of Intent

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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/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/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/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  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto: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](mailto: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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Lakeville

City/Town

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

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

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

**D. Additional Information**

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

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

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

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



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

Provided by MassDEP:

\_\_\_\_\_  
 MassDEP File Number  
 \_\_\_\_\_  
 Document Transaction Number  
 Lakeville  
 \_\_\_\_\_  
 City/Town

**D. Additional Information (cont'd)**

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

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

Plan to Accompany a Notice of Intent Filing  
 a. Plan Title  
Zenith Consulting Engineers, LLC. Nyles Zager, P.E.  
 b. Prepared By 1/27/2023 c. Signed and Stamped by  
 d. Final Revision Date 1" = 20' e. Scale

- | f. Additional Plan or Document Title   | g. Date |
|--|---------|
| 5. <input type="checkbox"/> If there is more than one property owner, please attach a list of these property owners not listed on this form. |         |
| 6. <input checked="" type="checkbox"/> Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.               |         |
| 7. <input type="checkbox"/> Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.                               |         |
| 8. <input checked="" type="checkbox"/> Attach NOI Wetland Fee Transmittal Form   |         |
| 9. <input type="checkbox"/> 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:

<u>4586</u>	<u>1-30-23</u>
2. Municipal Check Number	3. Check date
<u>4587</u>	<u>1-30-23</u>
4. State Check Number	5. Check date
<u>Zenith Consulting Engineers LLC</u>	7. Payor name on check: Last Name
6. Payor name on check: First Name	



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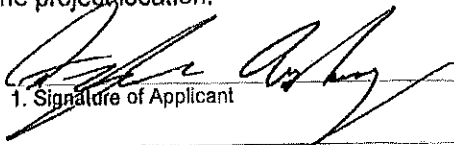
Lakeville

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

1-30-23

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

1-30-23

6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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





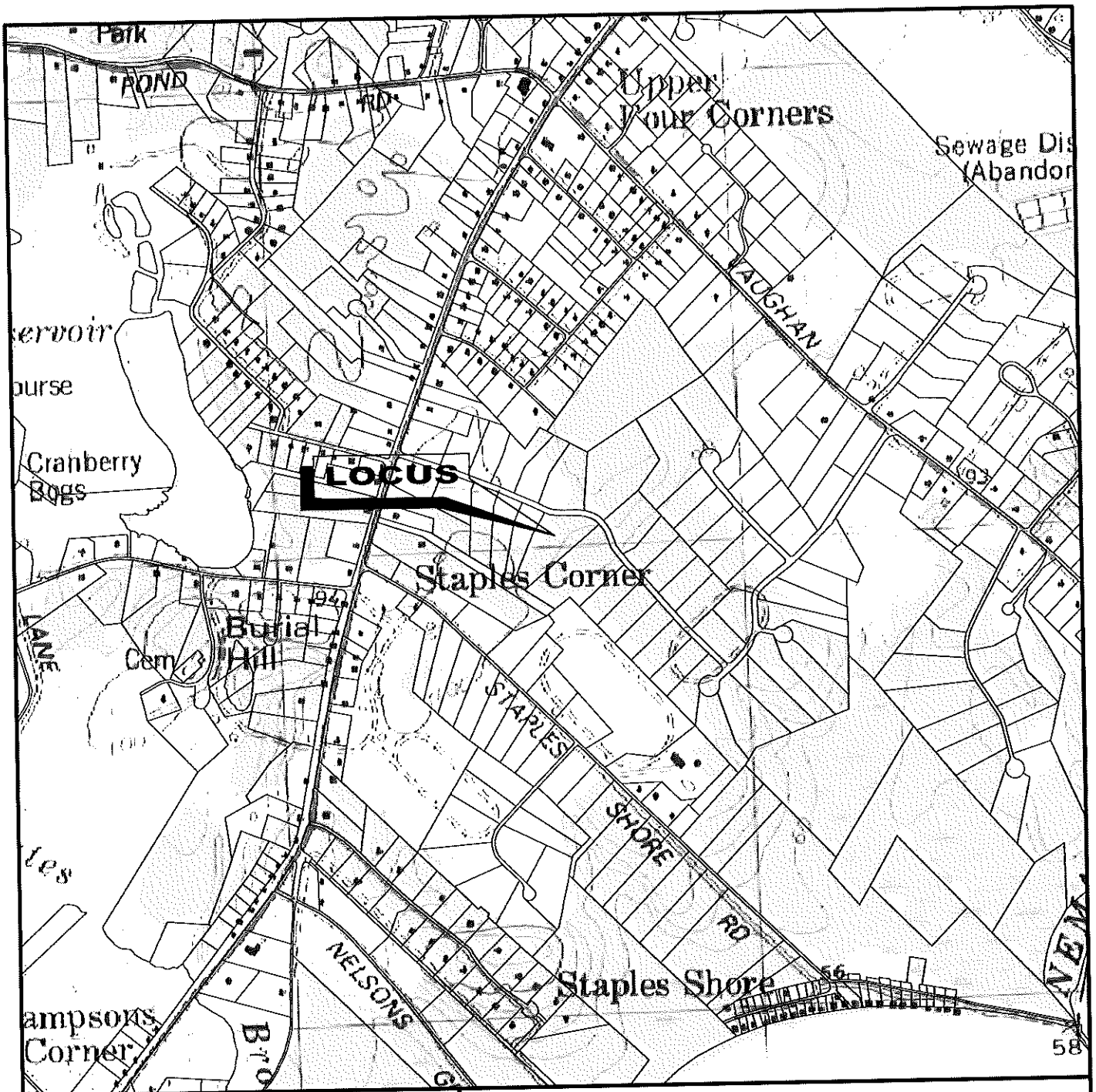
**Locus: 12 Settler's Drive in Lakeville, MA**  
**Assessors Map 059 Block 003 Lot 004-12**

**Notice of Intent Attachments**

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

*USGS Map*





SHEET NAME:	<b>USGS MAP</b>
PROJECT SITE:	<b>12 SETTLERS DRIVE LAKEVILLE, MASSACHUSETTS</b>
CLIENT INFO:	<b>ALICIA &amp; KYLE ARMSTRONG 12 SETTLERS DRIVE LAKEVILLE, MASSACHUSETTS 02347</b>



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

*Certified Abutters List*



# 100 foot Abutters List Report

Lakeville, MA  
October 26, 2022

## Subject Property:

Parcel Number: 059-003-004-12  
CAMA Number: 059-003-004-12  
Property Address: 12 SETTLER'S DR

Mailing Address: ARMSTRONG ALICIA C & KYLE P  
12 SETTLER'S DR  
LAKEVILLE, MA 02347

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## Abutters:

Parcel Number: 059-003-001  
CAMA Number: 059-003-001  
Property Address: 128 MAIN ST

Mailing Address: GOMES WILLIAM E L/E  
128 MAIN ST  
LAKEVILLE, MA 02347

Parcel Number: 059-003-003-1-1  
CAMA Number: 059-003-003-1-1  
Property Address: 128 MAIN ST

Mailing Address: GOMES WILLIAM E L/E  
128 MAIN ST  
LAKEVILLE, MA 02347

Parcel Number: 059-003-004-08  
CAMA Number: 059-003-004-08  
Property Address: 8 SETTLER'S DR

Mailing Address: PAUZE ROBERT T & RACHAEL J  
8 SETTLER'S DR  
LAKEVILLE, MA 02347

Parcel Number: 059-003-004-09  
CAMA Number: 059-003-004-09  
Property Address: 9 SETTLER'S DR

Mailing Address: GILLEN WILLIAM F & GINA L  
9 SETTLER'S DR  
LAKEVILLE, MA 02347

Parcel Number: 059-003-004-10  
CAMA Number: 059-003-004-10  
Property Address: 10 SETTLER'S DR

Mailing Address: PERRY DOUGLAS W & GERALDINE L  
10 SETTLER'S DR  
LAKEVILLE, MA 02347

Parcel Number: 059-003-004-11  
CAMA Number: 059-003-004-11  
Property Address: 11 SETTLER'S DR

Mailing Address: GARLAND KEITH D & REGINA V  
11 SETTLER'S DR  
LAKEVILLE, MA 02347

Parcel Number: 059-003-004-13  
CAMA Number: 059-003-004-13  
Property Address: 13 SETTLER'S DR

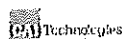
Mailing Address: FERREIRA LINDA M  
13 SETTLER'S DR  
LAKEVILLE, MA 02347

Parcel Number: 059-008-014  
CAMA Number: 059-008-014  
Property Address: 14 SETTLER'S DR

Mailing Address: GELINA ANDREW S & PATRICIA M  
14 SETTLER'S DR  
LAKEVILLE, MA 02347

Parcel Number: 059-008-015  
CAMA Number: 059-008-015  
Property Address: 15 SETTLER'S DR

Mailing Address: BUNN EDWARD C & AMY L  
15 SETTLER'S DRIVE  
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.

10/26/2022

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Hockley Dr

Wordell Ln

Hamilton Ln

Main St

Ritz Ave

Coburns

Sellers Dr

Staples Shore Rd

4-1

4-3

4-5

4-7

4-9

4-11

4-13

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*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 **Kyle & Alicia Armstrong**
- 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 **12 Settler's Drive, Lakeville, Massachusetts (Assessors Map 059, Block 003, Lot 004-12)**.
- 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	Northeast Region: (617) 932-7600
Southeast Region: (508) 946-2700	Western Region: (413) 784-1100

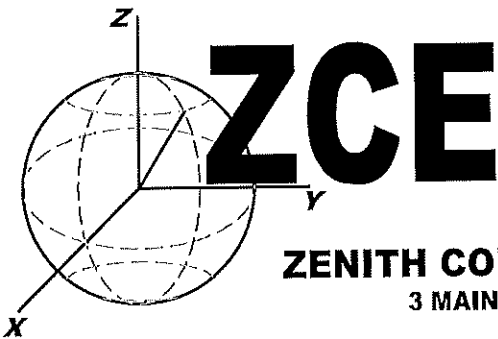
*Massachusetts Natural Heritage Map/ Exemption Letter*



SHEET NAME: **NHESP MAP**

PROJECT SITE: **12 SETTLERS DRIVE  
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO: **ALICIA & KYLE ARMSTRONG  
12 SETTLERS DRIVE  
LAKEVILLE, MASSACHUSETTS 02347**



**ZENITH CONSULTING ENGINEERS, LLC**

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208





3 Main Street Lakeville, MA 02347  
(508) 947-4208 - [www.zcellc.com](http://www.zcellc.com)

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

January 30, 2023

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

**Project Location:**  
12 Settlers Drive  
Lakeville, MA 02347

Dear Agent:

We believe that the proposed project at the above referenced address meets the following exemption:

“(5) construction or removal of structures that are secondary to the primary residence and located within existing paved areas and lawfully developed and maintained lawns or landscaped areas on residential properties, provided there is no expansion of such existing paved, lawn and landscaped areas;”

Should you have any questions, please do not hesitate to contact the office at 508-947-4208 or email [nyles@zcellc.com](mailto:nyles@zcellc.com).

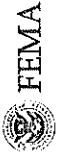
Sincerely,  
Zenith Consulting Engineers, LLC

A handwritten signature in black ink, appearing to read 'Nyles Zager', written over a horizontal line.

Nyles Zager, PE  
Manager/Senior Engineer

**Firm Map**

# National Flood Hazard Layer FIRMette



70°56'15"W 41°51'56"N



70°55'37"W 41°51'25"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

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

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN
	Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone D
	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



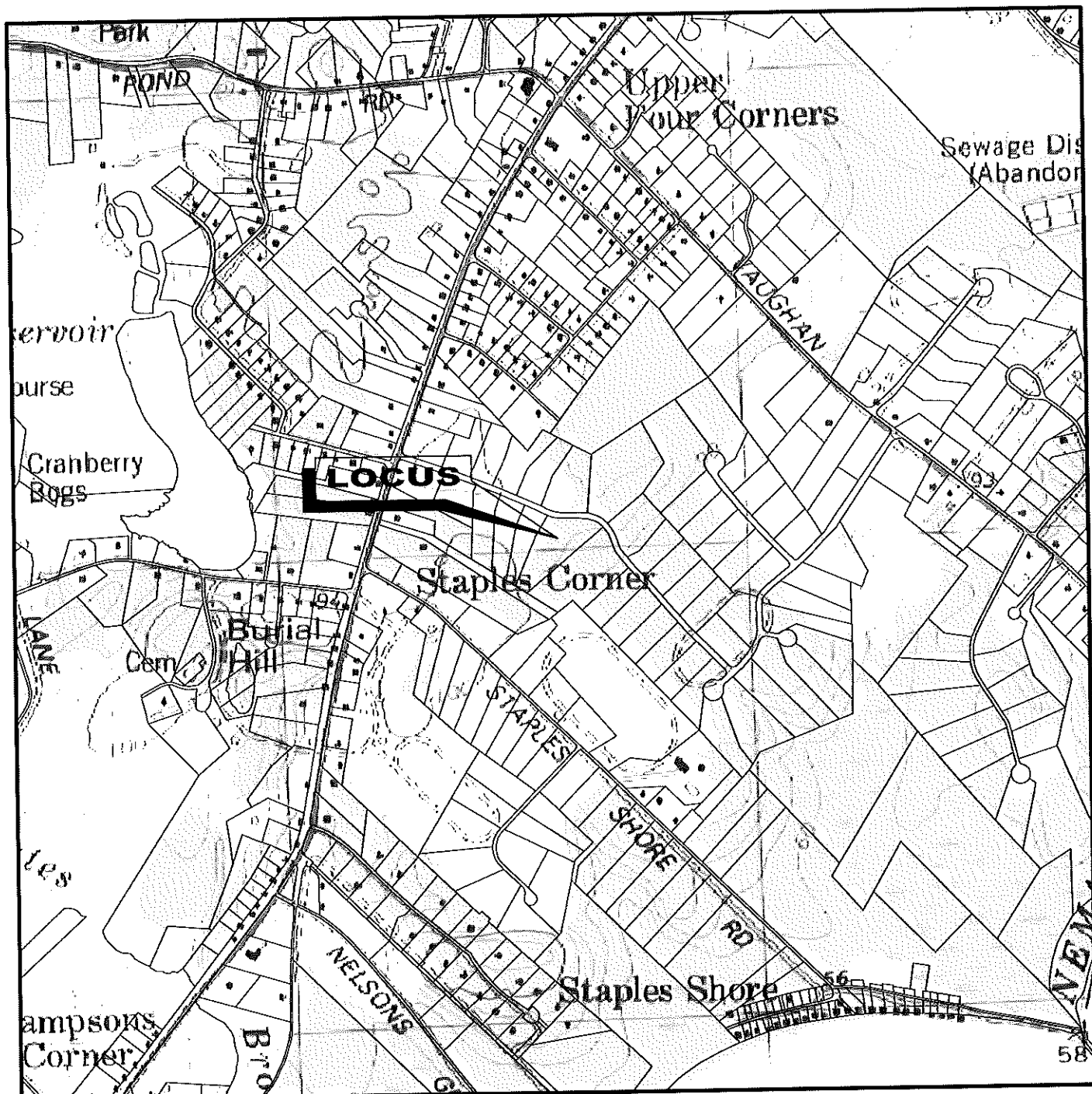
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 1/27/2023 at 1:40 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**

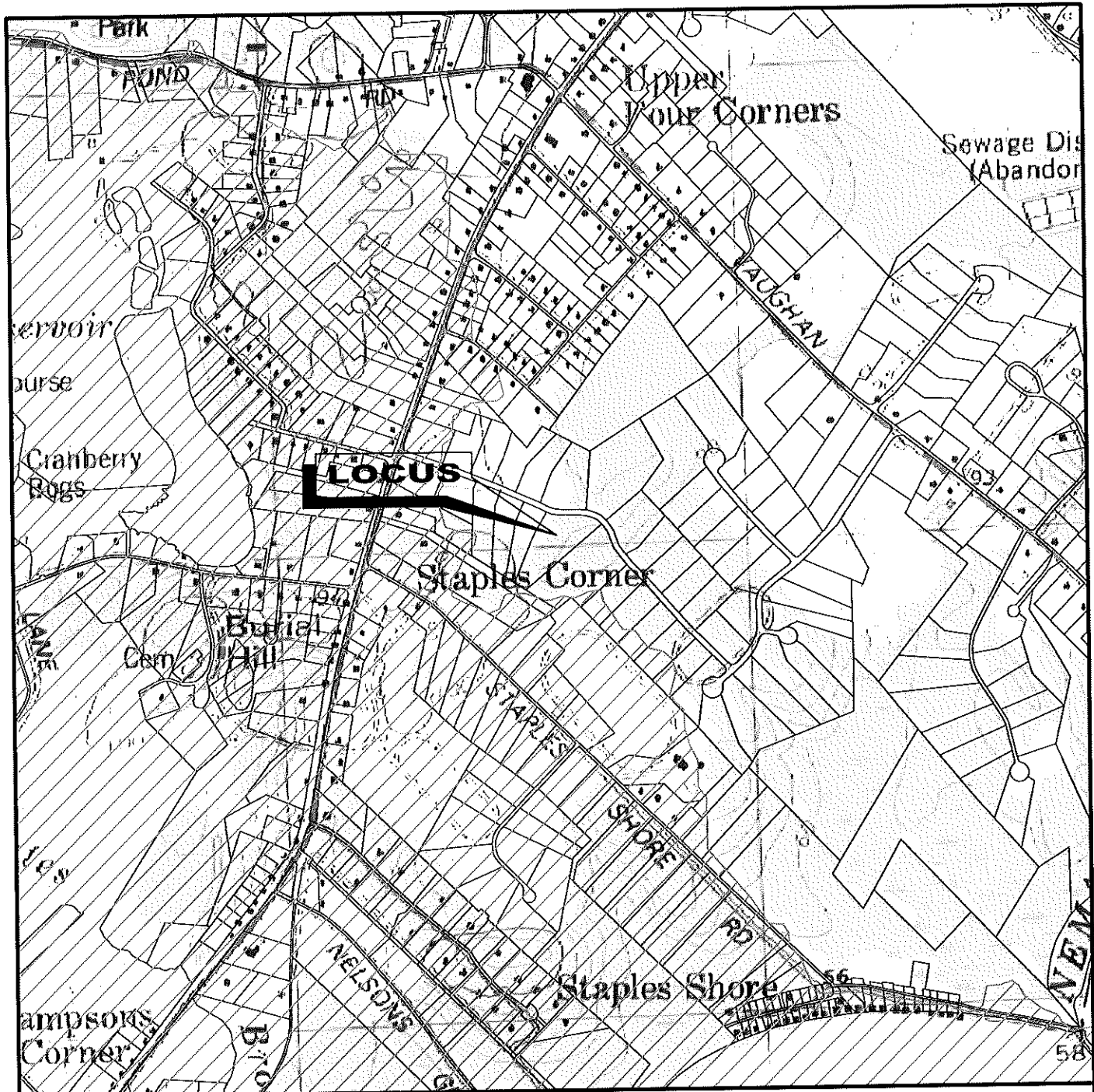
PROJECT SITE: **12 SETTLERS DRIVE  
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO: **ALICIA & KYLE ARMSTRONG  
12 SETTLERS DRIVE  
LAKEVILLE, MASSACHUSETTS 02347**



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

*Outstanding Resource Water Map*



SHEET NAME:	<b>ORW MAP</b>
PROJECT SITE:	<b>12 SETTLERS DRIVE LAKEVILLE, MASSACHUSETTS</b>
CLIENT INFO:	<b>ALICIA &amp; KYLE ARMSTRONG 12 SETTLERS DRIVE LAKEVILLE, MASSACHUSETTS 02347</b>

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

*Copies of Checks*



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

Rockland Trust Company  
63-447/113

4586

01/30/2023

PAY TO THE ORDER OF Town of Lakeville

\$\*\*67.50

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

PROTECTED AGAINST FRAUD



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



MEMO 12 Settler's Drive



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

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

Rockland Trust Company  
63-447/113

4587

01/30/2023

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$\*\*42.50

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

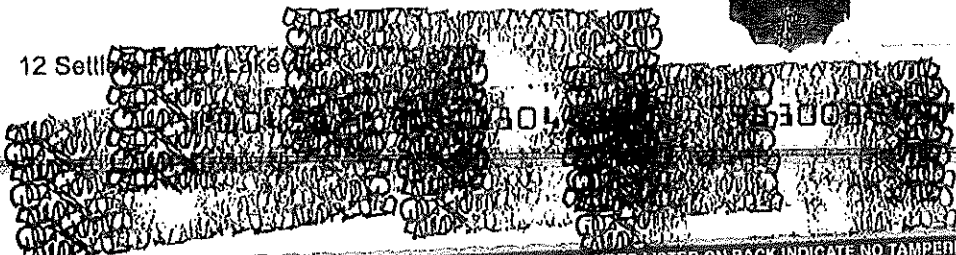
PROTECTED AGAINST FRAUD



Commonwealth of Massachusetts



MEMO 12 Settler's Drive



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

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

Rockland Trust Company  
63-447/113

4588

01/30/2023

PAY TO THE ORDER OF Town of Lakeville

\$\*\*75.00

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

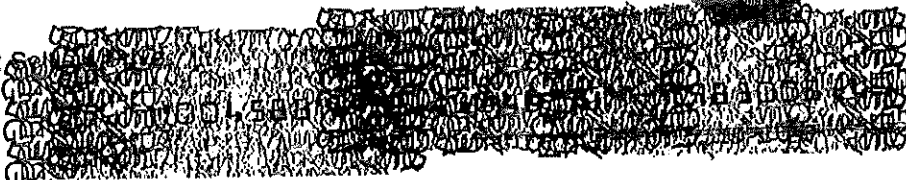
PROTECTED AGAINST FRAUD



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



MEMO 12 Settler's Drive



Details on Back Intuitive CheckLock Secure Check

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

Rockland Trust Company  
63-447/113

4589

01/30/2023

PAY TO THE ORDER OF Nemasket Week

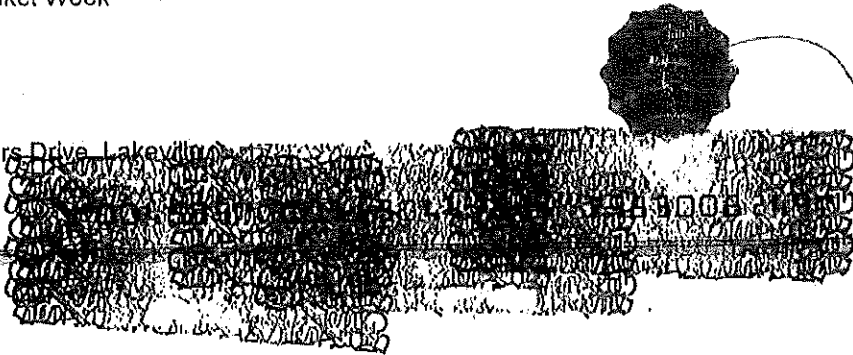
\$\*\*75.00

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

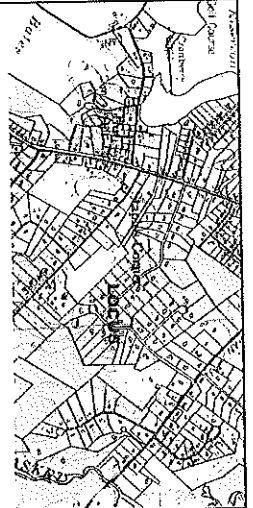
PROTECTED AGAINST FRAUD

Nemasket Week

MEMO 12 Settlers Drive Lakeville, MA 02347

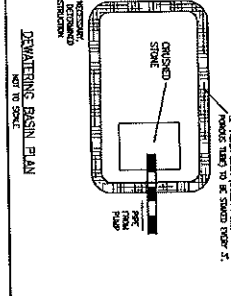
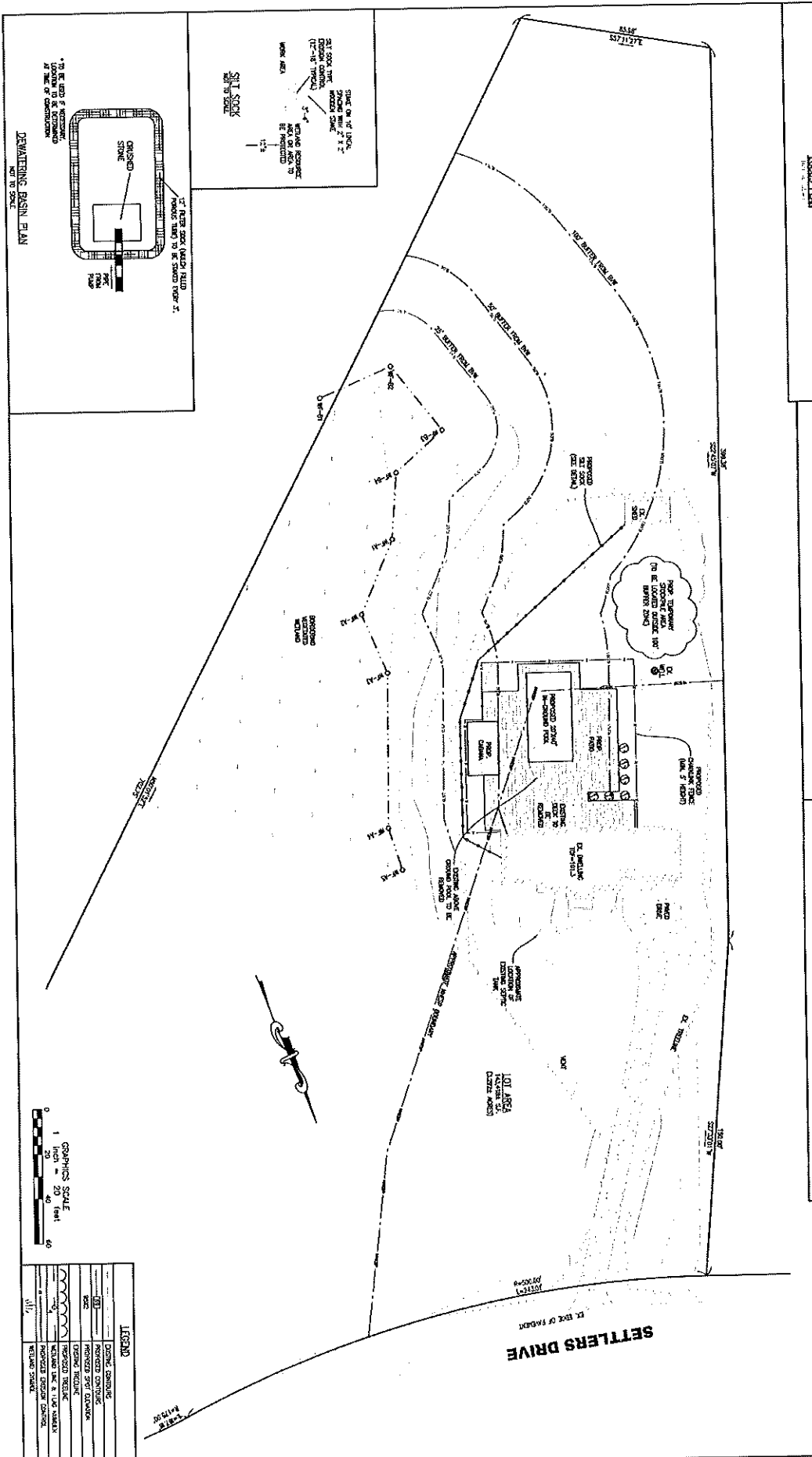


Demits on Back  
MP  
Inhibit Check/Locker Security Check



- NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION AND DEPTH OF UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
  2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LAKEVILLE.
  3. ALL EXCAVATED AREAS SHALL BE BACKFILLED AND STABILIZED.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LAKEVILLE.
  6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LAKEVILLE.
  8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LAKEVILLE.
  10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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  18. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LAKEVILLE.
  20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

- EROSION & SEDIMENT CONTROL NOTES:**
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND MAINTAINED TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
  3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND MAINTAINED TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
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  20. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND MAINTAINED TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.



12' FEET BY 20' FEET SETTLING BASIN PLAN  
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 12' FEET BY 20' FEET SETTLING BASIN PLAN

<b>PLAN TO ACCOMPANY A NOTICE OF INTENT FILING</b> PROJECT NO: 12 SETTLERS DRIVE LAKEVILLE, MASSACHUSETTS OWNER: ALICIA & KYLE ARMSTRONG 12 SETTLERS DRIVE LAKEVILLE, MASSACHUSETTS 02347		DRAWN BY: [Name] DESIGNED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 1-27-23 PROJECT NUMBER: 1003-01-01 DRAWING SCALE: 1"=20' SHEET NO: [Number]	REV. DATE DESCRIPTION BY APP. [Table with revision details]	<b>ZCE</b> ZENITH CONSULTING ENGINEERS, LLC 3 MAIN STREET LAKEVILLE, MA 02347 PHONE: (508) 947-4208	
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Small text at the bottom of the page, likely a disclaimer or copyright notice.



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

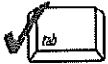
Provided by MassDEP:

**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):

130 South Pickens Street  
 a. Street Address  
 Lakeville  
 b. City/Town  
 02347  
 c. Zip Code  
 Latitude and Longitude:  
 41d 49' 25" N  
 d. Latitude  
 70d 59' 32" W  
 e. Longitude  
 015/001  
 f. Assessors Map/Plat Number  
 002  
 g. Parcel /Lot Number

2. Applicant:

Joe / Leslie  
 a. First Name  
 Morini / Kilnapp  
 b. Last Name  
 c. Organization  
 130 South Pickens Street  
 d. Street Address  
 Lakeville  
 e. City/Town  
 MA  
 f. State  
 02347  
 g. Zip Code  
 508-277-0523 /  
 617-835-3288  
 i. Fax Number  
 jfmorini@hotmail.com / lkilnapp@gmail.com  
 j. Email Address

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

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

4. Representative (if any):

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

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

\$110.00 & \$75.00  
 a. Total Fee Paid  
 \$42.50  
 b. State Fee Paid  
 \$67.50 & 75.00  
 c. City/Town Fee Paid



# 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

## A. General Information (continued)

6. General Project Description:

Construction of an addition, garage, sunroom and porch with associated grading within 100' of a bordering vegetated wetland

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 CMR 10.24(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

49908

c. Book

b. Certificate # (if registered land)

314

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.



**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

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



# WPA Form 3 – Notice of Intent

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

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## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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





# WPA Form 3 – Notice of Intent

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 [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](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](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  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto: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](mailto: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.



# WPA Form 3 – Notice of Intent

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

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

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

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

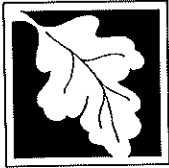
## D. Additional Information

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

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

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

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



**WPA Form 3 – Notice of Intent**

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

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**D. Additional Information (cont'd)**

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

Plan to Accompany a Notice of Intent Filing

a. Plan Title

Zenith Consulting Engineers, LLC.

Nyles Zager, P.E.

b. Prepared By

c. Signed and Stamped by

2/13/2023

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:

4631	2-13-23
2. Municipal Check Number	3. Check date
4632	2-13-23
4. State Check Number	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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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 <i>[Handwritten Signature]</i>	2-13-23 2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any) <i>[Handwritten Signature]</i>	2-13-23 6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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

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



### A. Applicant Information

1. Location of Project:

130 South Pickens Street Lakeville  
 a. Street Address b. City/Town  
4632 \$42.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Joe / Leslie Morini / Kilnapp  
 a. First Name b. Last Name  
 c. Organization  
130 South Pickens Street  
 d. Mailing Address  
Lakeville MA 02347  
 e. City/Town f. State g. Zip Code  
508-277-0523 / jfmorini@hotmail.com / lkilnapp@gmail.com  
617-835-3288 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
Category 1a	1	\$110.00	\$110.00
<b>Step 5/Total Project Fee:</b>			\$110.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$110.00
State share of filing Fee:			a. Total Fee from Step 5 \$42.50
City/Town share of filing Fee:			b. 1/2 Total Fee less \$12.50 \$67.50 & 75.00
			c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

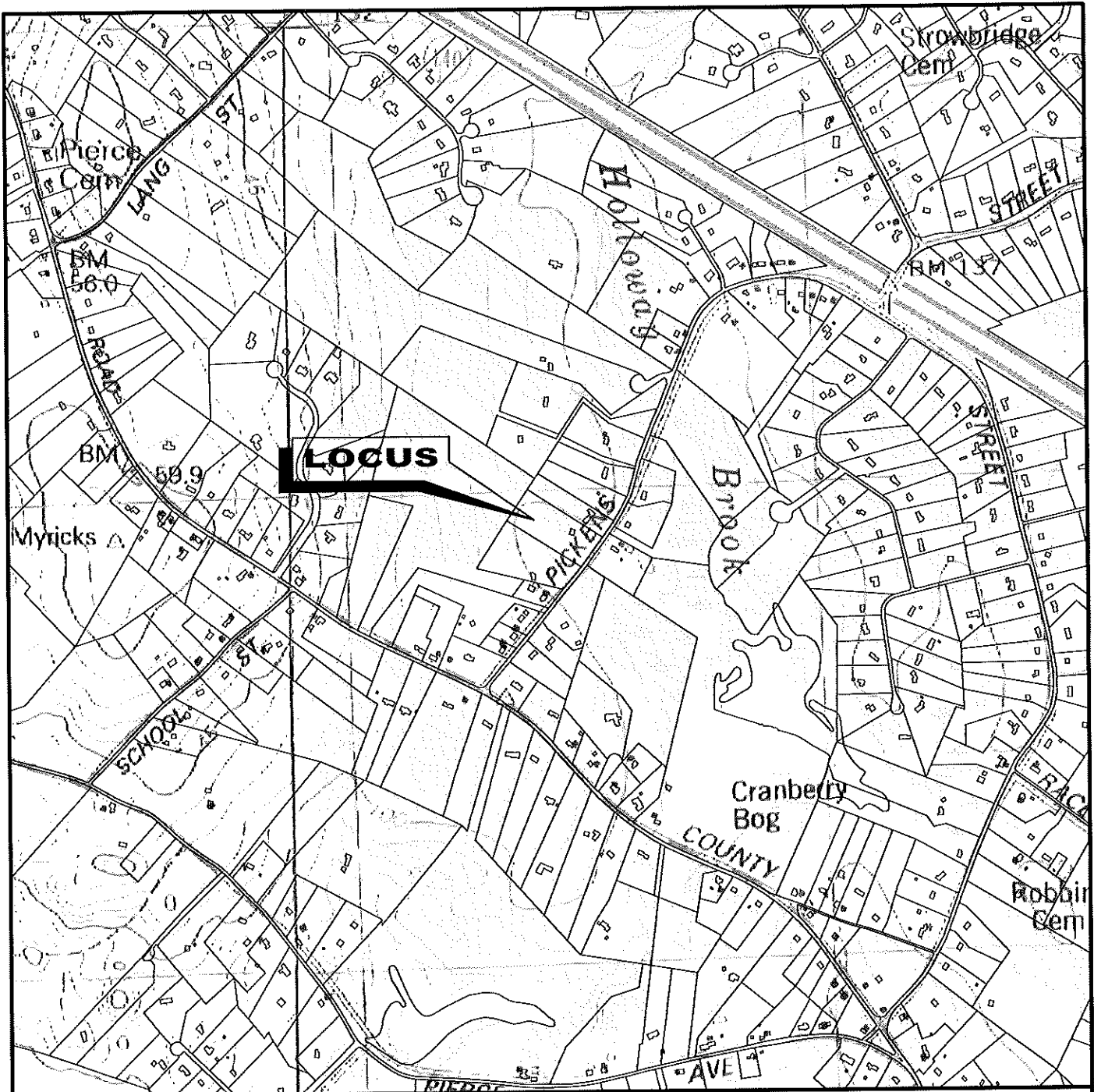
**Locus: 130 South Pickens Street in Lakeville, MA**  
**Assessors Map 015 Block 001 Lot 002**

**Notice of Intent Attachments**

- 1 USGS Map
- 2 Certified Abutters List
- 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*

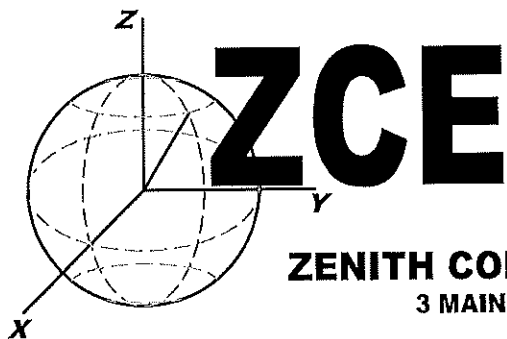




SHEET NAME: **USGS MAP**

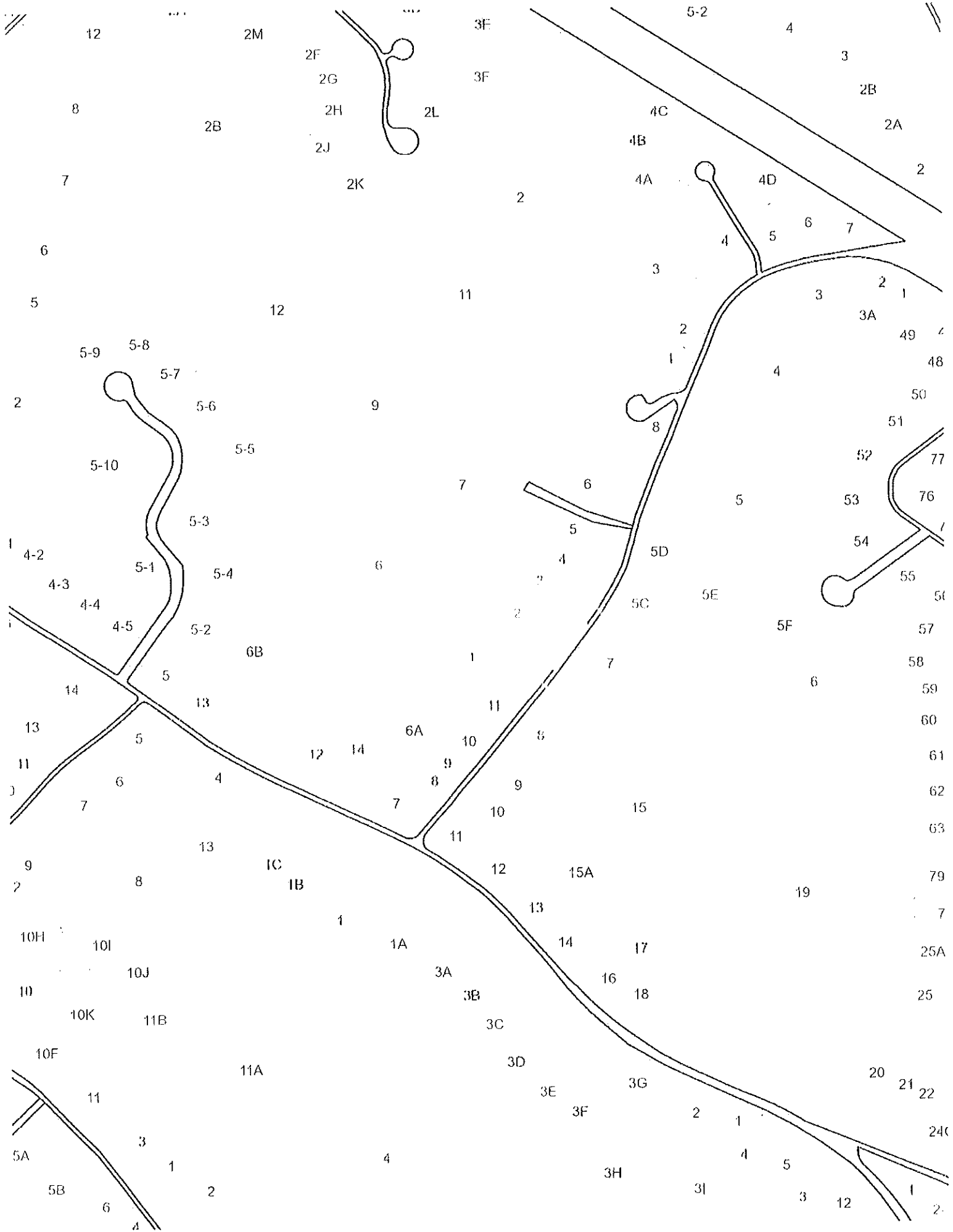
PROJECT SITE:  
**130 SOUTH PICKENS STREET**  
**LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:  
**JOE MORINI & LESLIE KILNAPP**  
**130 SOUTH PICKENS STREET**  
**LAKEVILLE, MASSACHUSETTS 02347**



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

*Certified Abutters List*





# 100 foot Abutters List Report

Lakeville, MA  
November 10, 2022

## Subject Property:

Parcel Number: 015-001-002  
CAMA Number: 015-001-002  
Property Address: 130 SOUTH PICKENS ST

Mailing Address: MORINI JOSEPH  
130 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

---

## Abutters:

Parcel Number: 007-004-006  
CAMA Number: 007-004-006  
Property Address: 2 CARMELLA DR

Mailing Address: ARRUDA JOSEPH D & LARSON KELSEY  
A  
2 CARMELLA DR  
LAKEVILLE, MA 02347

Parcel Number: 015-001-001  
CAMA Number: 015-001-001  
Property Address: 132 SOUTH PICKENS ST

Mailing Address: GODBEY BRIAN J & KAREN L  
132 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

Parcel Number: 015-001-003  
CAMA Number: 015-001-003  
Property Address: 128 SOUTH PICKENS ST

Mailing Address: DRISCOLL DENNIS P & JANET M  
TRUSTEES  
128 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

Parcel Number: 015-003-005C  
CAMA Number: 015-003-005C  
Property Address: 125 SOUTH PICKENS ST

Mailing Address: SINGLETON JOHN R & ANA P  
125 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

Parcel Number: 015-003-005E  
CAMA Number: 015-003-005E  
Property Address: SOUTH PICKENS ST

Mailing Address: SINGLETON JOHN R & ANA P  
125 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

Parcel Number: 015-003-007  
CAMA Number: 015-003-007  
Property Address: 127 SOUTH PICKENS ST

Mailing Address: CRUISE SEAN R & TABITHA P  
127 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

Parcel Number: 015-003-008  
CAMA Number: 015-003-008  
Property Address: 129 SOUTH PICKENS ST

Mailing Address: BATTY JAMES M THE JAMES M BATTY  
REVOCABLE TRUST  
129 SOUTH PICKENS ST  
LAKEVILLE, MA 02347

0151

[www.cai-tech.com](http://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

11/10/2022

Page 1 of 1

*Notification to Abutters*

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

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

- A. The name of the applicant is **Joe Morini & Leslie Kilnapp**
- 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 **130 South Pickens Street, Lakeville, Massachusetts (Assessors Map 015, Block 001, Lot 002).**
- 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.

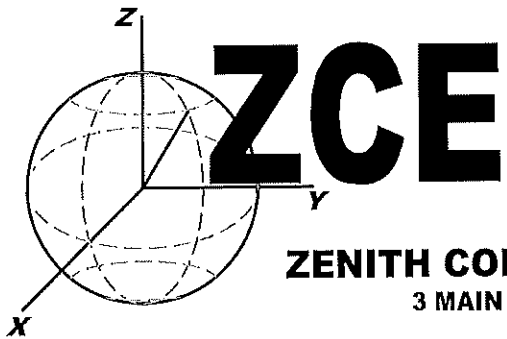
NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Nemasket Week.

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	Northeast Region: (617) 932-7600
Southeast Region: (508) 946-2700	Western Region: (413) 784-1100

*Massachusetts Natural Heritage Map*



SHEET NAME:	<b>NHESP MAP</b>
PROJECT SITE:	<b>130 SOUTH PICKENS STREET LAKEVILLE, MASSACHUSETTS</b>
CLIENT INFO:	<b>JOE MORINI &amp; LESLIE KILNAPP 130 SOUTH PICKENS STREET LAKEVILLE, MASSACHUSETTS 02347</b>

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



**Firm Map**

# National Flood Hazard Layer FIRMette



70°59'51"W 41°49'39"N

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

## Legend



	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

	NO SCREEN
	Area of Minimal Flood Hazard Zone X
	Effective LOMFRS
	Area of Undetermined Flood Hazard Zone D
	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 2/2/2023 at 2:47 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.

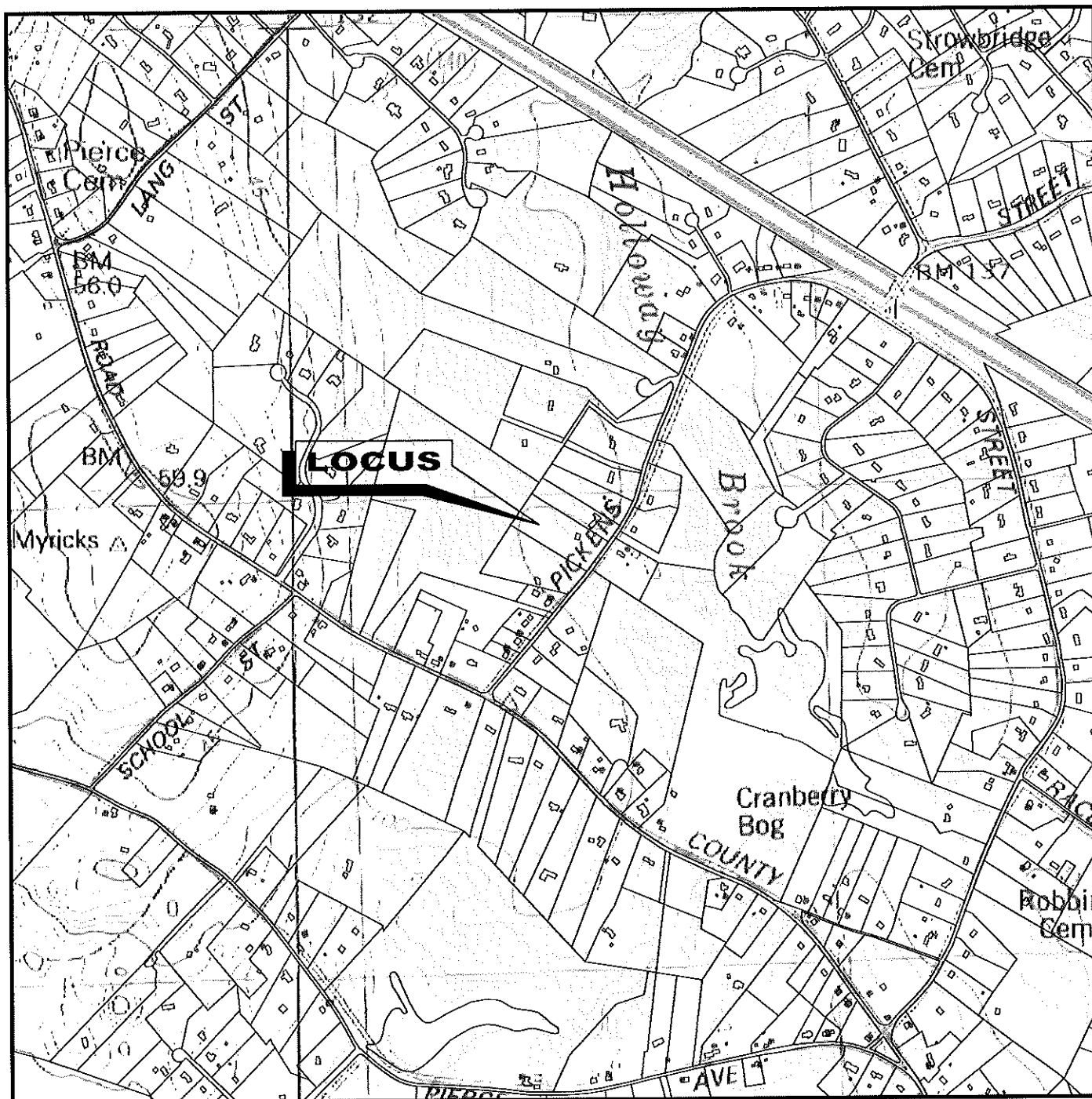
70°59'13"W 41°49'12"N

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

1:6,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

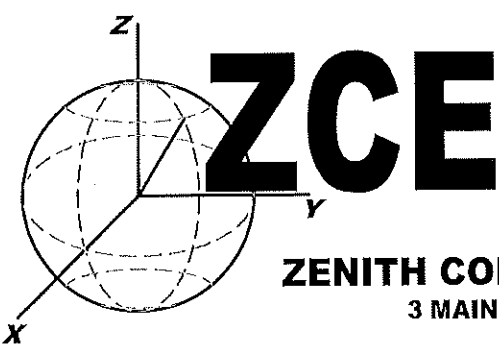
*Area of Critical Environmental Concern Map*



SHEET NAME: **ACEC MAP**

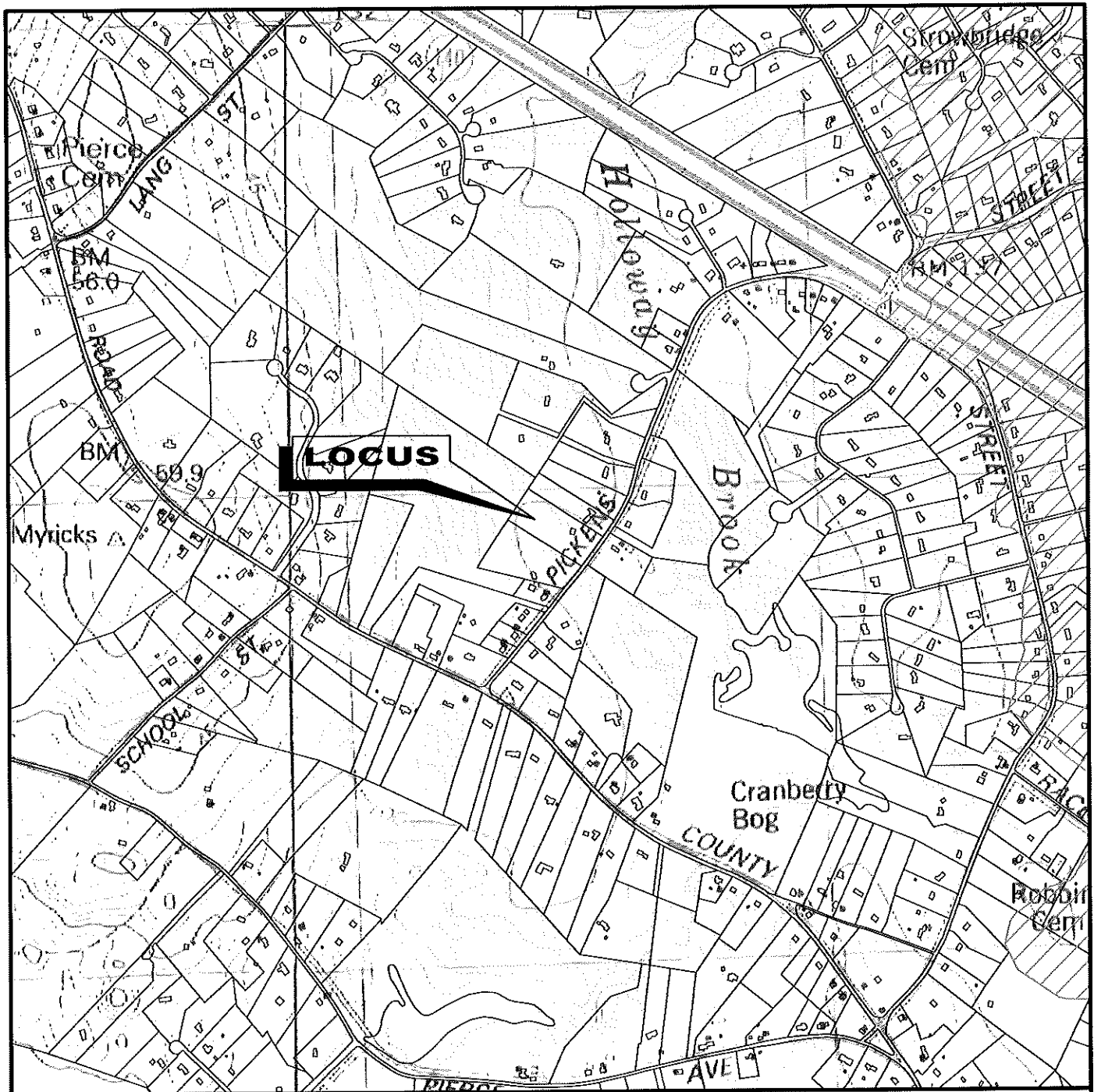
PROJECT SITE:  
**130 SOUTH PICKENS STREET**  
**LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:  
**JOE MORINI & LESLIE KILNAPP**  
**130 SOUTH PICKENS STREET**  
**LAKEVILLE, MASSACHUSETTS 02347**



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

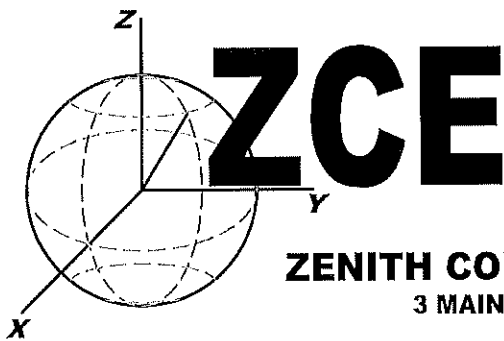
**Outstanding Resource Water Map**



SHEET NAME: **ORW MAP**

PROJECT SITE:  
**130 SOUTH PICKENS STREET  
 LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:  
**JOE MORINI & LESLIE KILNAPP  
 130 SOUTH PICKENS STREET  
 LAKEVILLE, MASSACHUSETTS 02347**



**ZENITH CONSULTING ENGINEERS, LLC**

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

*Copies of Checks*

Zenith Consulting Engineers, LLC.  
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Rockland Trust Company  
63-447/113

4631

02/13/2023

PAY TO THE ORDER OF Town of Lakeville

\$\*\*67.50

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

PROTECTED AGAINST FRAUD



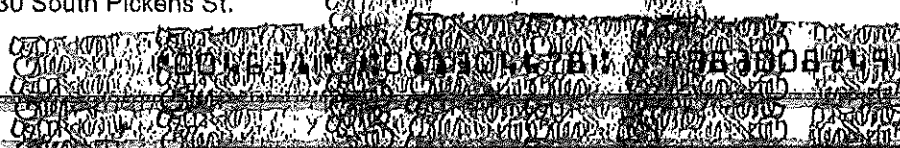
Town of Lakeville  
Town Office Building  
346 Bedford St.  
Lakeville, MA 02347



MEMO 130 South Pickens St.

*[Handwritten Signature]*

MP



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

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Commonwealth of Massachusetts



MEMO 130 South Pickens St., Lakeville

*[Handwritten Signature]*

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

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



MEMO 130 South Pickens St.

*[Handwritten Signature]*

MP



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4634

02/13/2023

PAY TO THE ORDER OF Nemasket Week

\$\*\*75.00

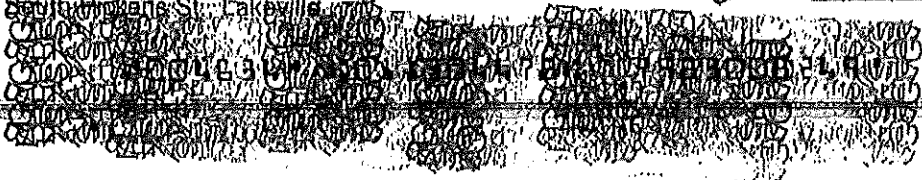
Seventy-five and 00/100\*\*\*\*\*

DOLLARS

Nemasket Week

PROTECTED AGAINST FRAUD

MEMO 130 South Highways St. Lakeville, MA



VERTICAL MICR LINE



Details on Back  
Inquiry CheckLock Secure Check



Town of Lakeville  
Conservation Commission  
December 13, 2022 at 7pm

Members present: Chairman Robert Bouchard (present via Zoom), Nancy Yeatts, Mark Knox, Joseph Chamberlain, and John LeBlanc. Members absent: Josh Faherty. Chairman Bouchard called the meeting to order at 7pm. This meeting was recorded by LakeCam.

**76 Lakeside Ave** - Request for Certificate of Compliance. SE192-864 - Smith. Member Knox asked if Chairman Bouchard had been out to the site to inspect. Chairman Bouchard said he had and it looked very good, so he was very satisfied. Member Yeatts asked if this was for a septic system. Member Chamberlain said it was. Chairman Bouchard said there was a fairly steep slope behind the house, on the pond side of the house, but there is no indication of erosion. There was a discussion about the driveway. Member Yeatts asked if there was a wetland replication plan too. Chairman Bouchard said not that he was aware of. Member Yeatts said she wondered what the original Notice of Intent was for. If it was just a septic system, that's one thing. Chairman Bouchard said it was.

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

Voted: to approve the request for Certificate of Compliance for 76 Lakeside Avenue.

*Discussion: Member Knox said he wanted to make sure didn't approve something without making sure the loop is closed. He asked if they could add to the motion that it would be contingent on the Chairman confirming all portions of the NOI have been completed. Chairman Bouchard said they had 30-days from tonight. Member Yeatts said she liked the motion Member Knox suggested. Chairman Bouchard said he thought if they conditioned the approval, they would be covered.*

Unanimous approval.

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

Voted: to approve the request for Certificate of Compliance for 76 Lakeside Avenue contingent upon further review that the Chairman confirm that all work completed matches the Notice of Intent.

Unanimous approval.

*Documents: WPA Form 8A - Request for Certificate of Compliance, letter from John Spink, PE.*

**Staples Shore Rd.** - Notice of Intent, removal of trees and brush within 20-feet of Assawompset Pond Dam - Tighe & Bond - continued. Peter Backhaus from Tighe & Bond was present for discussion. He is an environmental scientist representing the City of Taunton water division for the tree removal project. They have heard back from Natural Heritage and they have identified two turtles of concern and they are asking for a mussel survey. They are still working on the mussel survey with Natural Heritage. The plan is to cut all the trees back, they won't be going into the water or the sand. They are hoping that since they plan to stay out of the water completely that they won't have to do the mussel survey. They do have the Eastern box turtle and the Red-bellied cooter, so they are working on habitat assessments on them. Mr. Backhaus said the Commission asked for an operations manual. They are working with

the City of Taunton and have found the original from 2012. They are updating it and will hopefully have it for next time. Member Chamberlain asked what the starting date was for the project. Mr. Backhaus said as soon as they get the Order of Conditions, they are hoping to go out while the turtles are still hibernating. They are hoping that it can be done in early March. Member Yeatts said they should probably continue the hearing until they hear back from Natural Heritage.

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

Voted: to continue the Staples Shore Road dam maintenance improvements until January 10th at 7pm.

Unanimous approval.

*Documents: Letter from Natural Heritage & Endangered Species Program.*

**2 Main St** - Request for Determination of Applicability, whether boundaries of resource area referenced are accurately delineated. Zenith Consulting Engineer, Jamie Bissonnette from Zenith was present for discussion. He explained for full disclosure that he and Nyles Zager were purchasing this piece of property that is directly across from their office at 3 Main St. Bob Gray did the wetland delineation on this property in 2022. It was previously delineated by Outback Engineering. Mr. Gray found their wetland flags but also hung his flags where he felt they fit. A full survey was done of the site. They filed for an RDA rather than an ANRAD because technically there are no wetlands on the property. There is currently some work being done toward the front of the property, but it is outside the 100' buffer. Mr. Bissonnette said right now they are just asking for agreement on the resource line itself. They are also in front of Middleboro Conservation at their next hearing for an RDA on the two pieces in Middleboro. There will be drainage there and site work within 100', so they do expect to be in front of Conservation for a Notice of Intent. Mr. Bissonnette explained that they are acquiring the lot in Lakeville as well as a lot in Middleboro along with a sliver of a third lot also in Middleboro. This is what they did to meet the required 70,000sf for Lakeville zoning. The lots will be joined as one big parcel and they will do an 81x plan. The building will be completely in Lakeville with a Lakeville address. The plan is to put the majority of the drainage in Middleboro because they are a split lot. The building, parking, and probably the septic system will be in Lakeville.

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

Voted: to make a Positive 2A determination.

Unanimous approval.

*Documents: WPA Form 1 - Request for Determination of Applicability, Site Plan, copy of legal ad.*

### **Adjournment** - (7:27pm)

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

Voted: to adjourn.

Unanimous approval.

