



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

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:	Conservation Commission
Date & Time of Meeting:	June 13, 2023 @ 7pm
Location of Meeting:	Lakeville Council on Aging 1 Dear Crossing, Lakeville, MA
Clerk/Board Member posting notice:	Lori Canedy
Cancelled/Postponed to:	(circle one)
Clerk/Board Member Cancelling/Postpo	mny

AGENDA

- 310 Kenneth Welch Drive Notice of Intent Increase in parking and wetland replication -Goddard Consulting - SE192-891 - continued from May 23, 2023.
- 308 Kenneth Welch Drive Amended Order of Conditions change in septic design Zenith Consulting Engineers. SE192-889
- 3. 3 Apple House Rd Notice of Intent septic upgrade Zenith Consulting Engineers.
- 4. 311 Pond Lane Notice of Intent septic upgrade Foresight Engineering
- 5. 160 Bedford St Update on violation.
- 6. Bylaw discussion
- 7. Meeting Minutes 4/11/23

*Next meeting: July 11th 7pm at the Lakeville Police Station 323 Bedford Street. (no meeting 6/27)

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.



May 18, 2023

Town of Lakeville 346 Bedford Street Lakeville, MA 02347 Attention Conservation Commission

RE:

DEP File Number SE192-889 308 Kenneth Welch Drive Lakeville, MA 02347 3 Main Street Lakeville, MA 02347 (508) 947-4208 - www.zcellc.com

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

RECEIVED

MAY 18 2023

Conservation Commission

Dear Commission Members:

On behalf of our client, CCSI, LLC, please let this letter serve as a request for an amended order of conditions for the above-referenced site. The \$200.00 request for an amended order of conditions — commercial fee is included along with this submittal. The original order of conditions was issued by the Commission on April 13, 2023, and recorded at the Plymouth County Registry of Deeds in Book 57897, Page 239. The original filing was to install a new septic tank and pump chamber which would ultimately discharge to the new septic leaching field located near Kenneth Welch Drive. The new proposal is to install a new 2500-gallon H-20 monolithic tight tank in the same location as the original tank location and to eliminate the use of the proposed leaching field. The limit of work has not changed and the silt sock erosion control will be installed in the same location as previously approved. We believe the new proposal is not a significant change to the original design and request that the Conservation Commission issue an amended order of conditions for the project.

If you have any questions or require additional information, please do not hesitate to contact our office at 508-947-4208 or email nyles@zcellc.com.

Sincerely,

Zenith Consulting Engineers, LLC

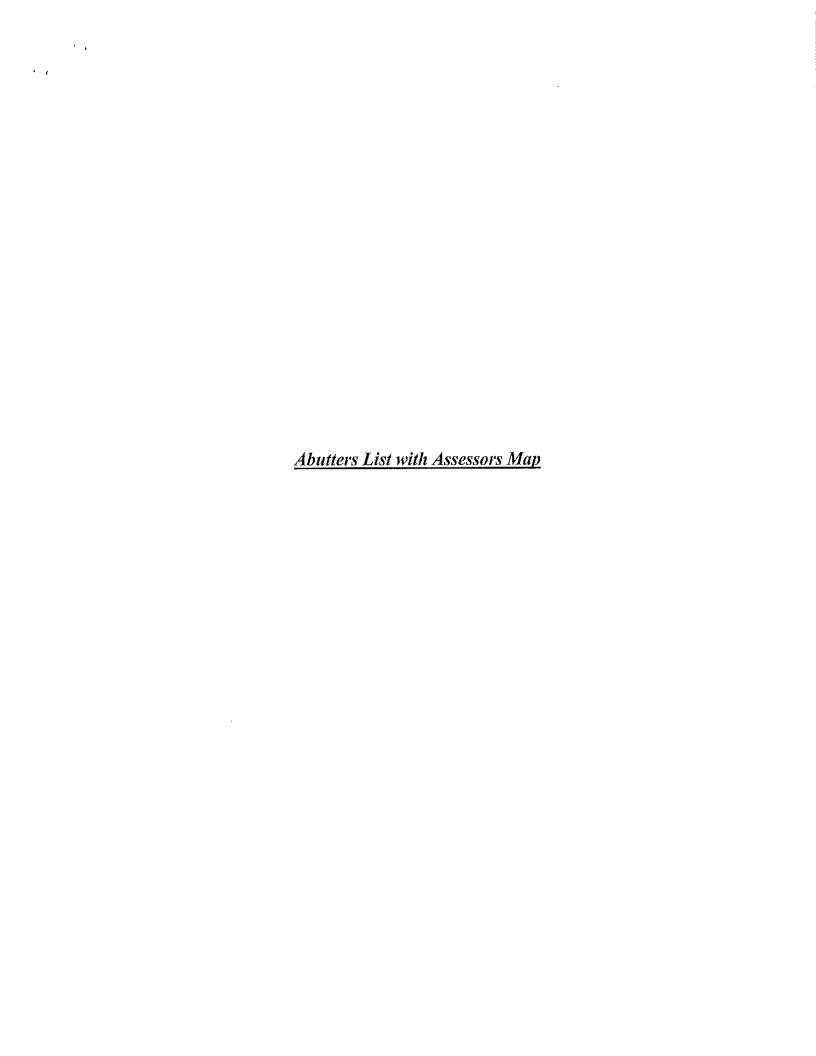
Nyles Zager, PE

Manager/Senior Engineer

Locus: 308 Kenneth Welch Drive in Lakeville, MA Assessors Map 61 Block 2 Lot 3A

Amended Notice of Intent Attachments

- 1 Abutters List with Assessors Map
- 2 Notification to Abutters
- 3 Order of Conditions
- 4 Copy of Check



CERTIFIED



100 foot Abutters List Report

Lakeville, MA March 02, 2023

Subject Property:

Parcel Number:

061-002-003A

CAMA Number:

061-002-003A

308 KENNETH W WELCH DR Property Address:

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.

Board of Assessors

061-002-003A Map, Block, Lot of Applicant

3.2.23

Malling Address: CRANBERRY CAMPUS LLC

LAUREN A 2 TYLER'S WAY

#200

#200

#200

#200

#200

#200

#200

Mailing Address:

310 KENNETH W WELCH DR

LAKEVILLE, MA 02347

Mailing Address: CURTIN JOHN L & WHIPPEN-CURTIN

LAKEVILLE, MA 02347 TAC VEGA MA OWNER LLC

ATLANTA, GA 30305

WOBURN, MA 01801

65 HOLTON ST

TAC VEGA MA OWNER LLC

LINDEN TREE PARTNERS LLC

3565 PIEDMONT RD NE BUILDING ONE,

Abutters:

Parcel Number:

024-007-010

CAMA Number: Property Address:

024-007-010 2 TYLER'S WAY

Parcel Number:

061-002-003 061-002-003

CAMA Number: Property Address:

310 KENNETH W WELCH DR

Parcel Number:

061-002-003 061-002-003-1

CAMA Number: Property Address:

310-1 KENNETH W WELCH DR

Parcel Number:

061-002-003

CAMA Number:

061-002-003-2

Property Address:

310-2 KENNETH W WELCH DR

Parcel Number: CAMA Number: 061-002-003 061-002-003-3

Property Address:

310-3 KENNETH W WELCH DR

Parcel Number:

061-002-003

CAMA Number:

061-002-003-4

Property Address:

310-4 KENNETH W WELCH DR

Parcel Number: CAMA Number: 061-002-003 061-002-003-5

Property Address:

310-5 KENNETH W WELCH DR

Parcel Number:

061-002-003

CAMA Number: Property Address: 061-002-003-6 310-6 KENNETH W WELCH DR

Parcel Number:

061-002-003B

CAMA Number: Property Address: 260 KENNETH W WELCH DR

061-002-003B

Parcel Number:

061-003-001

CAMA Number: Property Address: 305 KENNETH W WELCH DR

3/2/2023

061-003-001

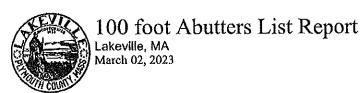
Mailing Address:

305 KENNETH WELCH FUND LLC

265 FRANKLIN ST SUITE 1001

BOSTON, MA 02110

PA technologist



Parcel Number: CAMA Number: 061-003-001A

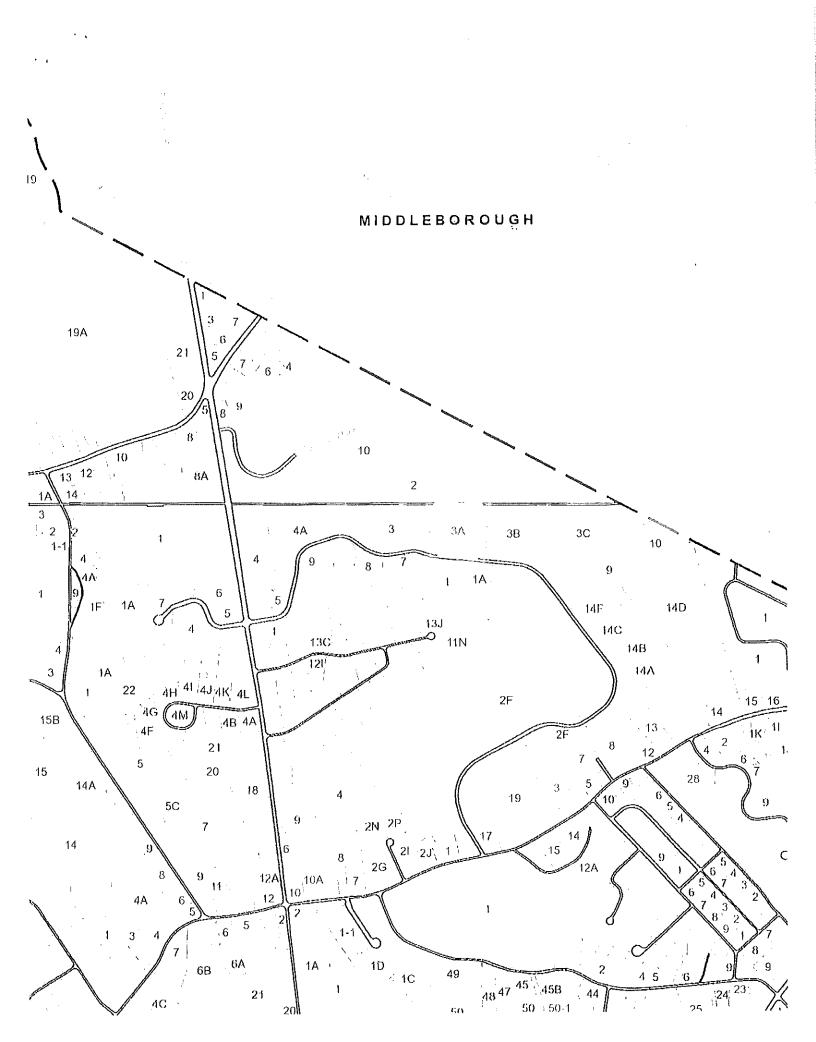
061-003-001A

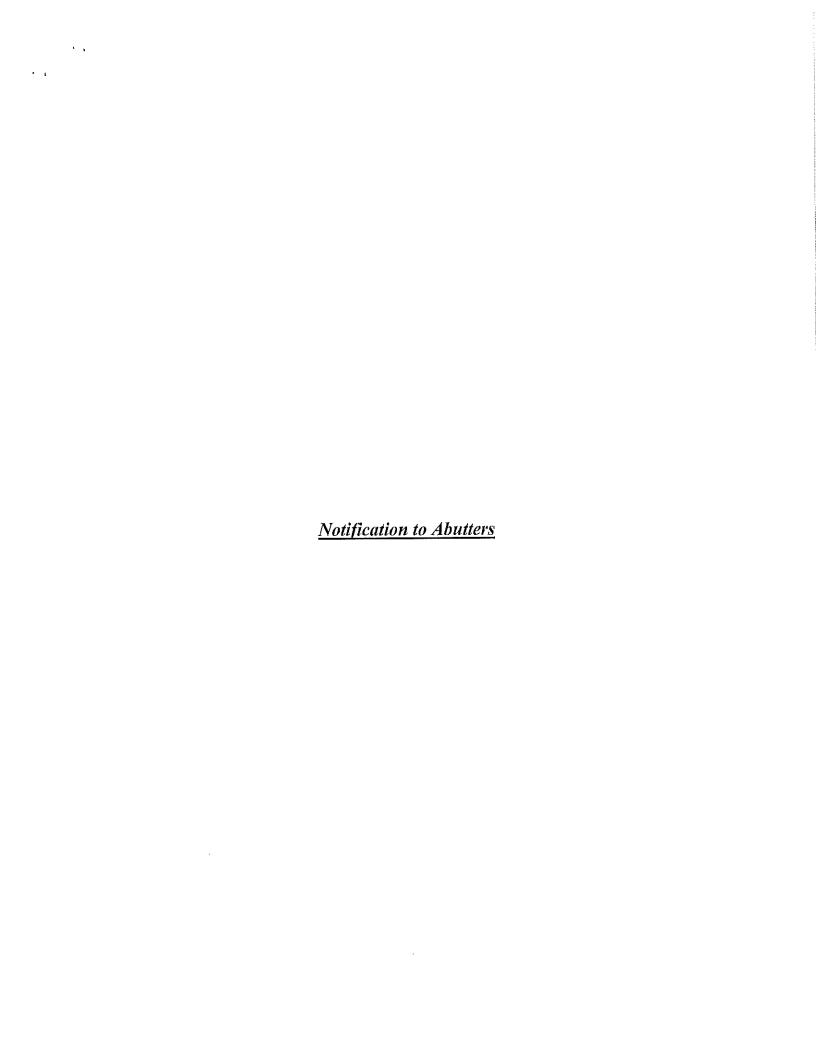
Property Address: 303 KENNETH W WELCH DR

Mailing Address: MJK HOLDINGS LLC

303 KENNETH W WELCH DR

LAKEVILLE, MA 02347





Notification to Abutters Under the Massachusetts Wetlands Protection Act

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

- A. The name of the applicant is CSS I, LLC
- B. The applicant has filed an Amended 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 308 Kenneth Welch Drive Lakeville, Massachusetts (Assessors Map 061, Block 002, Lot 3A).
- 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 \square , representative \square , or other \boxtimes , (specify): Conservation Commission

Copies of the Notice of Intent may be obtained from either (check one) the applicant \square , or the applicant's representative \boxtimes , by calling this telephone number (508) 947-4208 between the hours of $\underline{9}$ and $\underline{3}$ 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 - 2:00 Tuesday and Wednesday and 9:00 - noon Friday.

Check one: This is the applicant \square , representative \square , or other \boxtimes (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





WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889 MassDEP File #

eDEP Transaction # Lakeville City/Town

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission	September of the second		
Detach on dotted line, have stamped by the Regist Commission.			
To:			
Conservation Commission			
Please be advised that the Order of Conditions fo	r the Project at:		
Project Location	MassDEP File Num	nber	
Has been recorded at the Registry of Deeds of:			
County	Book	Page 00028307	
for: Property Owner		BOOK 57897 PAGE	239
and has been noted in the chain of title of the affe	cted property in:	Recorded On:	
Book	Page		:54P
In accordance with the Order of Conditions Issued	l on:	PLYMOUTH COUNTY REGISTR	Y OF DEED
III docordanos war are eras er estados		John R. Buckley Jr. I	Register
Date			
If recorded land, the instrument number identifying	g this transaction i	is:	
Instrument Number			
If registered land, the document number identifying	g this transaction	is:	
Document Number			
Signature of Applicant	1,100	Marine Section	



WPA Form 5 - Order of Conditions

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

Provided by MassDEP:
SE192-889
MassDEP File #

eDEP Transaction #
Lakeville
City/Town

A. General Information

Please note: this form has been modified with added space to accommodate the Registry of Deeds Requirements

Lakeville 1. From:

Conservation Commission

2. This issuance is for (check one):

a. Order of Conditions

b. Amended Order of Conditions

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





a. First Name	b. Last Name	
CCSI, LLC	1980-14-14-14-14-14-14-14-14-14-14-14-14-14-	entremental il jumine (1988 mer Armenne Annananse entre lite (1881) men resembentum en
c. Organization		
310 Kenneth Welch Drive		
d. Mailing Address		
Lakeville	<u>MA</u>	02347
e. City/Town	f, State	g. Zip Code
a. First Name	b. Last Name	
	b. Last Name	
c. Organization	b. Last Name	
c. Organization d. Mailing Address	b. Last Name	g. Zip Code
c. Organization d. Mailing Address e. City/Town		g. Zip Code
a. First Name c. Organization d. Mailing Address e. City/Town roject Location: 308 Kenneth Welch Drive		g. Zip Code

Lot 3A

41d53m08Ns

d. Latitude

d. Parcel/Lot Number

70d56m43Ws

e. Longitude

5.

Map 61 Block 2

c. Assessors Map/Plat Number

Latitude and Longitude, if known:



WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP: SE192-889
MassDEP File #
eDEP Transaction #
Lakeville
Clty/Town

A. General Information (cont.)

<i>/</i> -\.	OC1101	., .,,,,	UII (UI	J, 14.7				
6.	one parce		egistry	of Deed	ls for	attach addition	al int	formation if more than
	Plymouth				Marian Mari			
	a. County					b. Certificate Num	ber (it	registered land)
	42252, 44	286				256, 298		
	c, Book					d. Page		
7.	Dates:	3/8/23			3/28/	23		4/13/23
7.		a. Date Notice of Ir				Public Hearing Cl		
8.	as needed	Final Approved Plans and Other Documents (attach additional plan or document references as needed):						
		e Sewage Dispo	sal Sys	tem Up	grade			
	a. Plan Title							
		nsulting Enginee	rs, LLC			Nyles Zager, P	'E	hu
	b. Prepared	Ву				-	npeu	มง
	3/3/23	-l D-I-				1" = 20' e. Scale		Annual Control of the
	d. Final Revi	sion Date				e, ocale		
	f. Additional	Plan or Document T	itle			NAME OF THE PARTY		g. Date
B.	Finding	ns.						
		90						
1.	Findings p	oursuant to the M	lassach	usetts \	Vetla	nds Protection A	Act:	
	provided in the areas	n this application	and pr propose	esented ed is sig	l at th Inifica	e public hearing	ı, this	pased on the information is Commission finds that terests of the Wetlands
a.	☐ Public	Water Supply	b. 🔲	Land C	Contai	ning Shellfish	C.	Prevention of Pollution
d,	☐ Private	e Water Supply	е. 🔲	Fisheri	es		f.	☐ Protection of Wildlife Habitat
g.	⊠ Groun	dwater Supply	h. 🔲	Storm	Dama	ge Prevention	i.	
2.	This Comr	nission hereby fir	nds the p	project, a	as pro	posed, is: (checl	k one	e of the following boxes)
Аp	proved sul	oject to:						
a.	standards be perform General C that the fo	set forth in the v	wetland ce with ny othe ns modi	s regula the Noti er specia fy or difl	itions. ce of al cond fer fro	This Commissi intent reference ditions attached in the plans, spe	on o ed ab to th ecific	th the performance rders that all work shall bove, the following his Order. To the extent cations, or other ll control.



WPA Form 5 – Order of Conditions Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
SE192-889
MassDEP File #
eDEP Transaction #
Lakeville
City/Town

B. Findings (cont.)

Denied because:

) .	the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. A description of the performance standards which the proposed work cannot meet is attached to this Order.							
2.	the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).							
3.	☐ Buffer Zone Impacts: S disturbance and the wetlan	hortest distance d resource area	between limit o specified in 310	f project) CMR 10.02(1)(a	a. linear feet			
nla	and Resource Area Impact	s: Check all that	t apply below. (F	For Approvals Or	nly)			
Re	source Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement			
4.	☐ Bank	a. linear feet	b. linear feet	c, linear feet	d. linear feet			
5. 6.	☐ Bordering Vegetated Wetland ☐ Land Under	a. square feet	b. square feet	c. square feet	d. square feet			
ο,	Waterbodies and Waterways	a, square feet	b, square feet	c. square feet	d. square feet			
		e. c/y dredged	f. c/y dredged					
7.	☐ Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d, square feet			
	Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g, cubic feet	h, cubic feet			
8.	☐ Isolated Land Subject to Flooding	a. square feet	b. square feet					
	Cubic Feet Flood Storage	c. cubic feet	d, cubic feet	e, cubic feet	f. cubic feet			
9.	☐ Riverfront Area	a. total sq. feet	b. total sq. feet					
	Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet			
	Sq ft between 100- 200 ft	g. square feet	h. square feet	i. square feet	j. square feet			



WPA Form 5 – Order of Conditions Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
SE192-889
MassDEP File #
oDED Transaction #

Lakeville City/Town

B. Findings (cont.)

Coa	astal Resource Area Impac	: ts: Check all tha	it apply below.	(For Approvals C	niy)
		Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10.	Areas	Indicate size un	der Land Unde	r the Ocean, belo	w
11.	☐ Land Under the Ocean	a. square feet	b. square feet		
		c. c/y dredged	d. c/y dredged		
12.	☐ Barrier Beaches	Indicate size un below	der Coastal Be	aches and/or Co	astal Dunes
13.	☐ Coastal Beaches		-	cu yd c. nourishment	cu yd d. nourishment
10.		a. square feet	b. square feet	c. nounstanem cu yd	cu yd
14.	☐ Coastal Dunes	a. square feet	b. square feet	c. nourishment	d. nourishment
15.	Coastal Banks	a, linear feet	b. linear feet		
16.	☐ Rocky Intertidal				
	Shores	a. square feet	b. square feet		
17.	Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18.	☐ Land Under Salt Ponds	a. square feet	b. square feet		
		c, c/y dredged	d. c/y dredged		
19.	☐ Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20.	☐ Fish Runs	Indicate size ur the Ocean, and Waterways, ab	I/or inland Land	anks, Inland Bank I Under Waterboo	, Land Under lies and
		a. c/y dredged	b. c/y dredged		
21.	Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22.	☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
	Sq ft within 100 ft	c, square feet	d, square feet	e, square feet	f. square feet
	Sq ft between 100- 200 ft	g, square feet	h. square feet	I, square feet	j. square feet



WPA Form 5 – Order of Conditions

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

Provided by MassDEP:
SE192-889
MassDEP File #

DEP Transaction #	
_akeviile	
City/Town	

B. Findings (cont.)

* #23. 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.5.c
(BVW) or
B.17.c (Salt
Marsh) above
please enter
the additional

23.	Restoration/Enhancement *:	
	a, square feet of BVW	b. square feet of salt marsh
24.	Stream Crossing(s):	
	a. number of new stream crossings	b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

- 1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
- The Order does not grant any property rights or any exclusive privileges; it does not amount here. 2. authorize any injury to private property or invasion of private rights.
 - 3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
 - 4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
 - 5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
 - 6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 3/28/26 unless extended in writing by the Department.
 - 7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889 MassDEP File #

eDEP Transaction # Lakeville City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act

- 8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
- 9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
- A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]

"File Number

SE192-889 "

- 11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
- 12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
- 13. The work shall conform to the plans and special conditions referenced in this order.
- 14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
- 15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
- 16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



WPA Form 5 - Order of Conditions

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

Provided by MassDEP:
SE192-889
MassDEP File #
eDEP Transaction #
Lakeville
City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- 17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
- 18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

19.	The wo	rk associated with this Order (the "Project")
	(1)	is subject to the Massachusetts Stormwater Standards
	(2) 🖾	is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that: i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures; ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized; iii. any illicit discharges to the stormwater management system have been removed, as per

the requirements of Stormwater Standard 10;



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889

MassDEP File #

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement) for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:
 - i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and
 - ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

₩paform5.doc • rev 5/18/2020 Page 8 of 13



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889 MassDEP File #

eDEP Transaction # Lakeville City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

g) The responsible party shall:

- Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
- 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
- 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- i) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

See attached conditions, and co-existing Order of Conditions needs to be closed out.

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889
MassDEP File #
eDEP Transaction #
Lakeville
City/Town

D. Findings Under Municipal Wetlands Bylaw or Ordinance ☐ No hereby finds (check one that applies): 2. Conservation Commission that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically: 2. Citation 1. Municipal Ordinance or Bylaw Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued. ordinance or bylaw: 2. Citation 1. Municipal Ordinance or Bylaw The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with

the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889 MassDEP File #

eDEP Transaction #
Lakeville
City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

1. Date of Issuance

2, Number of Signers

The Order must be malled by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

gladure 1 Bouckmen.	Josh Faherty Printed Name Robert J Rouchand
Signature / / / / / / / / / / / / / / / / / / /	Printed Name Uo Mx M L&Polanc
Signature Wylatta	Printed Name Nancy Yeatts Printed Name
Signature Signature	Mark J Kriox Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
☐ by hand delivery on	図. by certified mail, return receipt requested, on 4/(3/23
Date	Date



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889 MassDEP File #

eDEP Transaction #
Lakeville
City/Town

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filling fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



WPA Form 5 – Order of Conditions

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

Provided by MassDEP: SE192-889 MassDEP File #

eDEP Transaction # Lakeville City/Town

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission		
Detach on dotted line, have stamped Commission.	d by the Registry of Deeds and sul	
То:		
Conservation Commission		
Please be advised that the Order of	f Conditions for the Project at:	
Project Location	MassDEP File Numb	per
Has been recorded at the Registry	of Deeds of:	
County	Book	Page
for: Property Owner		
and has been noted in the chain of	title of the affected property in:	
Book	Page	
In accordance with the Order of Co	nditions issued on:	
Date	100000000000000000000000000000000000000	
If recorded land, the instrument nur	mber identifying this transaction is	3:
Instrument Number		
If registered land, the document nu	mber identifying this transaction i	s:
Document Number		
Signature of Applicant		



DEP File Number:

Request for Departmental Action Fee Transmittal Form

Provided by DEP

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

A. Request Information

a. Street Address	b. City/Town, Zip	
c. Check number	d, Fee amount	
Person or party making request (if appropriate, name the citizen group's representative):		
Name		
Mailing Address		
City/Town	State	Zip Code
Phone Number	Fax Number (If ap	plicable)
Applicant (as shown on Determina	Fax Number (if ap ation of Applicability (Form 2), Order of Resour Form 5), Restoration Order of Conditions (Form	rce Area Delineati
Applicant (as shown on Determina (Form 4B), Order of Conditions (F	ation of Applicability (Form 2), Order of Resou	rce Area Delineati
Applicant (as shown on Determina (Form 4B), Order of Conditions (F Non-Significance (Form 6)):	ation of Applicability (Form 2), Order of Resou	rce Area Delineati
Applicant (as shown on Determina (Form 4B), Order of Conditions (F Non-Significance (Form 6)):	ation of Applicability (Form 2), Order of Resou	rce Area Delineati
Applicant (as shown on Determina (Form 4B), Order of Conditions (F Non-Significance (Form 6)): Name	ation of Applicability (Form 2), Order of Resour Form 5), Restoration Order of Conditions (Form	rce Area Delineati n 5A), or Notice of Zip Code

B. Instructions

1.

When the Departmental action request is for (check one):	
Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)	ŧΓ
Superseding Determination of Applicability – Fee: \$120	
Superseding Order of Resource Area Delineation – Fee: \$120	

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





DEP File Number:

Provided by DEP



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

Request for Departmental Action Fee Transmittal Form

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

В.	Instructions	(cont.)

Send this form and check or money order, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection Box 4062 Boston, MA 02211

- 2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
- Send a copy of this form and a copy of the check or money order with the Request for a
 Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP
 Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community).
- 4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Lakeville Conservation Standard Conditions

1. All siltation barriers must be installed prior to the start of work and an inspection requested by email or phone (lcanedy@lakevillema.org or call 508-946-8823).

2. This Order of Conditions (OOC) must be recorded at the Plymouth Registry of Deeds and a stamped receipt returned to the Lakeville Conservation Commission before

work begins.

3. This document shall be included by reference in all contracts, plans and specifications dealing with the activity that is the subject of this OOC, and that are created or modified after the issuance date of this OOC, along with a statement that this OOC shall supersede any conflicting contractual arrangements, plans or specifications.

4. The applicant shall provide a copy of this OOC to the person or persons supervising the activity that is the subject of this OOC, and will be responsible for ensuring that all persons performing the permitted activity are fully aware of the terms and

conditions of this OOC.

5. All construction materials, earth stockpiles, landscaping materials, slurry pits, waste products, refuse, debris, stumps, slash or excavate may only be stockpiled or collected in areas as shown and labeled on the approved plans under cover and surrounded by a double staked row of hay bales to prevent contact with rainwater or if no such areas are shown, must be placed or stored outside all resource areas.

6. No material of any kind may be buried, placed or dispersed in areas within the jurisdiction of the Commission by activities that are the subject of this OOC, except

as are expressly permitted by this OOC or the plans approved herein.

7. There shall be no pumping of water from wetland resource areas without prior

approval from the Conservation Commission.

8. All waste products, grubbed stumps, slash, construction materials, etc. shall be deposited at least 100 feet from the wetland resource areas unless specified in this OOC.

9. No fuel, oil or other pollutants shall be stored in any resource area or the buffer zone thereto, unless specified in this OOC or expressly authorized by the Commission or their Agent.

10. There shall be no underground storage of fuel or other hazardous substances in areas within the jurisdiction of the Conservation Commission.

11. No trash dumpsters will be allowed within 100 feet of areas subject to protection under the Wetlands Protection Act unless authorized by the OOC.



Rockland Trust Company 63-447/143

II. REL CHROKLOGK MESECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

5009

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

05/18/2023

PAY TO THE ORDER OF

Town of Lakeville

\$**200.00

DOLLARS

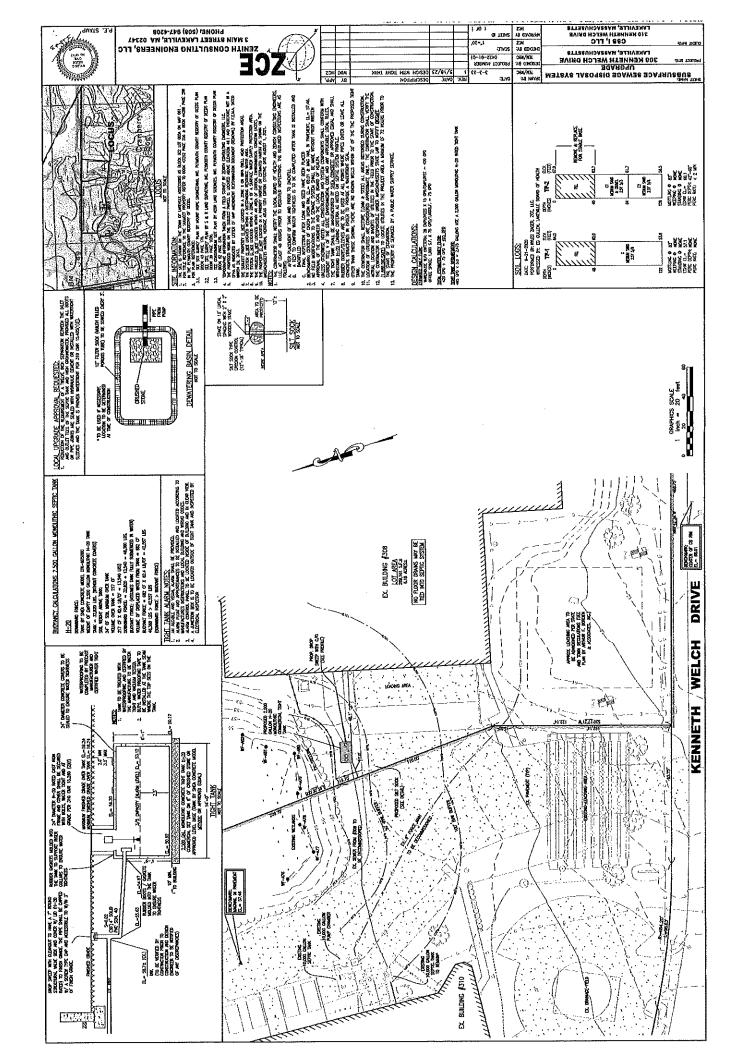


Town of Lakeville Town Office Bullding 346 Bedford St, Lakeville, MA 02347



MEMO

308 Kenneth Welch Dr.





Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

A. General Information

WPA Form 3 - Notice of Intent

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

Pro	ovided by MassDEP:
	MassDEP File Number
	Document Transaction Number
	Lakeville

City/Town

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





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

3 Apple House Road	Lakeville	02347
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	41d 48' 56" N	
_	d. Latitude	e. Longitude
033/006	003 g. Parcel /Lot No	:mher
f. Assessors Map/Plat Number	g. r alog /Lot ive	311001
Applicant:		
Allyson	Lynch	•
a. First Name	b. Last Name	9
c. Organization	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	•
3 Apple House Road		
d. Street Address	MA	02347
Lakeville e. City/Town	f. State	g. Zip Code
e. Gity/Town	i, aldio	9. — F
h, Phone Number I. F	ax Number j. Email Address	
Property owner (required i		ck if more than one owner
a. First Name	b. Last Nam	е
a. First Name c. Organization	b. Last Nam	е
	b. Last Nam	e
c. Organization	b. Last Nam	g. Zlp Code
c. Organization d. Street Address e. City/Town		
c. Organization d. Street Address e. City/Town	f, State	
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any):	f. State Fax Number j. Email address	g. Zlp Code
c. Organization d. Street Address e. City/Town h. Phone Number i. I	f, State	g. Zlp Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name	f. State Fax Number j. Email address Zager, PE b. Last Nam	g. Zlp Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles	f. State Fax Number j. Email address Zager, PE b. Last Nam	g. Zlp Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Engineer	f. State Fax Number j. Email address Zager, PE b. Last Nam	g. Zlp Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company	f. State J. Email address Zager, PE b. Last Nam	g. Zip Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company 3 Main Street d. Street Address Lakeville	f. State j. Email address Zager, PE b. Last Nam MA	g. Zlp Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company 3 Main Street d. Street Address Lakeville e. City/Town	f. State f. State j. Email address Zager, PE b. Last Namers, LLC. MA f. State	g. Zip Code i. e O2347 g. Zip Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company 3 Main Street d. Street Address Lakeville e. City/Town 508-947-4208	f. State f. State j. Email address Zager, PE b. Last Nam b. Last Nam MA f. State nyles@zcellc.co	g. Zip Code i. e O2347 g. Zip Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company 3 Main Street d. Street Address Lakeville e. City/Town 508-947-4208	f. State f. State j. Email address Zager, PE b. Last Namers, LLC. MA f. State	g. Zip Code i. e O2347 g. Zip Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company 3 Main Street d. Street Address Lakeville e. City/Town 508-947-4208 h. Phone Number I. I	f. State f. State j. Email address Zager, PE b. Last Nam b. Last Nam MA f. State nyles@zcellc.co	g. Zip Code i. e O2347 g. Zip Code
c. Organization d. Street Address e. City/Town h. Phone Number Representative (if any): Nyles a. First Name Zenith Consulting Enginee c. Company 3 Main Street d. Street Address Lakeville e. City/Town 508-947-4208 h. Phone Number I. I	f. State J. Email address Zager, PE b. Last Namers, LLC. MA f. State nyles@zcellc.co j. Email address	g. Zip Code i. e O2347 g. Zip Code

a, Total Fee Paid



WPA Form 3 – Notice of Intent

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

Pro	ovided by MassDEP:
	MassDEP File Number
	Document Transaction Number
	Lakeville

City/Town

A. General Information (continued)

6.				
	Construction of a septic system with a new 1500 gaconfiguration within 100' of a wetland. Also include septic system onsite.	allon septic tank and 220' of presby pipe in a field d is the removal/decommission of the existing		
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 Restoration Limited Project) subject to 310 CMR 1 1. Yes No If yes, describe which limit 10.24 and 10.53 for a compared to the proposed activity eligible to be Restoration of the proposed activity eligible to be Restoration of the proposed activity eligible to be Restoration of the proposed activity eligible to be Restoration Limited Project).	treated as a limited project (including Ecological 0.24 (coastal) or 310 CMR 10.53 (inland)? red project applies to this project. (See 310 CMR aplete list and description of limited project types)		
	2. Limited Project Type			
	If the proposed activity is eligible to be treated as a CMR10.24(8), 310 CMR 10.53(4)), complete and a Project Checklist and Signed Certification.	an Ecological Restoration Limited Project (310 attach Appendix A: Ecological Restoration Limited		
8.	Property recorded at the Registry of Deeds for:			
	Plymouth			
	a. County	b. Certificate # (if registered land)		
	53814 c. Book	d. Page Number		
B	Buffer Zone & Resource Area Imp			
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.			
	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.			



WPA Form 3 – Notice of Intent

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

Pro	Provided by MassDEP:		
	MassDEP File Number		
	Document Transaction Number		
	Lakeville		

City/Town

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

Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)
а. 🔲	Bank	1. linear feet	2. linear feet
b. 🗌	Bordering Vegetated Wetland	1. square feet	2. square feet
с. 🗌	Land Under Waterbodies and	1. square feet	2. square feet
	Waterways	3. cubic yards dredged	
Resou	ce Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. 🔲	Bordering Land Subject to Flooding	1. square feet	2. square feet
		3. cubic feet of flood storage lost	4. cubic feet replaced
е. 🗌	Isolated Land Subject to Flooding	1. square feet	
		2. cubic feet of flood storage lost	3. cubic feet replaced
f. 🔲	Riverfront Area	1. Name of Waterway (if available) - spec	sify coastal or Inland
2.	Width of Riverfront Area	(check one):	
	25 ft Designated D	ensely Developed Areas only	
	☐ 100 ft New agricult	ural projects only	
	200 ft All other proj	ects	
3.	Total area of Riverfront Are	ea on the site of the proposed projec	square feet
4.	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.	5. Has an alternatives analysis been done and is it attached to this NO!?		
6.	6. Was the lot where the activity is proposed created prior to August 1, 1996?		
3. 🔲 Co	. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)		

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

area was delineated.

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



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

n	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.

4

Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)
а, 🗌	Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. 🗌	Land Under the Ocean	1. square feet	_
		2. cubic yards dredged	_
с. 🗌	Barrier Beach	Indicate size under Coastal Be	eaches and/or Coastal Dunes below
d. 🗌	Coastal Beaches	1. square feet	2. cubic yards beach nourishment
е. 🗌	Coastal Dunes	1. square feet	2. cubic yards dune nourishment
		Size of Proposed Alteration	Proposed Replacement (if any)
f. 🔲	Coastal Banks	1. linear feet	_
g. 🔲	Rocky Intertidal Shores	1, square feet	_
h. 🔲	Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. 🗌	Land Under Salt Ponds	1, square feet	
		2. cubic yards dredged	_
j. 🗌	Land Containing Shellfish	1. square feet	
k. 🗌	Fish Runs	Indicate size under Coastal Ba Ocean, and/or inland Land Ur above	anks, inland Bank, Land Under the nder Waterbodies and Waterways,
		1, cubic yards dredged	_
1.	Land Subject to Coastal Storm Flowage	1. square feet	
If the squar	estoration/Enhancement project is for the purpose or re footage that has been er nt here.	of restoring or enhancing a wetlar ntered in Section B.2.b or B.3.h a	nd resource area in addition to the bove, please enter the additional
a. squa	are feet of BVW	b. square feet	of Salt Marsh
5. 🗌 P	roject Involves Stream Cro	ssings	
a, num	ber of new stream crossings	b. number of re	eplacement stream crossings



WPA Form 3 - Notice of Intent

n	Provided by MassDEP:		
	MassDEP File Number		
	Document Transaction Number		
	Lakeville		

Ма	Massachusetts Wetlands Protection Act M.G.L. c. 131, §					
_	C. Other Applicable Standards and Requirem	City/Town				
C.	• -					
	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).					
Str	Streamlined Massachusetts Endangered Species Act/Wet	Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review				
 Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicathe 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 ha	nd delivery of NOI to:				
	Natural Heritage and Endangered Sp Division of Fisheries and Wildlife 1 Rabbit Hill Road Westborough, MA 01581	ecies Program				
	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 NO 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 R	eview*				
	1. Percentage/acreage of property to be altered:					
	(a) within wetland Resource Area percentage/ac	reage				
	(b) outside Resource Area percentage/ac	reage				
	2. Assessor's Map or right-of-way plan of site					
2. Project plans for entire project site, including wetland resource areas a wetlands jurisdiction, showing existing and proposed conditions, existing a tree/vegetation clearing line, and clearly demarcated limits of work **		s, existing and proposed				
	 (a) Project description (including description of impact buffer zone) 	s outside of wetland resource area &				
	(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. Page 5 of 9 wpaform3.doc • rev. 6/28/2016



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:		
MassDEP File Number		
Document Transaction Number		
Lakeville		

City/Town

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

Make c	(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 <i>mail to NHESP</i> at above address				
Projects	Projects altering 10 or more acres of land, also submit:				
(d) 🔲	(d) Vegetation cover type map of site				
(e) 🗌	(e) Project plans showing Priority & Estimated Habitat boundaries				
(f) OR	(f) OR Check One of the Following				
1. 🗌	Project is exempt from MESA review. Attach applicant letter indicating which Nhttp://www.mass.gov/dfwele/dfw/nhesp/the NOI must still be sent to NHESP if the 310 CMR 10.37 and 10.59.)	egulatory review/mesa/r	mesa exemptions.ntm;		
2. 🗌	Separate MESA review ongoing.	a. NHESP Tracking #	b. Date submitted to NHESP		
3. 🔲	Separate MESA review completed. Include copy of NHESP "no Take" deter Permit with approved plan.	mination or valid Conser	vation & Management		
For coasta	I projects only, is any portion of the propo fish run?	sed project located belov	v the mean high water		
	applicable – project is in inland resource a	rea 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 North Shore - Hull to New Hampshire border: the Cape & Islands:					
Southeast M Attn: Enviro 1213 Purch New Bedfor	Marine Fisheries - Marine Fisheries Station nmental Reviewer ase Street – 3rd Floor rd, MA 02740-6694 F.EnvReview-South@state.ma.us	Division of Marine Fisheric North Shore Office Attn: Environmental Revie 30 Emerson Avenue Gloucester, MA 01930 Email: <u>DMF.EnvReviev</u>	wer		

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.

3.



Online Users: Include your document transaction number

(provided on your receipt page) with all

supplementary information you submit to the Department.

Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP		Provided	by	MassDEF	٠:
---------------------	--	----------	----	---------	----

MassDEP File Number

Document Transaction Number Lakeville

City/Town

C	Other	Applicable	Standards	and	Requirements	(cont'd)
U.	Other	Applicable	Glaridardo	WI I W	. to quin on incine	(,

4.	Is any po	ortion o	of the pr	oposed project within an Area of Critical Environmental Concern (ACEC)?
	a. 🗌 Ye	es 🛚	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 no	ortion o as desi	of the pr gnated	roposed project within an area designated as an Outstanding Resource Water in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
	a. 🛛 Ye	es 🗌	No	
6.	ls any pe Restricti	ortion o	of the si (M.G.L	te subject to a Wetlands Restriction Order under the Inland Wetlands . c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
	a. 🗌 Ye	es 🏻	No	
7.	ls this p	roject s	subject	to provisions of the MassDEP Stormwater Management Standards?
	а. 🗌	Yes. A	ttach a	copy of the Stormwater Report as required by the Stormwater Management sper 310 CMR 10.05(6)(k)-(q) and check if:
	1.] Ap	plving 1	for Low Impact Development (LID) site design credits (as described in hwater Management Handbook Vol. 2, Chapter 3)
	2.] A	portion	of the site constitutes redevelopment
	з. 🗀] Pr	oprieta	ry BMPs are included in the Stormwater Management System.
	b. 🔀	No. Cl	neck wł	ny the project is exempt:
	1. 🗵] Si	ngle-far	mily house
	2.] Er	nergen	cy road repair
	3.] Sr	nall Re ual to 4	sidential Subdivision (less than or equal to 4 single-family houses or less than 4 units in multi-family housing project) with no discharge to Critical Areas.
D	. Addi	tion	al Inf	ormation
	This is a Append 10.12).	a propo lix A: E	osal for cologic	an Ecological Restoration Limited Project. Skip Section D and complete al Restoration Notice of Intent – Minimum Required Documents (310 CMR
	Applica	nts mu	st inclu	de the following with this Notice of Intent (NOI). See instructions for details.
	Online the follo	Users owing i	: Attach	n the document transaction number (provided on your receipt page) for any of ion you submit to the Department.
	1. 🛛	suffici	ent info	er map of the area (along with a narrative description, if necessary) containing rmation for the Conservation Commission and the Department to locate the site ers may omit this item.)
	2. 🛛	Plans a Bore	identify dering \	ving the location of proposed activities (including activities proposed to serve as Vegetated Wetland [BVW] replication area or other mitigating measure) relative

to the boundaries of each affected resource area.



D

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

Pr	ovided by MassDEP:
	MassDEP File Number
	Document Transaction Number
	Lakeville

viaocaci		City/Town
D. Ado	litional Information (cont'd)	
3. 🗌	Identify the method for BVW and other Field Data Form(s), Determination of A and attach documentation of the m	resource area boundary delineations (MassDEP BVW Applicability, Order of Resource Area Delineation, etc.), tethodology.
4. 🛛	List the titles and dates for all plans an	d other materials submitted with this NOI.
	ubsurface Sewage Disposal System Upg	rade
	Plan Title	Nulsa Zagar D E
	enith Consulting Engineers, LLC.	Nyles Zager, P.E. c, Signed and Stamped by
	Prepared By	1"=20'
	2-23	e. Scale
d.	Final Revision Date	e. Scale
f. /	Additional Plan or Document Title	g. Date
5. 🗌	listed on this form.	er, please attach a list of these property owners not
6. 🗌	Attach proof of mailing for Natural Her	itage and Endangered Species Program, if needed.
7. 🗌	Attach proof of mailing for Massachus	etts Division of Marine Fisheries, if needed.
8. 🛛	Attach NOI Wetland Fee Transmittal F	Form
9. 🔲	Attach Stormwater Report, if needed.	
E. Fee	S	
1,	Fee Exempt: No filing fee shall be ass of the Commonwealth, federally recog authority, or the Massachusetts Bay T	sessed for projects of any city, town, county, or district gnized Indian tribe housing authority, municipal housing Fransportation Authority.
Appli Fee	cants must submit the following informati Fransmittal Form) to confirm fee paymen	ion (in addition to pages 1 and 2 of the NOI Wetland t:
4994		5-16-23
	nicipal Check Number	3. Check date
4995	•	5-16-23
	te Check Number	5. Check date
Zenit	h Consulting Engineers LLC	

6. Payor name on check: First Name

7. Payor name on check: Last Name



Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

F. Signatures and Submittal Requirements

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

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

Mas as for and con	5-17-23
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
122	5-17-23
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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





Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

A. Applicant Information

		440-11
	b. Last Name	
different):		
i. Fax Number	j. Emali Address	
	f. State	g. Zip Code
	MA	02347
-		
d		
	b. Last Name	
	Lynch	
ddress:		
	d. Fee amount	
	\$42.50	
<u>d</u>	b. City/Town	
	ddress: d	b. City/Town \$42.50 d. Fee amount ddress: Lynch b. Last Name d MA f. State i. Fax Number j. Email Address

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

B. Fees

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

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

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

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

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

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

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



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 1 (Septic System Repair)		\$110.00	\$110.00
	Step 5/T	otal Project Fee:	\$110.00
	Step 6	/Fee Payments:	
	Total	Project Fee:	\$110.00 a. Total Fee from Step 5
	State share	e of filing Fee:	\$42.50 b. 1/2 Total Fee less \$1 2.50
	City/Town shar	e of filling Fee:	\$67.50 & 75.00 c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection Box 4062 Boston, MA 02211

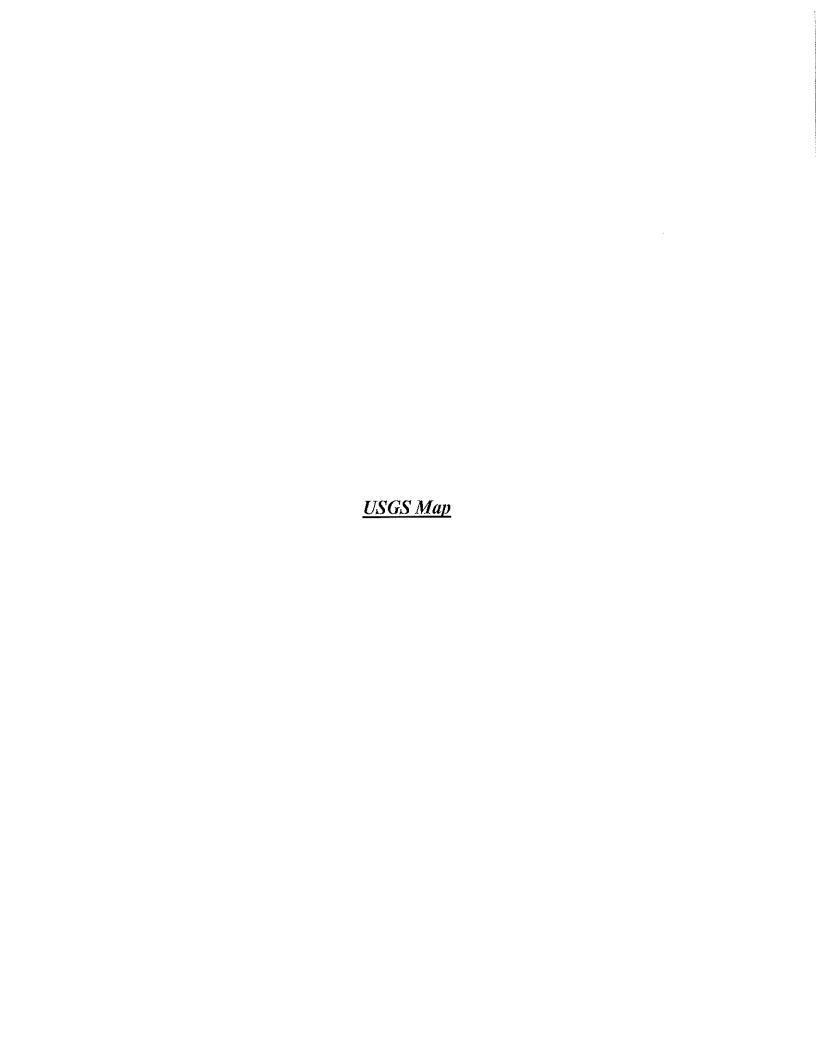
b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

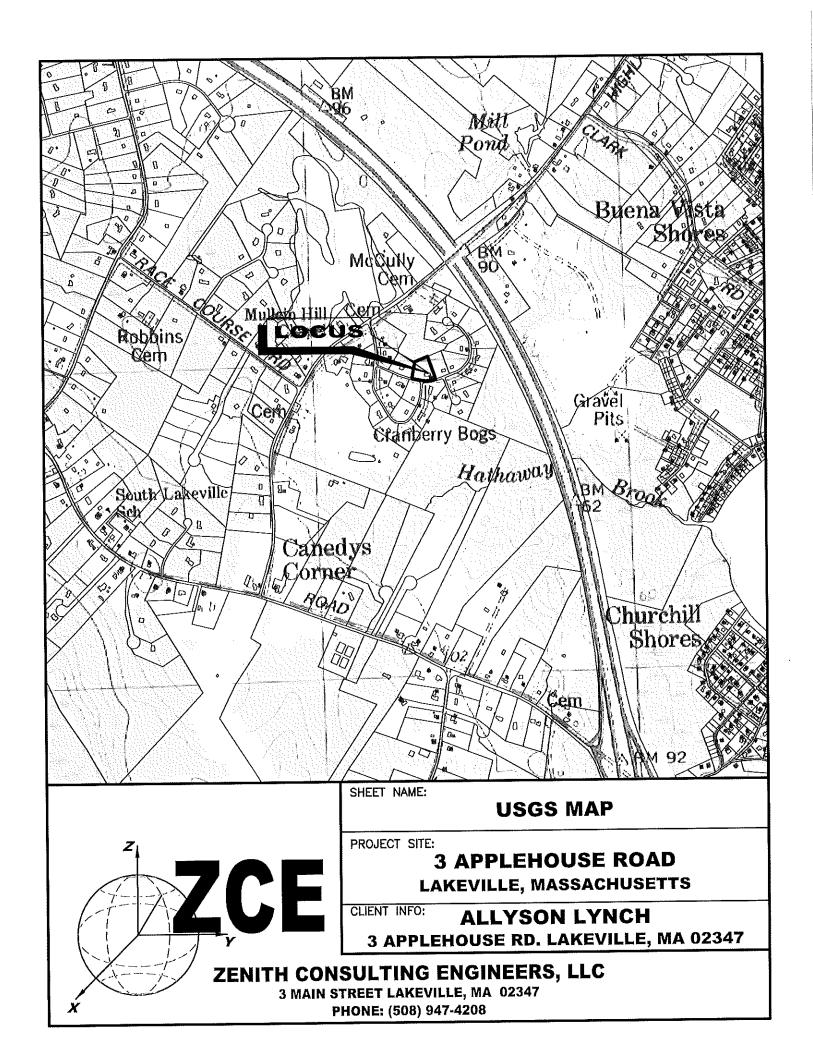
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

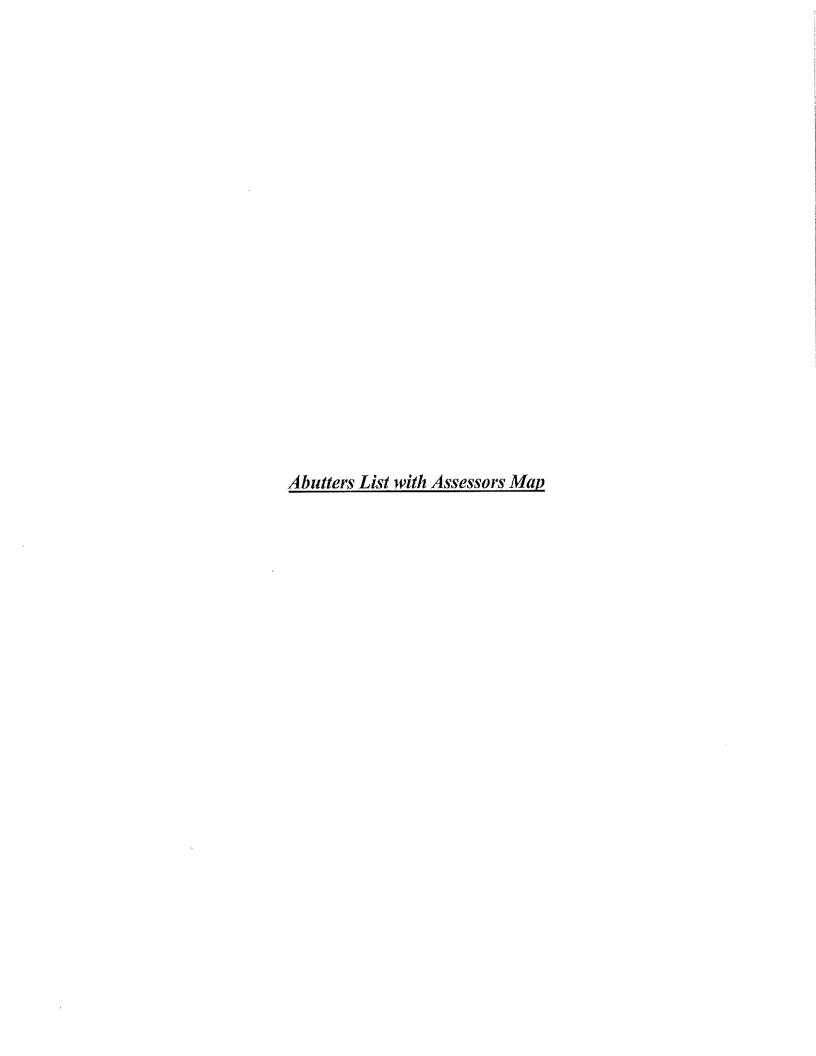
Locus: 3 Apple House Road in Lakeville, MA Assessors Map 033 Block 006 Lot 003

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









100 foot Abutters List Report

Lakeville, MA May 03, 2023

Subject Property:

Parcel Number: CAMA Number: 033-006-003 033-006-003

Property Address: 3 APPLE HOUSE RD

Mailing Address: GIRARD ALLYSON G

3 APPLE HOUSE RD

LAKEVILLE, MA 02347

Abutters:

Parcel Number: CAMA Number: 032-002-002 032-002-002

Property Address: 77 HIGHLAND RD

Parcel Number:

033-004-004

CAMA Number:

033-004-004

Property Address: 6 APPLE HOUSE RD

Parcel Number: CAMA Number:

033-004-008 033-004-008

Property Address:

16 MULLEIN HILL DR

Parcel Number:

033-005-001

CAMA Number: Property Address:

033-005-001 9 MULLEIN HILL DR

Parcel Number:

033-005-002 033-005-002

CAMA Number: Property Address:

4 APPLE HOUSE RD

Parcel Number:

033-006-002

CAMA Number:

033-006-002

Property Address:

1 APPLE HOUSE RD

Parcel Number:

033-006-004

CAMA Number:

033-006-004

Property Address: 5 APPLE HOUSE RD

PHILLIPS GEORGE W JR & CYNTHIA A Mailing Address:

DIAMONDS 66 REALTY TRUST

104 CHERRY ST

MIDDLEBORO, MA 02346

Mailing Address:

KENNEDY JOSEPH W & ANN M TRUSTEES KENNEDY FAMILY

REVOCABLE TRUST 6 APPLE HOUSE RD

LAKEVILLE, MA 02347

Mailing Address:

JHAVERI MADHUSUDAN H & PALLAVI

16 MULLEIN HILL DR LAKEVILLE, MA 02347

Mailing Address:

HARLOW BEVERLY A 9 MULLEIN HILL DR

LAKEVILLE, MA 02347

Mailing Address:

MCWALTER JOSEPH G & PATRICIA A

4 APPLE HOUSE RD

LAKEVILLE, MA 02347

Mailing Address:

ZAKARIAN RAYMOND K & MARY E

1 APPLEHOUSE RD LAKEVILLE, MA 02347

Mailing Address:

PLOUFFE ALETA 5 APPLE HOUSE RD

LAKEVILLE, MA 02347

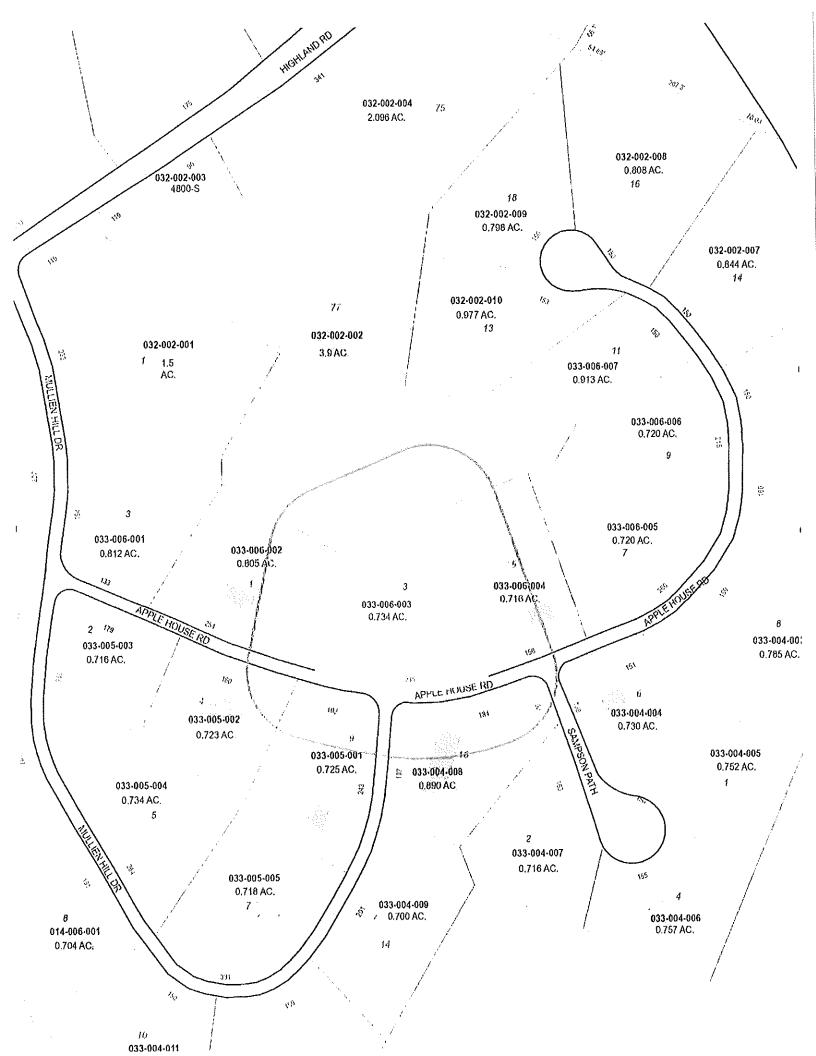
CERTIFIED

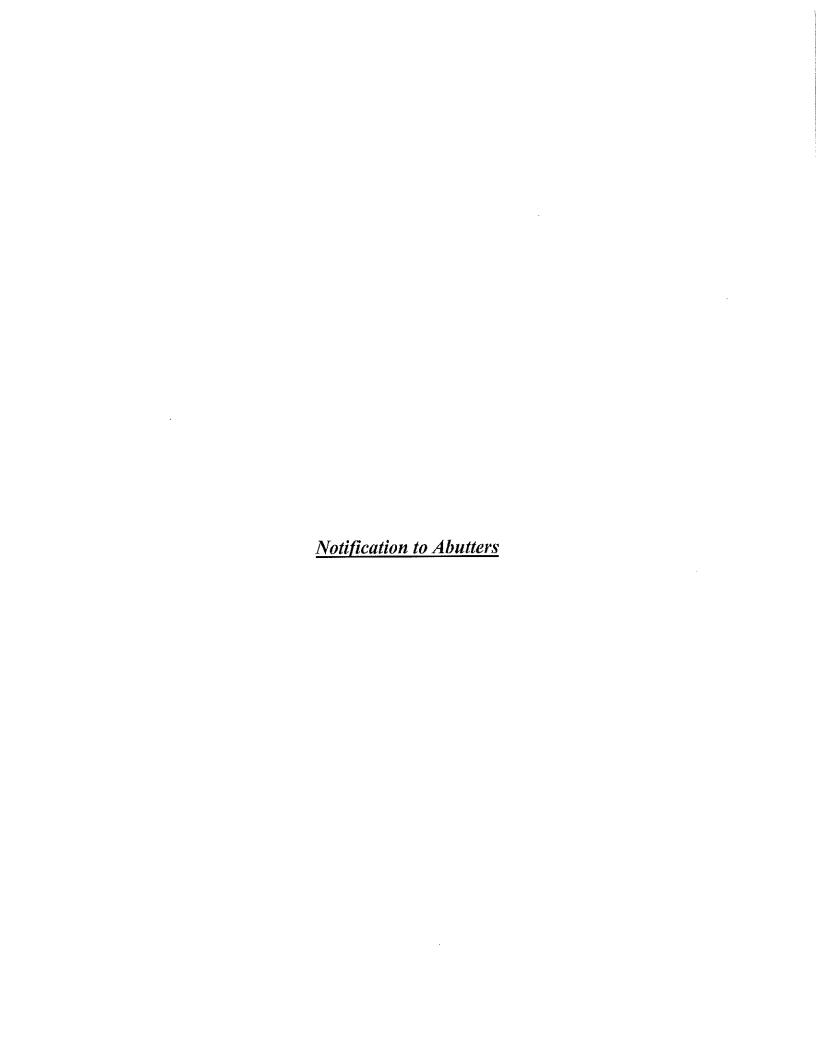
To the best of my knowledge and with the present records on hand in the Assessor's Office, the abutters appear to be within 100' (one hundred feet) of the applicant

033-006-003 Map, Block, Lot of Applicant

www.cal-tech.com

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





Notification to Abutters 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.

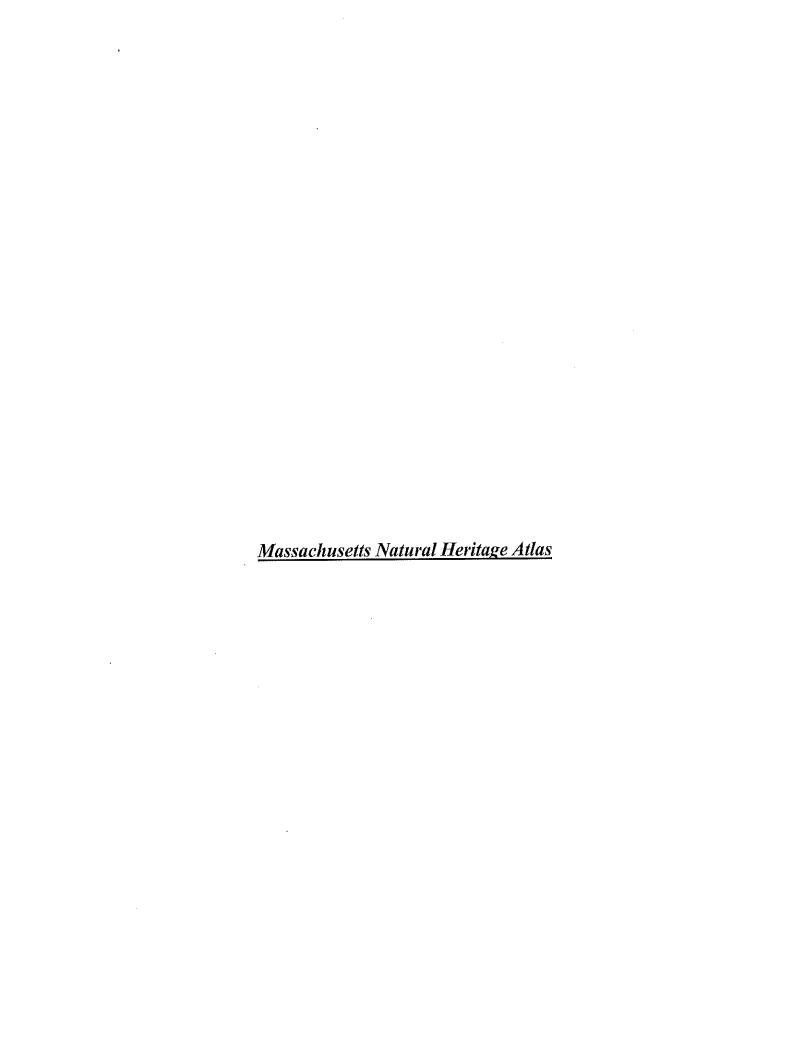
A.	The name of the applicant is Allyson Lynch
В.	The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Lakeville , Massachusetts Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 1331, Section 40).
C.	The address of the lot where the activity is proposed is 3 Apple House Road Lakeville, Massachusetts (Assessors Map 033, Block 006, Lot 3).
D.	Copies of the Notice of Intent may be examined at Lakeville Conservation Commission, 241 Main Street, Lakeville, MA 02347 by appointment. For more information, call: (508) 946-8823.
	Check One: This is the applicant \square , representative \square , or other \boxtimes , (specify): Conservation Commission
	Copies of the Notice of Intent may be obtained from either (check one) the applicant \square , or the applicant's representative \boxtimes , 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 - 2:00 Tuesday and Wednesday and 9:00 - noon Friday
	Check one: This is the applicant \square , representative \square , or other \boxtimes (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





ZCE CLIENT INFO:

SHEET NAME:

NHESP MAP

PROJECT SITE:

3 APPLEHOUSE ROAD LAKEVILLE, MASSACHUSETTS

ALLYSON LYNCH

3 APPLEHOUSE RD. LAKEVILLE, MA 02347

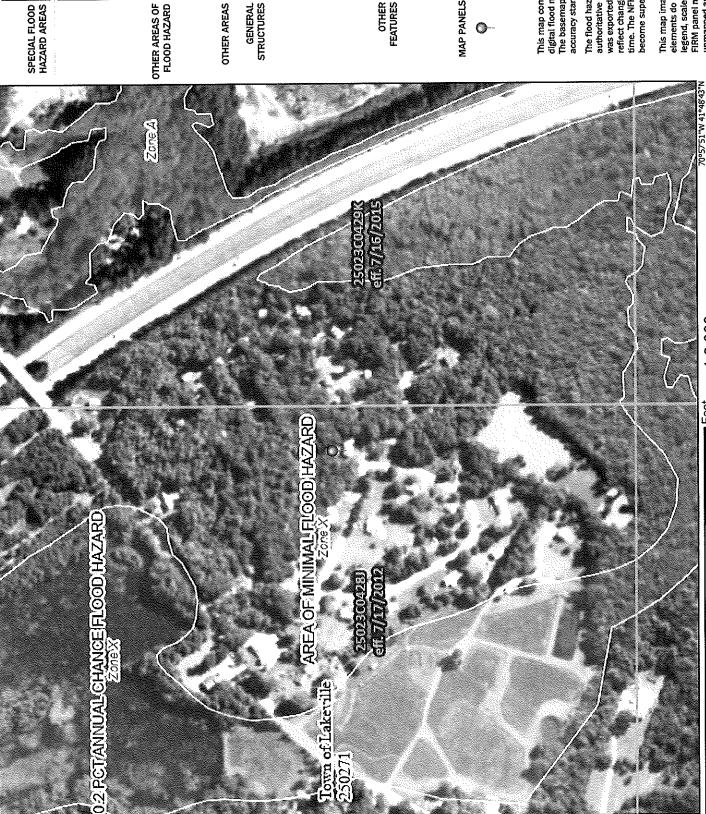
ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347 PHONE: (508) 947-4208



National Flood Hazard Layer FIRMette





Legend

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

HAZARD AREAS SPECIAL FLOOD

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Zone A. V. A99 Regulatory Floodway 0.2% Annual Chance Flood Hazard, Area depth less than one foot or with drainag

of 1% annual chance flood with average

areas of less than one square mile Zone Future Conditions 1% Annual

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

🚅 Area with Flood Risk due to Levee Zong D

' b FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X **Effective LOMRs**

OTHER AREAS

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer GENERAL ---- Channel, Culvert, or Storr STRUCTURES 1111111 Levee, Dike, or Floodwall Cross Sections with 1% Annual Chance Water Surface Elevation

Base Flood Elevation Line (BFE) Coastal Transect Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Hydrographic Feature Profile Baseline

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

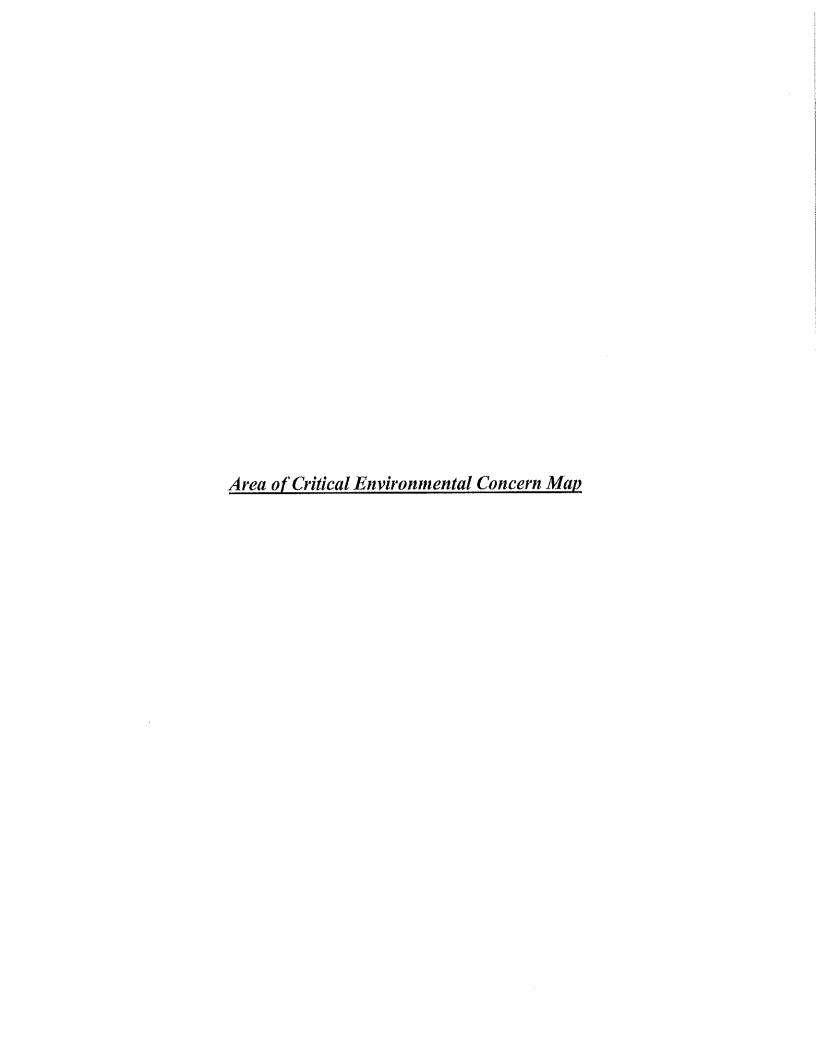
The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

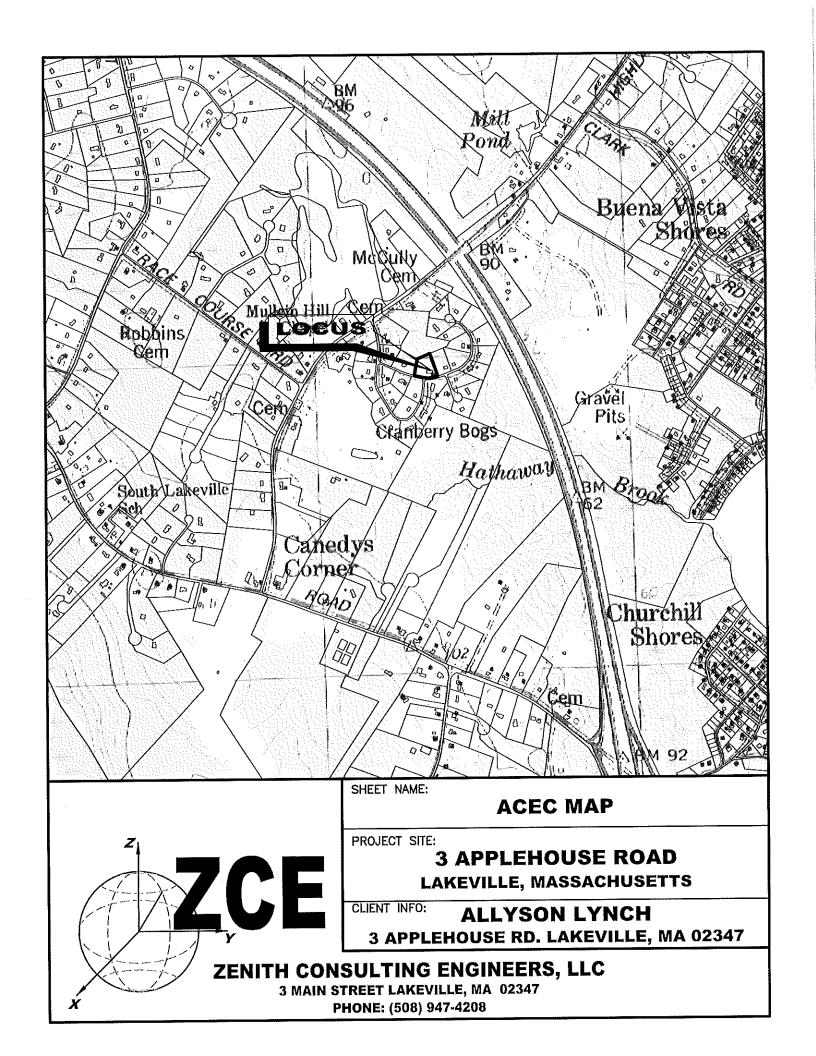
This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below.

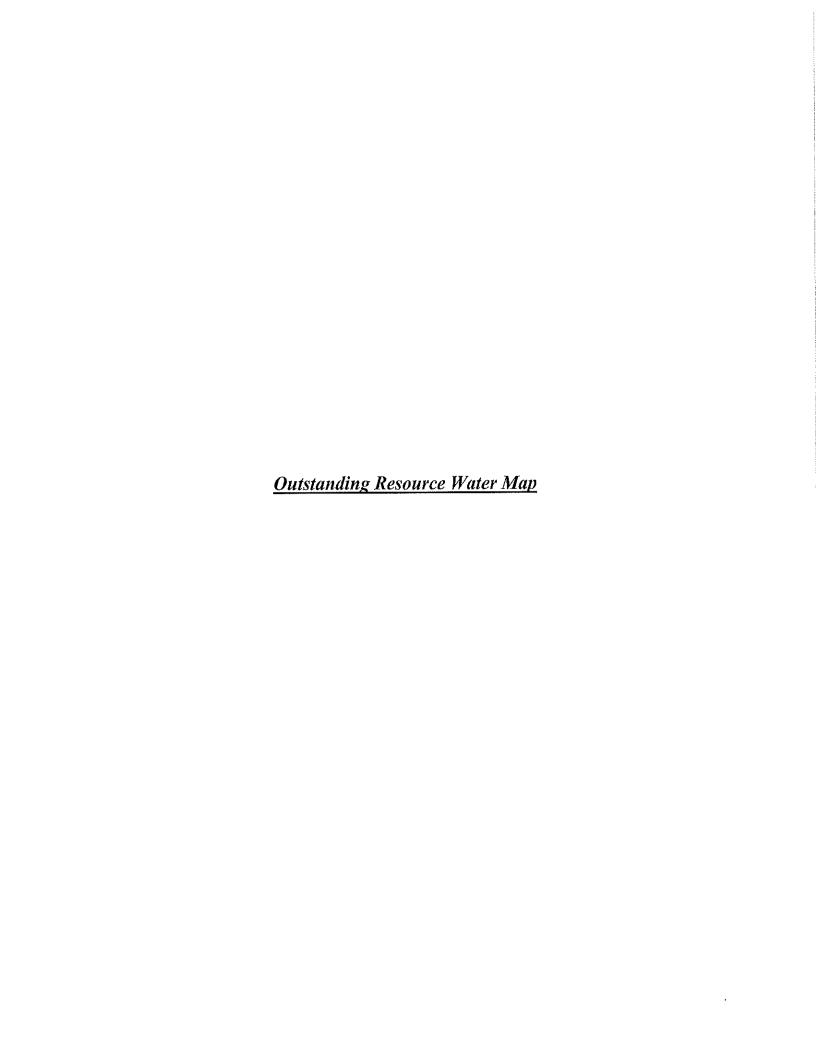
authoritative NFHL web services provided by FEMA. This map was exported on 3/28/2023 at 1:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the become superseded by 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, FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, unmapped and unmodernized areas cannot be used for

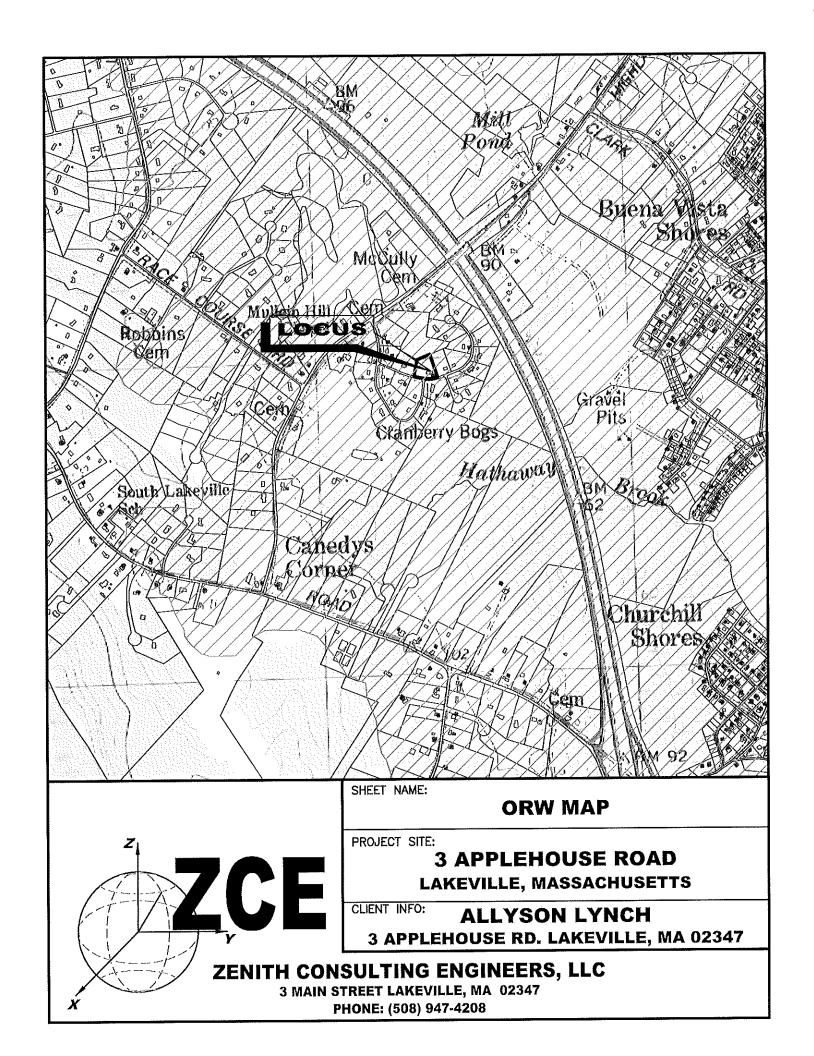
1,500

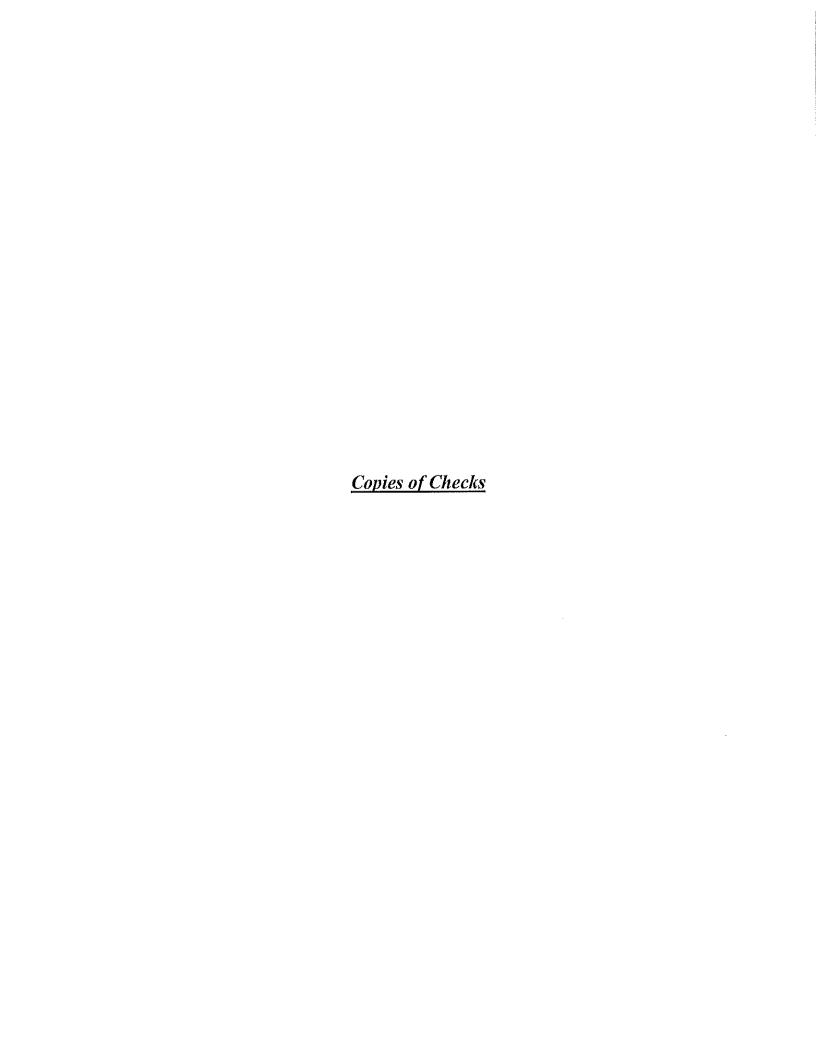
1,000





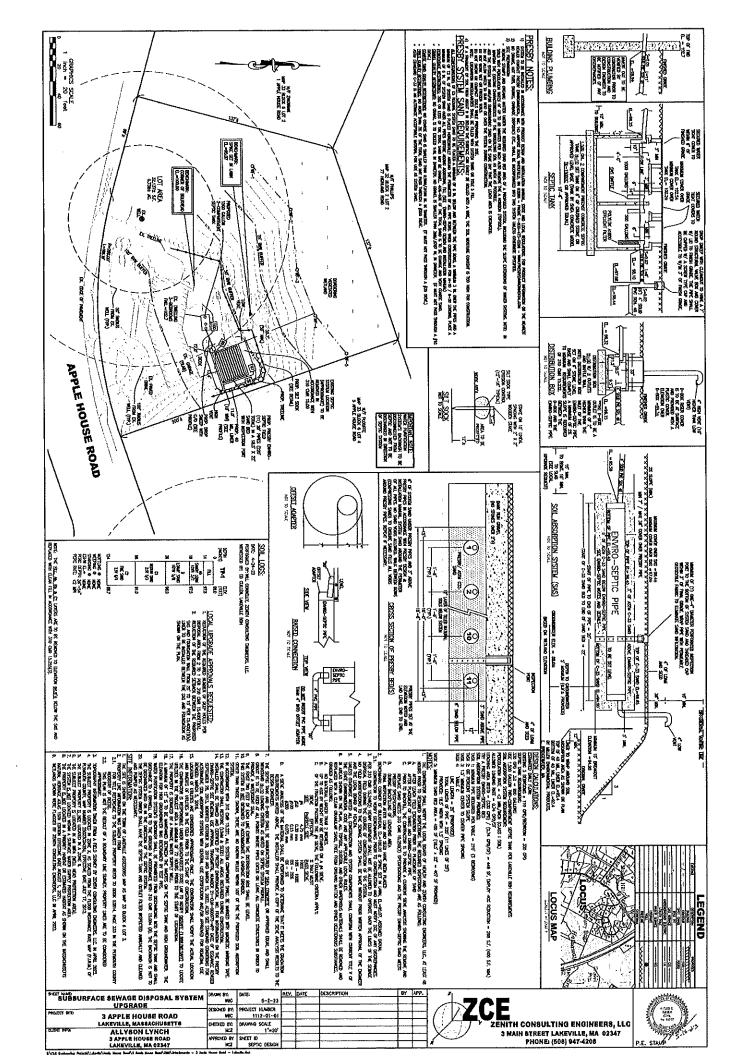






PAY TO THE ORDER OF Nemasket Week	\$ **75.00
Seventy-five and 00/100*********************************	**************************************
Nemasket Week MEMO 3 Apple House Rd., Lakeville	

f₀



Foresight Engineering

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

May 22, 2023

Lakeville Conservation Commission

RE: Notice of Intent, 311 Pond Ln

Dear Commission Members:

On behalf of Sepersky Family Investment Trust, enclosed herewith please find seven (7) copies of a Notice of Intent with two (2) copies of the accompanying plan regarding the above-referenced filing. Also enclosed you will find a check in the amount of \$135.00 payable to the Town of Lakeville to cover the filing fee. Also find a check in the amount of \$75.00 payable to the Town of Lakeville to cover the local fee. Also find a check in the amount of \$75.00 payable to the Newmasket Week for the legal ad fee.

The applicant is proposing construction of a small addition with an attached garage to the existing dwelling. Upgrade the septic system with the septic tank, pump tank and associated grading within the buffer zone. No work is proposed within the 35' no touch zone. The applicant is also proposing to Erosion control measures have been shown on the plan in order to prevent the possibility of siltation migrating towards the resource areas.

Should you have any questions, require additional information, or desire to walk the site, please do not hesitate to contact me at the above listed phone number. Abutters have been notified for the 6/13/23 meeting. Thank you.

Sincerely,

Foresight Engineering, Inc.

Darren Michaelis Design Engineer

Cc: DEP - Southeast



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

A. General Information

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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





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

	ic filers will click on button to locate p Lakeville	02347				
311 Pond Lane a. Street Address	b. Clty/Town	c. Zip Code				
Latitude and Longitude:	d. Latitude	e. Longitude				
047	003/003					
f. Assessors Map/Plat Number	g. Parcel /Lot Numb	er				
. Applicant:						
a. First Name	b. Last Name					
Sepersky Family Investment Truc. Organization	ıst					
		gr				
d. Street Address						
Bonita Spring	<u>Fl</u>	34134				
e. City/Town	f. State	g. Zip Code				
h. Phone Number I. Fax Nu	mber I, Email Address					
		if more than one owner				
. Property owner (required if diffe	Property owner (required if different from applicant): Check if more than one owner					
a. First Name	b. Last Name					
Sepersky Family Investment Tr	ust					
c. Organization						
d. Street Address	r'i	31134				
Bonita Spring	FI f. State	g, Zip Code				
e. City/Town	i. Glato	9. — I				
h. Phone Number i. Fax Nu	mber J. Email address					
Representative (if any):						
Darren	Michaelis					
a. First Name	b. Last Name					
Foresight Engineering Inc.						
c. Company						
518 County Road		The state of the s				
d. Street Address	K	02576				
West Wareham	MA f. State	U/n/n				
	i, Viato					
e, City/Town	forceight engine@	g. Zip Code				
508-245-2148	foresight_enginc@	g. Zip Code				
508-245-2148 h. Phone Number I. Fax No.	ımber j. Emall address	g. Zip Code				
508-245-2148 h. Phone Number I. Fax No.		g. Zip Code				

b. State Fee Paid

c. City/Town Fee Paid

a. Total 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

6.	General Project Description:			
	Construction of a small addition with attached gard system with the septic tank, pump tank, and associated aso	age to the existing dwelling. Upgrade of septic ciated grading within the buffer zone.		
7a.	Project Type Checklist: (Limited Project Types se	ee 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.	Restoration Limited Project) subject to 310 CMR	be treated as a limited project (including Ecological 10.24 (coastal) or 310 CMR 10.53 (inland)? nited project applies to this project. (See 310 CMR mplete list and description of limited project types)		
	2. Limited Project Type			
	If the proposed activity is eligible to be treated as CMR10.24(8), 310 CMR 10.53(4)), complete and Project Checklist and Signed Certification.	an Ecological Restoration Limited Project (310 attach Appendix A: Ecological Restoration Limited		
	Property recorded at the Registry of Deeds for:			
8.				
8.	Plymouth a County	b. Certificate # (if registered land)		
8.	Plymouth a. County 42288	329		
	a. County 42288 c. Book	329 d. Page Number		
	a. County 42288 c. Book Buffer Zone & Resource Area Im	329 d. Page Number pacts (temporary & permanent)		
	a. County 42288 c. Book	329 d. Page Number pacts (temporary & permanent) cated only in the Buffer Zone of a Bordering		

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.



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

Occument Transaction Number	
₋akeville	
City/Town	

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

	Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)
	a. 🔲	Bank	1. linear feet	2. linear feet
	b. 🔲	Bordering Vegetated Wetland	1. square feet	2. square feet
	с. 🔲	Land Under Waterbodles and	1. square feet	2. square feet
		Waterways	3. cubic yards dredged	
	Resourc	ce Area	Size of Proposed Alleration	Proposed Replacement (if any)
	d. 🔲	Bordering Land Subject to Flooding	1. square feet	2. square feet
			3. cubic feet of flood storage lost	4. cubic feet replaced
	е. 🗌	Isolated Land Subject to Flooding	1. square feet	
			2. cubic feet of flood storage lost	3. cubic feet replaced
	f. 🔲	Riverfront Area	1. Name of Waterway (if available) - spec	lfy coastal or inland
	2.	Width of Riverfront Area (check one):	
		25 ft Designated De	ensely Developed Areas only	
		☐ 100 ft New agricultu	ural projects only	
		200 ft All other proje	ects	
	3. 7	Total area of Riverfront Are	a on the site of the proposed projec	ot: square feet
	4 5	Proposed alteration of the F	Riverfront Area:	
	** I	Toposou alteration of the f		
		otal square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
	5. i	Has an alternatives analysi	s been done and is it attached to th	is NOI? Yes No
	6. \	Nas the lot where the activ	ity is proposed created prior to Aug	ust 1, 1996?
3.	☐ Coa	astal Resource Areas: (See	310 CMR 10.25-10.35)	
	Note: 1	for coastal riverfront areas,	please complete Section B.2.f. ab	ove.

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



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.

Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)
а. 🔲	Designated Port Areas	Indicate size under Land Unde	r the Ocean, below
b. 🔲	Land Under the Ocean	1, square feet	
		2. cubic yards dredged	
_		•	ata a and/ar Canatal Dunas holow
с. 🗌	Barrier Beach	Indicate size under Coastal Bea	ches and/or Coastal Dunes below
d. 🗌	Coastal Beaches	1. square feet	2. cubic yards beach nourishment
е. 🔲	Coastal Dunes	1. square feet	2. cubic yards dune nourishment
		Size of Proposed Alteration	Proposed Replacement (If any)
f. 🔲	Coastal Banks	1. linear feet	
g. 🗌	Rocky Intertidal Shores	1. square feet	
h. 🔲	Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
l. 🗌	Land Under Salt Ponds	1. square feet	
		2. cubic yards dredged	
j. 🔲	Land Containing Shellfish	1. square feet	
k. 🔲	Fish Runs	Indicate size under Coastal Bar Ocean, and/or inland Land Und above	nks, inland Bank, Land Under the er Waterbodies and Waterways,
		1, cubic yards dredged	
I. 🔲	Land Subject to Coastal Storm Flowage	1. square feet	
П В	estoration/Enhancement	·	
If the p	project is for the purpose o	f restoring or enhancing a wetland Itered in Section B.2.b or B.3.h abo	resource area in addition to the ove, please enter the additional
a. squar	re feet of BVW	b, square feet of	Salt Marsh
☐ Pr	oject Involves Stream Cro	ssings	
a. numb	er of new stream crossings	b. number of rep	lacement stream crossings

4.

5.



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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MassDEP Fil	e Number
Document Tr	ansaction Number
Lakeville	
City/Town	

^	~ / I	A 13 1. 1	Cinciloude and	Requirements
f -	ITHAL	Anniicanie	STANDARDS AND	remmentents
.	Outer	ADDIICADIC	Ctallaging all	110000

c	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 <i>Massachusetts Natural Heritage Atlas</i> or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm .
	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 Online Westborough, MA 01581 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.	wetlands it	t plans for entire project site, including urisdiction, showing existing and propo ation clearing line, and clearly demarca	wetland resource areas and areas outside of sed conditions, existing and proposed ted limits of work **
	(a) 🔀	Project description (including descrip buffer zone)	tion of impacts outside of wetland resource area &
	(h) 🔯	Photographs representative of the sil	е

^{*} 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. Page 5 of 9 wpaform3.doc • rev. 2/8/2018



Bureau of Resource Protection - Wetlands

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

MassDEP File Number

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

hi M	ake cl	MESA filing fee (fee information available ww.mass.gov/dfwele/dfw/nhesp/regulator heck payable to "Commonwealth of Mass address	v review/mesa/mesa fe	e schedule,htm). I <i>mail to NHESP</i> at
Pi	rojects	altering 10 or more acres of land, also subm	it:	
(d		Vegetation cover type map of site		
(e) 🗆	Project plans showing Priority & Estimate	ed Habitat boundaries	
(f)	OR	Check One of the Following		
1.		Project is exempt from MESA review. Attach applicant letter indicating which Mhttp://www.mass.gov/dfwele/dfw/nhesp/rthe NOI must still be sent to NHESP if the 310 CMR 10.37 and 10.59.)	egulatory review/mesa/i	<u>nesa exemptions.ntm;</u>
2.		Separate MESA review ongoing.	a. NHESP Tracking #	b. Date submitted to NHESF
3.		Separate MESA review completed. Include copy of NHESP "no Take" determit with approved plan.	mination or valid Conser	vation & Management
For co	oastal r in a	projects only, is any portion of the propositish run?	sed project located below	v the mean high water
		pplicable – project is in inland resource a	rea only b. 🗌 Yes	☐ No
If yes	, inclu	de proof of mailing, hand delivery, or elec	ctronic delivery of NOI to	either:
		- Cohasset to Rhode Island border, and slands:	North Shore - Hull to New	Hampshire border:
South Attn: I 836 S New I	east M Enviror outh R Bedford	farine Fisheries - larine Fisheries Station nmental Reviewer lodney French Blvd. d, MA 02744 F.EnvReview-South@state.ma.us	Division of Marine Fisheric North Shore Office Attn: Environmental Revie 30 Emerson Avenue Gloucester, MA 01930 Email: <u>DMF.EnvReviev</u>	wer

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.

3.



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

Department.

Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

(Electronic filers may omit this item.)

to the boundaries of each affected resource area.

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

Provided	by	MassDEP:

MassDEP File Number

Document Transaction Number Lakeville City/Town

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

4.	Is any port	ion of the pr	oposed project within an Area of Critical Environmental Concern (ACEC)?
	a. TYes		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.	ls any port (ORW) as	lion of the pr designated	oposed project within an area designated as an Outstanding Resource Water in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
	a. X Yes		
6.	Is any port Restriction	tion of the si Act (M.G.L	te subject to a Wetlands Restriction Order under the Inland Wetlands . c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
	a. 🗌 Yes	⊠ No	
7.	Is this proj	ect subject	to provisions of the MassDEP Stormwater Management Standards?
		es. Attach a	copy of the Stormwater Report as required by the Stormwater Management
	1.	Applying !	s per 310 CMR 10.05(6)(k)-(q) and check if: for Low Impact Development (LID) site design credits (as described in water Management Handbook Vol. 2, Chapter 3)
	2. 🗌	A portion	of the site constitutes redevelopment
	3. 🔲	Proprieta	y BMPs are included in the Stormwater Management System.
	b. 🛭 N	o. Check wh	y the project is exempt:
	1. 🛛	Single-far	mily house
	2, 🔲	Emergen	cy road repair
	3. ☐ or	Small Re	sidential Subdivision (less than or equal to 4 single-family houses or less than I units in multi-family housing project) with no discharge to Critical Areas.
D	Additi		ormation
	This is a p Appendix 10.12).	oroposal for A: Ecologic	an Ecological Restoration Limited Project. Skip Section D and complete al Restoration Notice of Intent – Minimum Required Documents (310 CMR
	Applicant	s must inclu	de the following with this Notice of Intent (NOI). See instructions for details.
	the follow	ing informat	the document transaction number (provided on your receipt page) for any of ion you submit to the Department.
	1. 🛛 U	ISGS or othe	er map of the area (along with a narrative description, if necessary) containing rmation for the Conservation Commission and the Department to locate the site

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

2.



D.

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	Mas	sDEP
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MassDEP File Number

Document 1	Transaction Number
Lakeville	
City/Town	

Add	itional Information (cont'd)		
3. 🗌	Identify the method for BVW and other res Field Data Form(s), Determination of Appl and attach documentation of the metho	lcability, Order of Resource Area	ns (MassDEP BVW a Delineation, etc.),
4. 🛛	List the titles and dates for all plans and of	her materials submitted with thi	s NOI.
SD	S Upgrade		
· a.P	lan Title	March McBann	
For	resight Engineering Inc.	Kevin Walker c. Signed and Stamped by	
	n in a	1"=20'	
d. F	inal Revision Date	e. Scale	-
f. A	dditional Plan or Document Title	g.	Date
5. 🗌	If there is more than one property owner, plisted on this form.	olease attach a list of these prop	perty owners not
6. 🗵	Attach proof of mailing for Natural Heritage	e and Endangered Species Pro	gram, if needed.
7. 🔲	Attach proof of mailing for Massachusetts	Division of Marine Fisheries, if r	needed.
8. 🗵	Attach NOI Wetland Fee Transmittal Form	1 .	
9. 🔲	Attach Stormwater Report, if needed.		
Fees			
1. 🔲	Fee Exempt: No filing fee shall be assess of the Commonwealth, federally recognize authority, or the Massachusetts Bay Trans	ed Indian tribe housing authority	county, or district , municipal housing
Applica Fee Tr	ants must submit the following information (ansmittal Form) to confirm fee payment:	in addition to pages 1 and 2 of t	he NOI Wetland
2021		5/22/23	
2. Munic	ipal Check Number	3. Check date	
2022		5/22/23	
	Check Number	5. Check date	
	ght Engineering Inc. name on check: First Name	7. Payor name on check; Last	Name
o, rayor	HATHO OH CHOCK, FIRST MAINS	the of or serving all disposit month	

E.



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 I	у Ма	assDEP:
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MassDEP File Number

Document Transaction Number

Lakeville

City/Town

F. Signatures and Submittal Requirements

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

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

Signature of Applicant	2. Date	
T, Olgrature of Epphanic	5/22/23	
3. Signature of Property Owner (il dilferent)	4, Date	
	5/22/23	
5. Signature of Representative (if any)	6. Date	

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Bureau of Resource Protection - Wetlands

A. Applicant Information

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





Location of Project: 311 Pond Ln	Lakeville	
a. Street Address	b. City/Town	
2022	\$85.00	
c. Check number	d. Fee amount	
Applicant Mailing Address:		
a. First Name	b. Last Name	
Sepersky Family Investment Trust		
c. Organization		
3511 Creekview Dr		
d. Mailing Address	El	34134
Bonita Spring e. Clty/Town	FI f. State	g. Zip Code
h. Phone Number I. Fax Number	j. Email Address	
Property Owner (if different):		
a. First Name	b. Last Name	
c. Organization		

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

Intent).

B. Fees

d. Mailing Address

h. Phone Number

e. City/Town

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

f. State

I. Email Address

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.

i, Fax Number

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.

g. Zip Code



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
Addition to single family dwelling	. 1	\$110	\$110
Upgrade of Septic System	1	\$110	\$110
	Step 5/T	otal Project Fee	
	Step 6	i/Fee Payments:	
	Tota	l Project Fee:	\$220 a. Total Fee from Step 5
	State share	e of filing Fee:	\$85 b. 1/2 Total Fee less \$12.50
	City/Town sha	re of filling Fee:	\$135 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

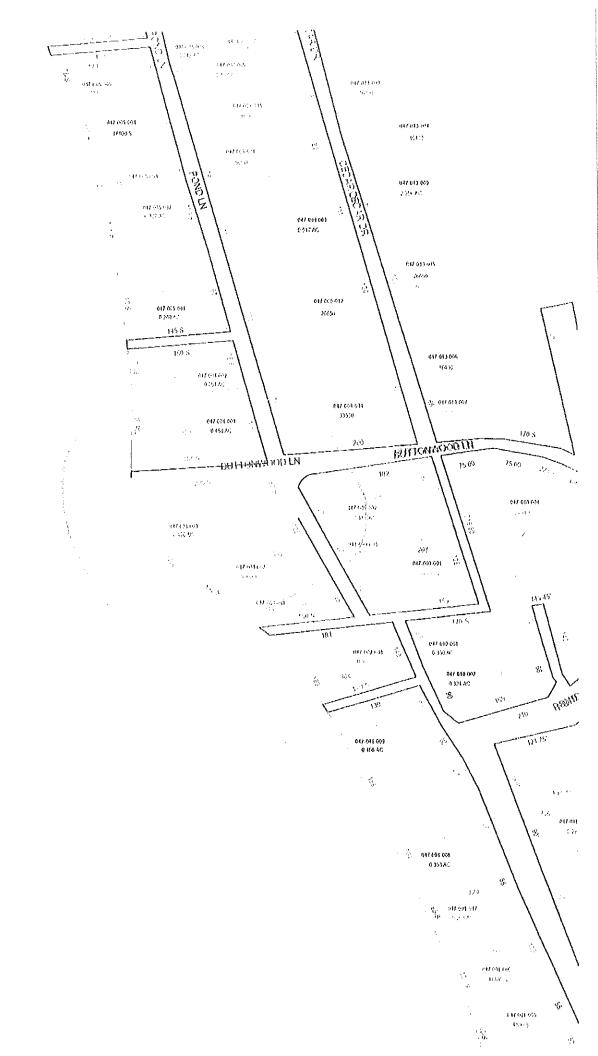
b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

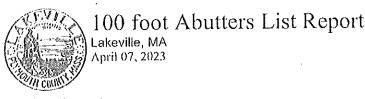
To MassDEP Regional Office (see instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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 June 13th, 2023 at 7pm at the Lakeville Council of Aging, 1 Dear Crossing, Lakeville, for a Notice of Intent filing. The applicant, Sepersky Family Investment Trust, is proposing the construction of a small addition with an attached garage to the existing dwelling. Upgrading the septic system with the septic tank, pump tank, and associated grading and site work within the buffer zone of an existing wetland resource area.

The project is located at 311 Pond Ln and also identified as Assessors Map 047 Block 003 Lot 003





Subject Property:

Parcel Number:

047-003-003

CAMA Number:

047-003-003

Property Address: 311 POND LN

Mailing Address:

SEPERSKY ROBERT A & KYLE MARIE

TRUSTEES SEPERSKY FAMILY

INVESTMENT TRUST 3511 CREEKVIEW DR

BONITA SPRINGS, FL 34134-1634

Abutters:

Parcel Number: CAMA Number:

047-003-001

Property Address: 307 POND LN

047-003-001

Parcel Number: CAMA Number: 047-003-002 047-003-002

Property Address: 309 POND LN

Parcel Number:

047-004-001

CAMA Number:

047-004-001

Property Address: 313 POND LN

Parcel Number: CAMA Number:

047-004-002 047-004-002

Property Address: 315 POND LN

Parcel Number: CAMA Number: 047-008-001 047-008-001

Property Address: 205 CEDAR DR

Parcel Number:

047-009-001

Property Address: 201 CEDAR DR

CAMA Number:

047-009-001

Parcel Number: CAMA Number:

047-009-002 047-009-002

Property Address: 203 CEDAR DR

Parcel Number: CAMA Number: 047-009-003

Property Address: 201 CEDAR DR

047-009-003

Parcel Number:

4/7/2023

048-001-027

CAMA Number: Property Address: LONG POND

048-001-027

Mailing Address:

SAIA ROBERT J & VICTORIA

1856 N. BAHAMA AV

MARCO ISLAND, FL 34145

Mailing Address:

CRAWFORD ROBERT J & SUSA

309 POND LANE

LAKEVILLE, MA 02347

Mailing Address:

BEAUREGARD ROBERT J JR

313 POND LN

LAKEVILLE, MA 02347

Mailing Address:

SILLIKER S ALAN & JANE S MCGRAW

TRS SILLIKER FAMILY TRUST

32 STUART RD

ROCHESTER, MA 02770

Mailing Address:

MERAS ROBERT CHRISTOPHER & ANN

BENNETT WINKELMAN

205 CEDAR DR

LAKEVILLE, MA 02347

Mailing Address:

BANCROFT ROBERT N & BARBARA A

201 CEDAR DR

LAKEVILLE, MA 02347

Mailing Address:

BUTLER MICHAEL C 203 CEDAR DR

LAKEVILLE, MA 02347

Mailing Address:

BANCROFT ROBERT N & BARBARA A

201 CEDAR DR

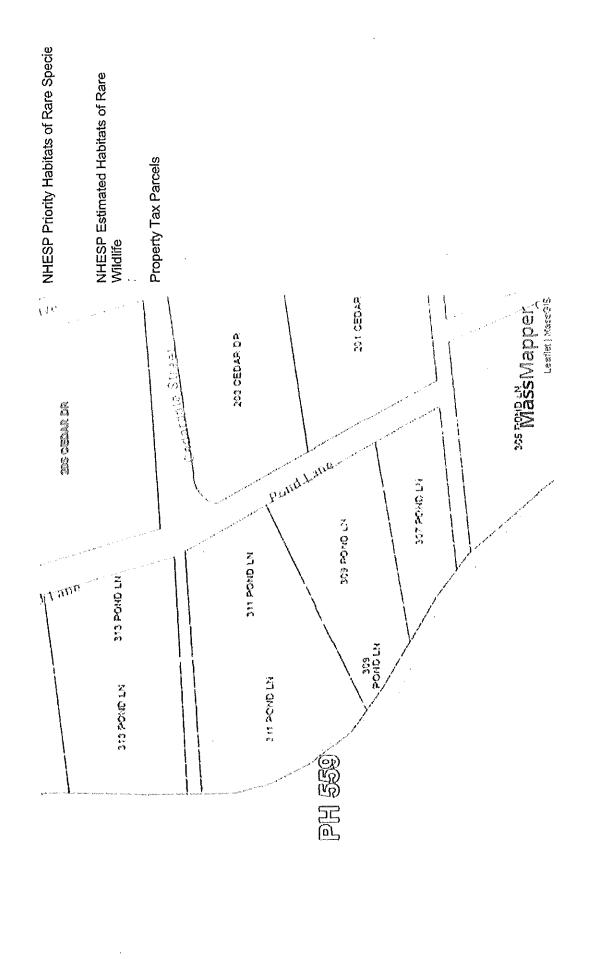
LAKEVILLE, MA 02347

Mailing Address:

TAUNTON CITY OF- WATER DEPARTM

90 INGELL ST

TAUNTON, MA 02780



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 or before 6/30/23, I will give notification to abutters in compliance with Massachusetts Wetlands Protection Act M.G.L. c.131, §40 in connection with the following matter:

A Notice of Intent (NOI) has been filed under Massachusetts Wetlands Protection Act M.G.L. c.131, §40, by the applicant, Sepersky Family Investment Trust, with the Town of Lakeville Conservation Commission, for the purpose of constructing a small addition with attached garage to existing dwelling. Upgrading septic system with septic tank, pump tank and associated grading within the buffer zone.

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

Name

Date

Notification to Abutters Under the Massachusetts Wetlands Protection Act

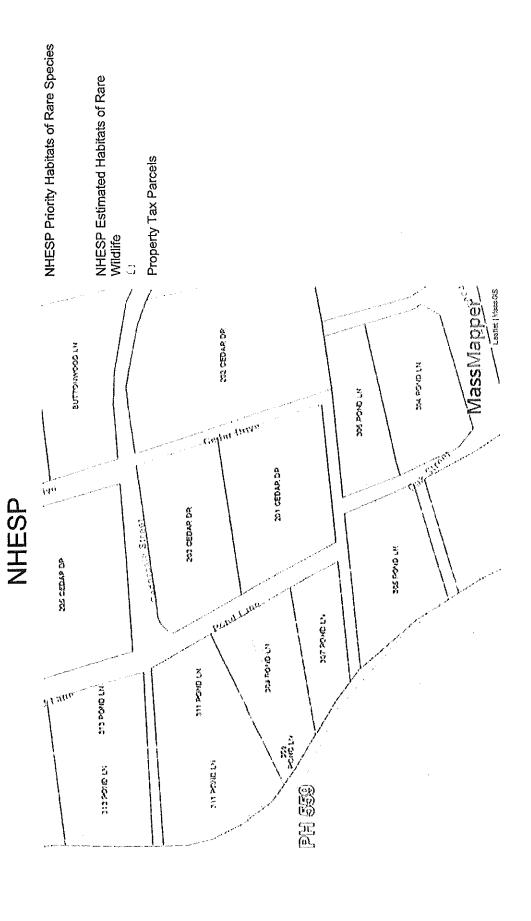
In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

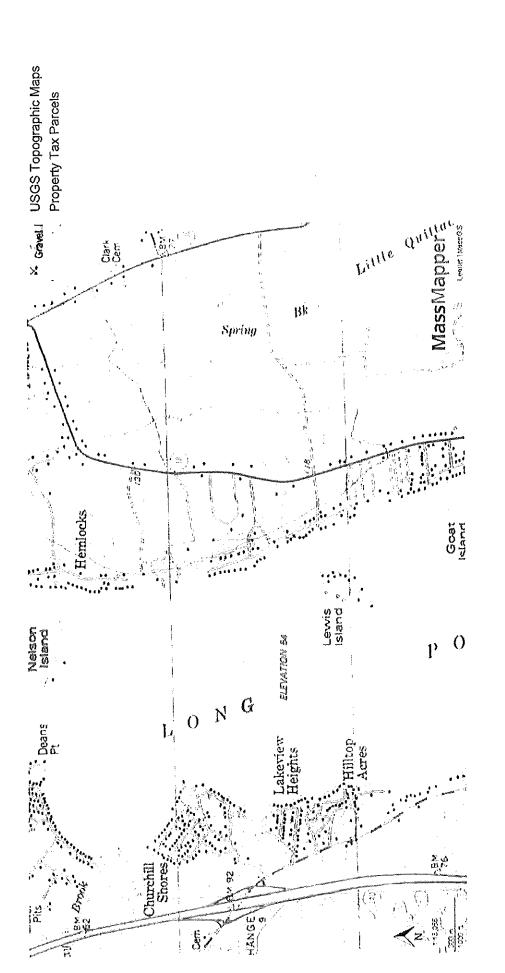
A.	The name of the applicant is _Sepersky Family Investment Trust_
В.	Property is owned by:_Sepersky_
C.	The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Lakeville, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
D.	The address of the lot where the activity is proposed is _311 Pond Lane_
E.	Assessors Map and Lot Number: _047/003/003_
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. garage zone	Brief description of project: _A small addition to the existing dwelling with an attached installation of a septic tank, pump tank and associated grading within the 100' buffer
H.	Copies of the Notice of Intent may be obtained from either (check one) the Applicant or the applicant's representativeX, by calling this telephone number _508-245-2148_ between the hours of9 and4 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 between 9:00 a.m. and 4:30 p.m. Monday through Friday.
١.	NOTE: Notice of the public hearing, including its date, time, and place, will be Published at least five (5) days in advance in the Newmasket Week.
	NOTE: You may contact the Department of Environmental Protection Regional office at 508-946-2800 for more information.

MEETING 6/13/23 @ 7PM in Lakeville Council of Aging 1 Dear Crossing, Lakeville, MA 02347

1013 1/9/2023 12:11:00 PM	913 LAKEVILLE, MA	VISION	Passessed Passessed		otal 569,300		292,200	0	1,700	340,200	0 634,100	O	634,100	Proces (Recut)	Building Permits Field Review REVAL WATER FRONT C Cyclical Inspections Reval Review		Adj Unit P Land Value	18.29 340,200	/alue 346,200
Use	Assessed 292,200 340,200 LA		634,100 ENTS (HISTORY) Assessed V Year Code	2021	611,700 Tc	APPPAISED VALUE SUMMARY	(F	(F)	(6r		υ		Je	HANGE HISTORY	2 \land 2 \land 3 \lan		Location Adjustmen Adj	1.0000	Total Land Value
1 Card# 1 of 1 CURRENT ASSESSMENT	Code Assessed 1013 292,200 1013 340,200 1013 1,700		Total 634,100 PREVIOUS ASSESSMENTS Assessed Year Code Assesse	0 2022 1013 0 1013	634 100 Total 611,700 Total Total This signature acknowledges a visit by a Data Collector or Assessor	SIPAGO	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	2	05-16-2018 NT 02 06-06-2014 TM 04 04-23-2014 MKR 03 02-06-2014 NT 02 08-01-2007 JD		Notes		
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Map IC	ME		309184_27 L/PAGE \$	7 0468 11-26-2012		Amount Code De	C	ASSESSING NEIGHBORHOO	a	NOTES				BUILDING PERMIT RECORL	95,000 Pate 95,000		be Land Units Unit Price	18,600 SF 7.8	0.43 SF Parcel
4D LN Account # 2887	1 Level	34134-1634		7LE MAKIE 1 KUS 42288 5497 5497	EXEMPTIONS	Description	Otal		Nbhd Name						Type Description BP BUILDING PER WP WIRING PERMI		on Zone LA Land Type	Pe	Total Card Land Units
Property Location 311 POND LN Vision ID 3304 CURRENT OWNER	SEPERSKY ROBERT A & KYLE MARI SEPERSKY FAMILY INVESTMENT TR 3511 CREEKVIEW DR	BONITA SPRING FL 3	RECORD OF OWNERSHIP	SEPERSKY KOBERT A & KYLE MAKIE IRUS SEPERSKY ROBERT A		Year Code			Nbhd 0000	1000	WAS 311 CEDARDALE				Permit Id Issue Date 17-198 10-19-2017 10-19-2017 10-19-2018 10-14-2008 108-36 02-14-2008 10-14-208		B Use Code Description	1 1013 Sfr Water	

Bldg Name State Use 1013 Sec# 1 of 1 Card# 1 of 1 Print Date 1/9/2023 12:11:00 PM	25 3/00K 27 28 30		
047/ 003/ 003/ / Bldg # 1 ETAIL (CONTINUED)	### Description	292,200 TURES(B) rade Adj. Appr. Value 0.00 1,000	Cost Undeprec Value 150.15 157.357 157.357 15.08 3.153 3.003 5.007 152.552 22.46 23.273
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D LN Account # 2887 ON DETAIL	Description onial sidential sidential sidential ble/Hip bh/F Gis/Cmp wall/Sheet rdwood t Water ne edrooms	Percent Good	bull DING SUB-AREA SUMMARY SECTION Living Area Floor Area Eff Area 1,048 1,048 1,048 1,048 1,048 1,048 1,048 1,048 1,048 1,016
3304 CONS	Element Cd Style:	OB OUTBUILD Code Description LB SHD1 SHED FRAME L PAT1 PATIO-AVG L	Code Description BAS First Floor CRL Crawl Space FEP Porch, Enclosed, Finished FOP Porch, Open, Finished FUS Upper Story, Finished WDK Deck Ttl Gross Liv / Lease Area







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

Site Access Consent Form

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

1

Name: tanvour Eus Du
Project Location: 311 Powo La
Phone Number: 800-245-2148
Email:
Signature:

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

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



MASSACHUSETTS PROJECT REVIEW CHECKLIST

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

	<u> </u>	roject Details		
*Project or Site Name: 311 Pond La				
*Street Address/Location: 311 Pon	d Lane, Lakeville, MA 02347			
*Town(s): Lakeville	Middle Storm Committee Com	And the second s		
*Total Site Acreage: .46	The state of the s	*Acreage of Disturb	ance¹: <u>.12</u>	
Parcel/lot number: 047/003		Assessors map/plat	number: 003	
Project Description (If necessary, a	project/site description can a	lso be provided as an attac	chment):	
Construction of a small addition wit within the 100' buffer and raised lea	h attached garage to existing ach field within 200' of the re	dwelling. Upgrade of the source area.	septic system with tanks and gradin	ß
Registry of deeds information ²			A CONTRACTOR OF THE CONTRACTOR	
Registry: Plymouth	Ce	rtificate # (if registered lar	nd):	
Book: 42288	Pa	ge Number: 329		
Do you have a previous NHESP Trac	cking number? (Yes / No) If	ves, please provide: NO		
			to the Wetlands Protection Act (WP	A)?
(100) 110)		<u>Map</u>		
*Required: Enclose a map with the	site location clearly marked a	nd centered on the page.		
	<u>Lando</u>	wner Info		
*Are you the Record Owner ³ of the *If No, are you a representative of filing? ⁴ (Yes / No) Sepersky Family Investment Fund-F	the Record Owner or do you		e Record Owner to submit this requ	est or
*Landowner Name		Organization (if app		
3511 Creekview Drive	Bonita Spring	FI.	34134	
*Street Address/Location	*City/Town	*State	*Zip Code	
Emall	Telephone	AA.		
Comments/Purpose of request ⁵ :				

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.

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

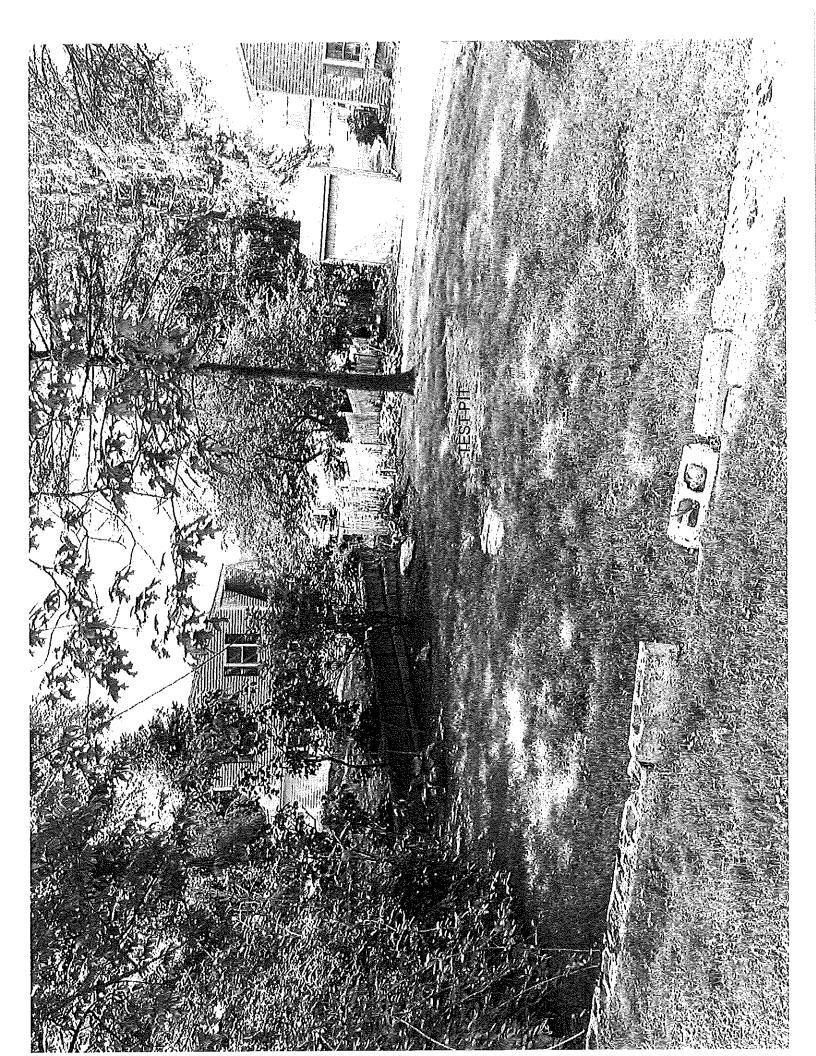
⁵ Provide the authorization you have to submit this request if you are not the record owner and not a representative of the record owner.

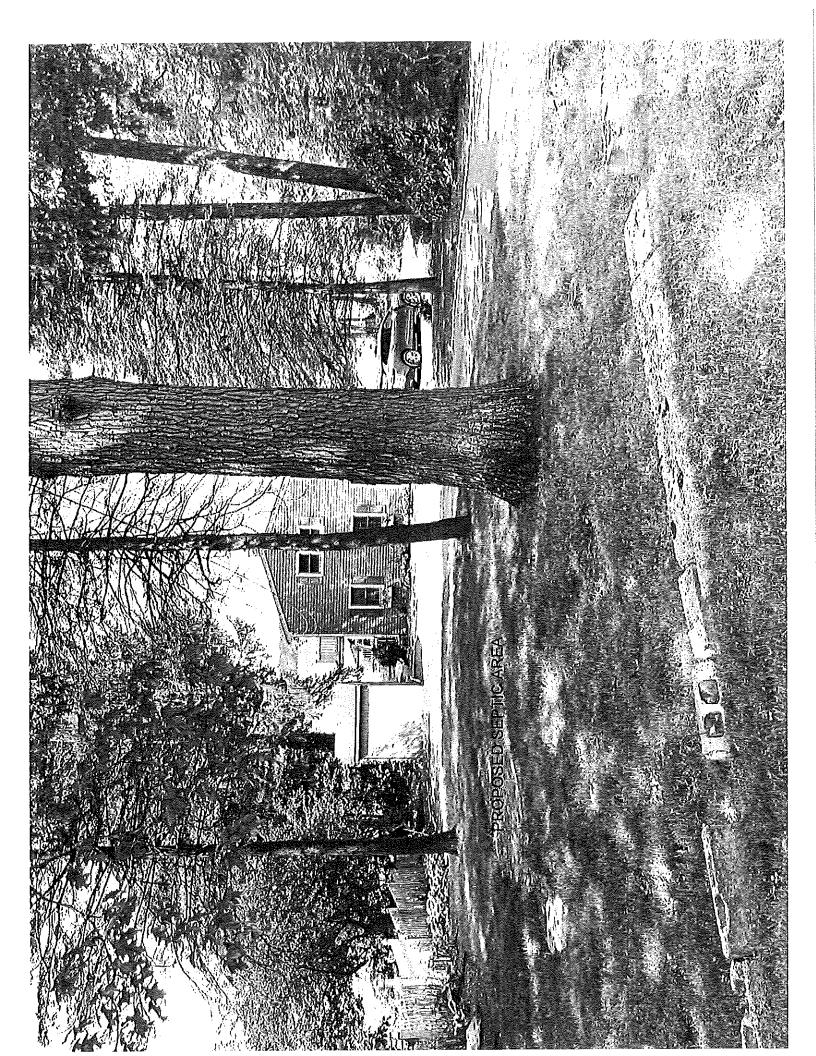
<u> Applicant Info</u>

Applicant Name (if different from Landowner)		Organization (if applicable)					
Street Address/Location	City/Town	State	Zip Code				
Emall (if available)		Telephone					
	<u>Represer</u>	ntative Info					
Darren Michaelis- Foresight Englnee	ring Inc						
Representative Name (if different fr		Organization (i	fapplicable)				
518 County Road	West Wareham	MA	02576				
Street Address/Location	City/Town	State	Zip Code				
foresight_enginc@yahoo.com	0,1,1, 1,011.1	508-245-2148	•				
Email (if available)		Telephone					
	*Requirer	l Documents					
[] was (4.24.222 4.21							
	5,000) with property boundar						
Project plans for entire site proposed tree/vegetation c	(Including wetland Resource learing line, and clearly dema	Areas, showing existing existing arcated limits of work	ing and proposed conditions, existing and)				
✓ Assessor's map or right-of-v	vay plan of site						
Statement/proof that applie to submit this filing	cant is the Record Owner or t	hat applicant is a per	son authorized in writing by the record owner				
✓ Photographs representative	e of the site						
V. J. San Control of the Control of	Projects altering 10 or mo	ore acres, must also s	submit:				
A vegetation cover type ma			ans showing Priority Habitat boundaries				
The Division will notify you within 30 The Division may request additional information would come within 30 d	information, such as, but not	t limited to, species a	filing requirements under 321 CMR 10.20. nd habitat surveys. A request for additional				
	* <u>Fili</u>	i <u>ng Fee</u>					
Fee schedule is available at https://v	vww.mass.gov/how-to/how-	to-file-for-a-mesa-pro	<u>pject-review</u>				
*Total MESA Fee Enclosed: \$300	Payable via check to Co	omm. of MA - NHESP					
	* <u>Require</u>	<u>d Signatures</u>					
I hereby certify under the pains and knowledge.	penalties of perjury that the	Information contains	ed is true and complete to the best of my				
Signature of Property Owner/Record	Owner of Pyoperty		Date				
Signature of Applicant (if different fr	om-Owner)	A CONTRACTOR OF THE PARTY OF TH	Date				

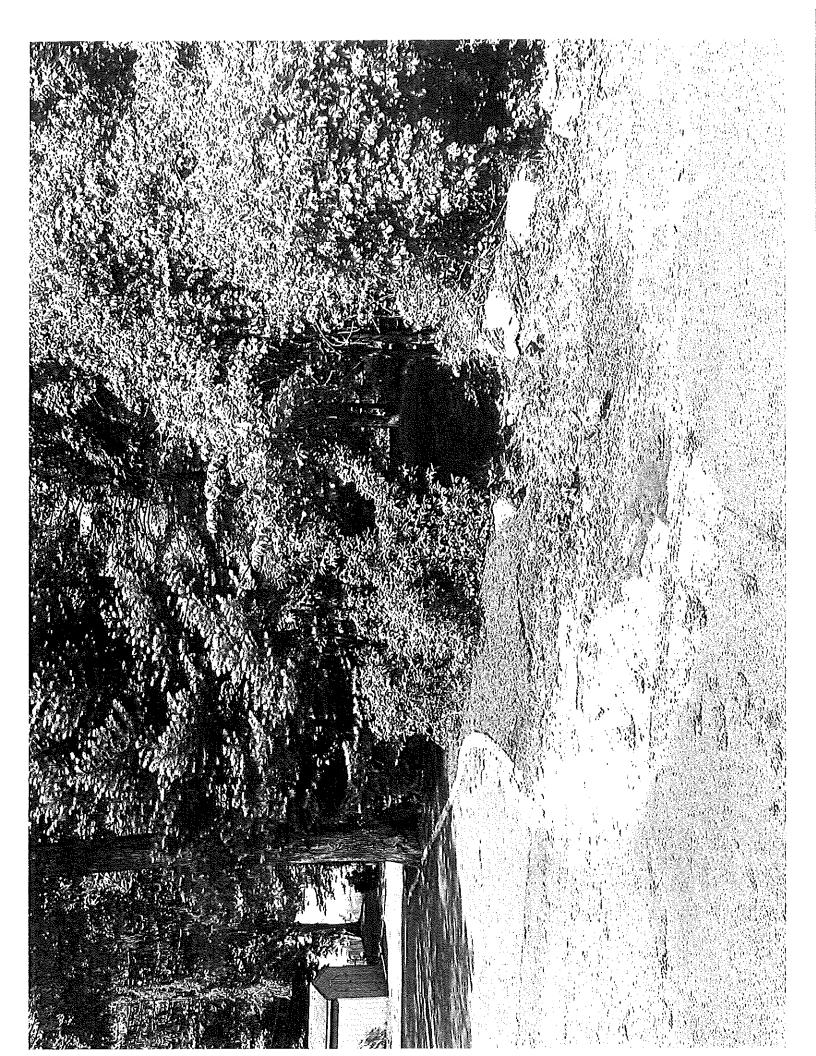
Please mail this completed form, with the required document and fee to:

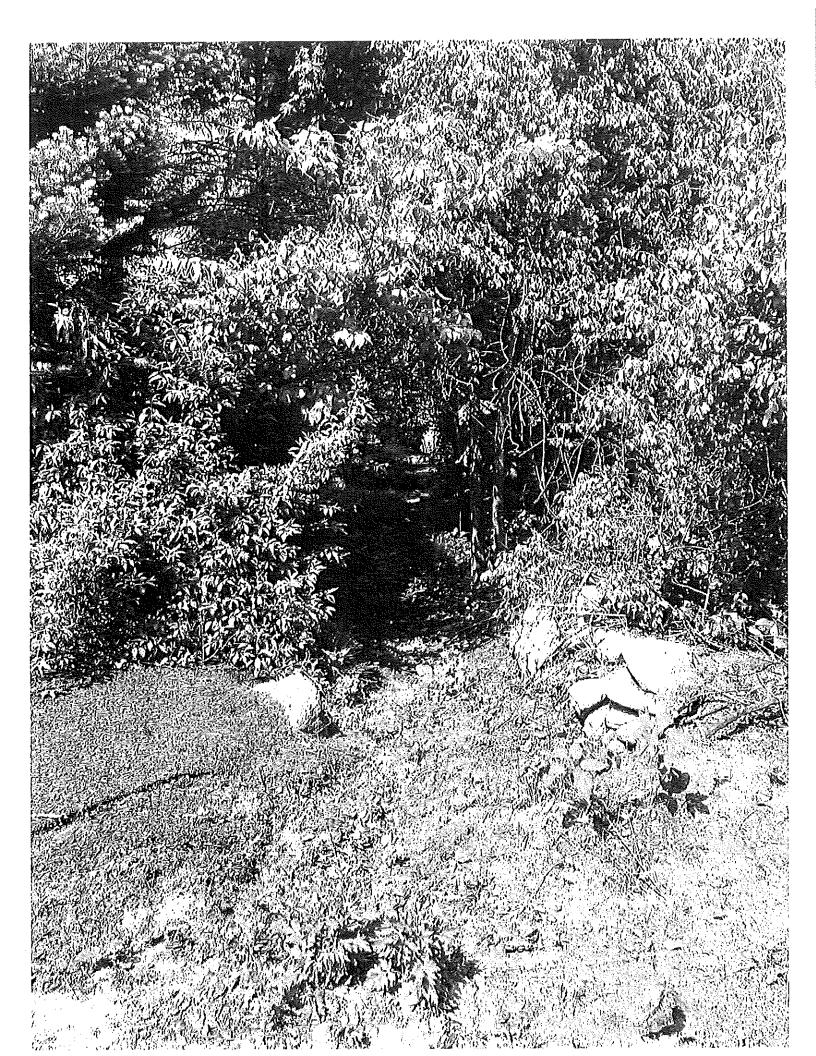
NHESP Regulatory Review | MassWildlife Field Headquarters | 1 Rabbit Hill Road | Westborough, MA 01581

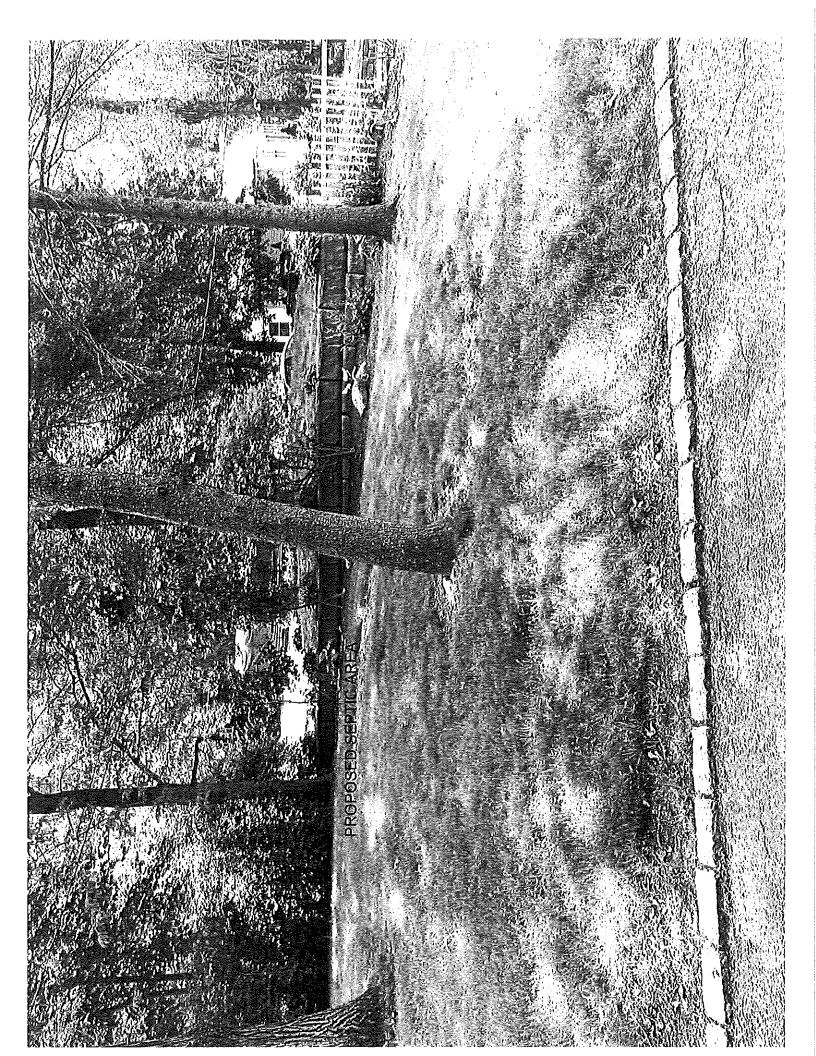


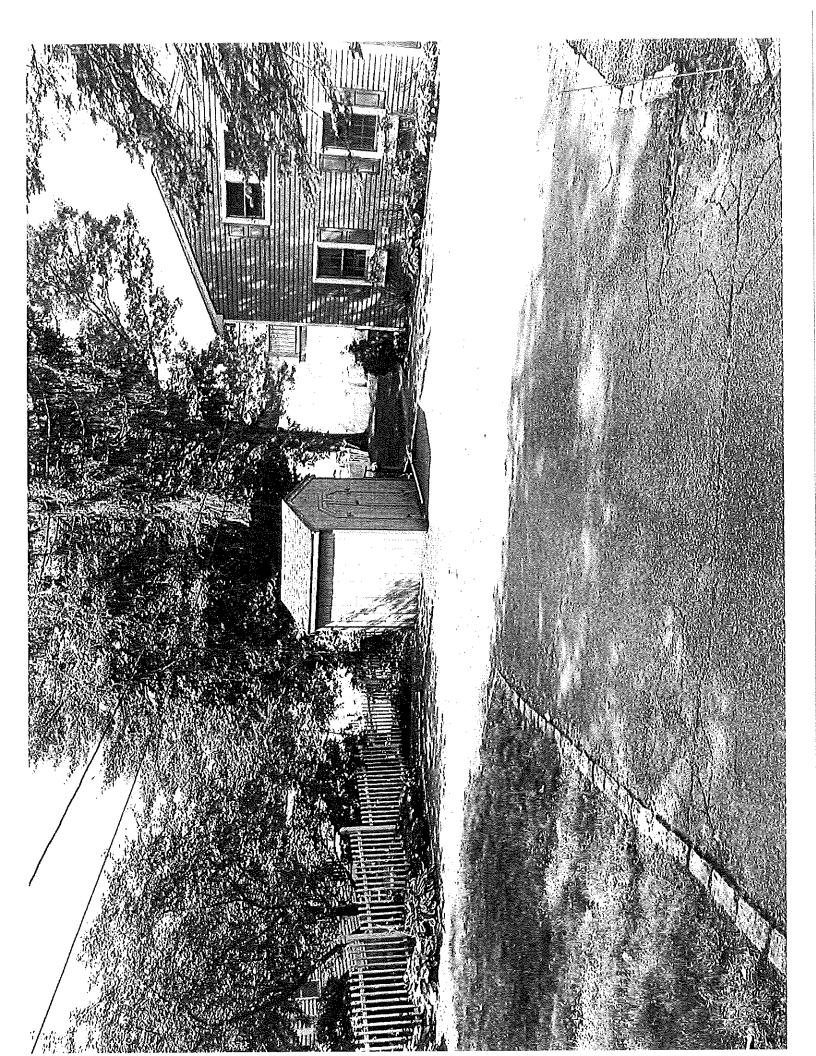




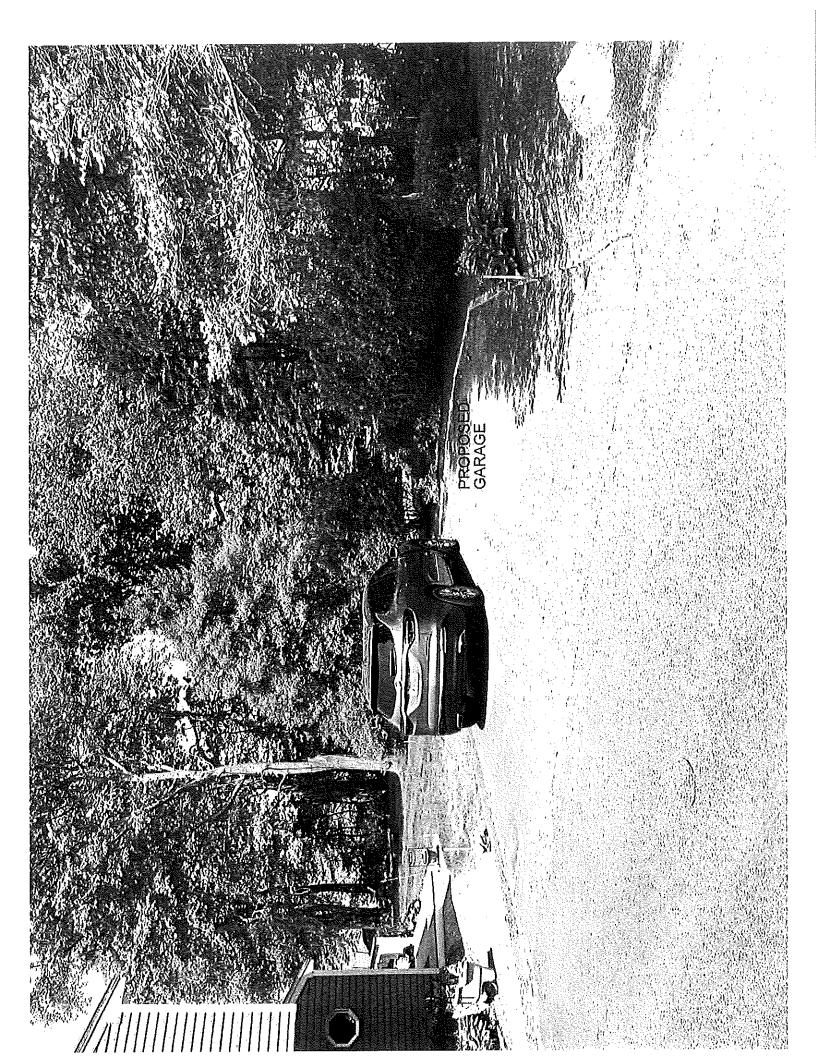


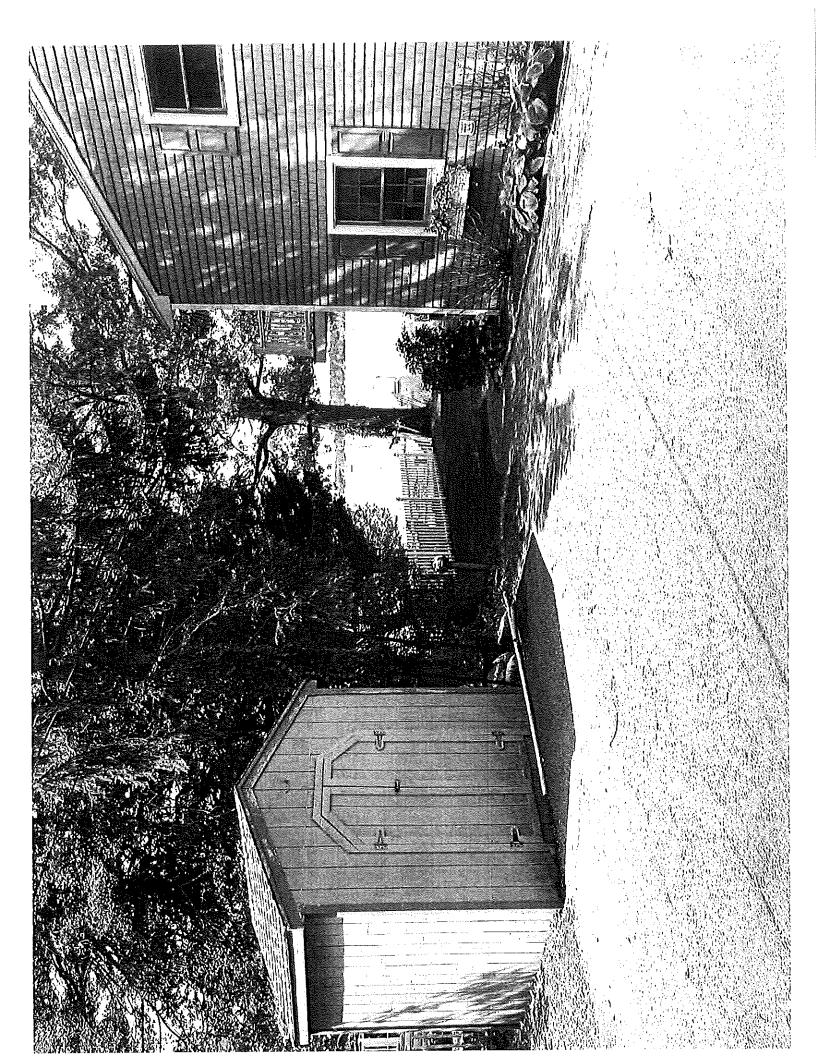


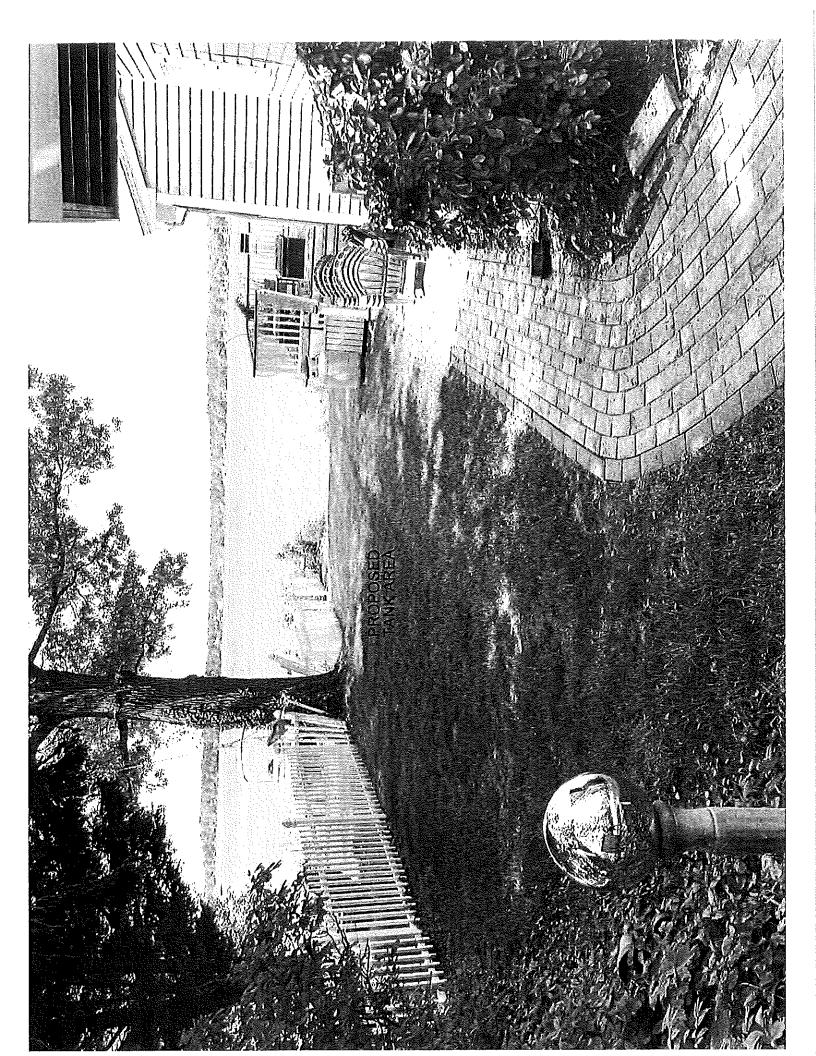


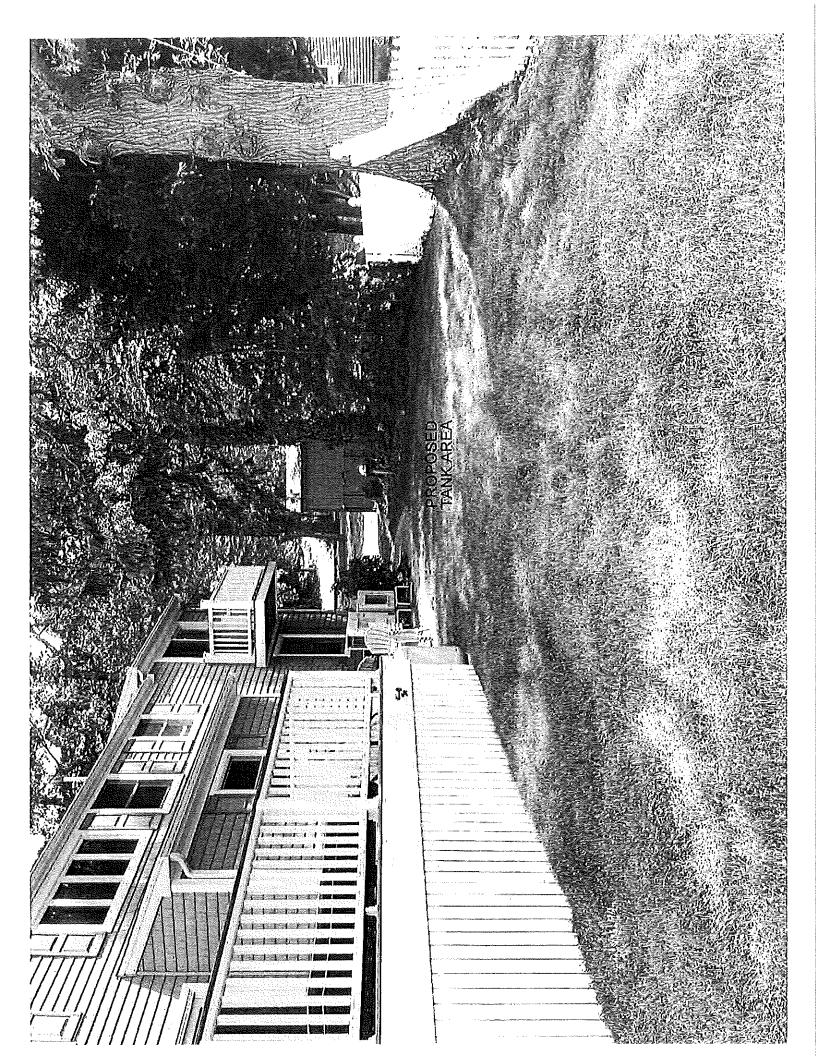


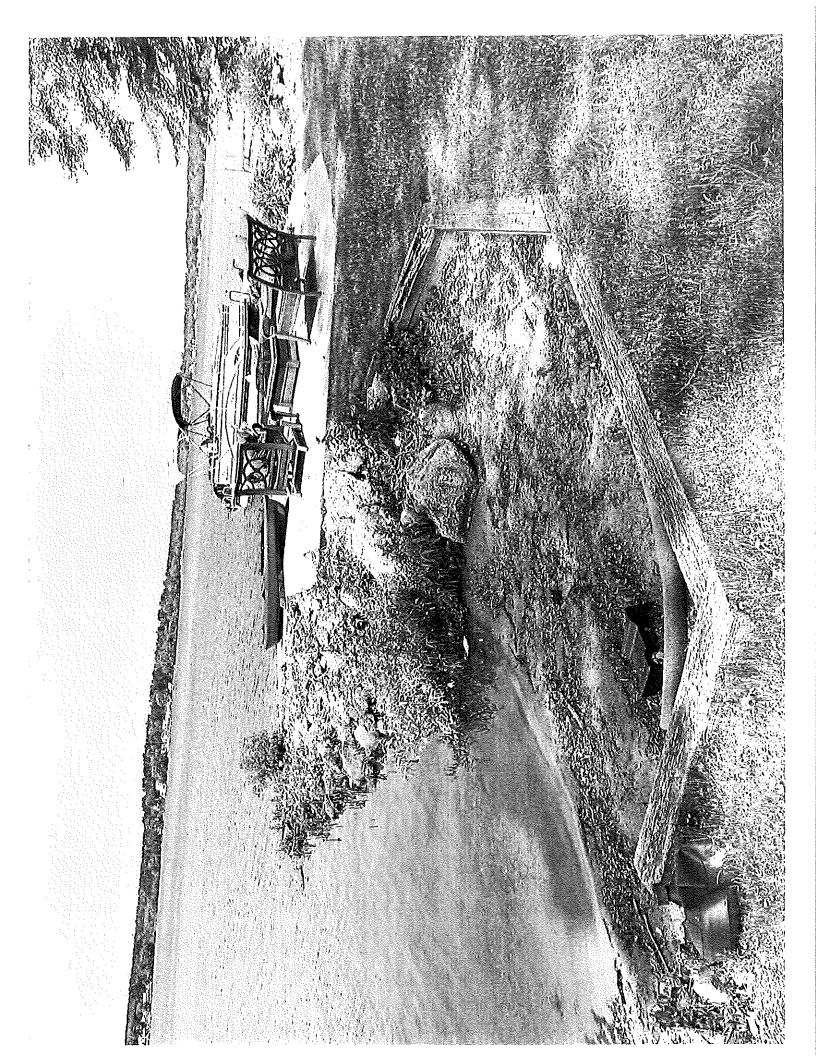


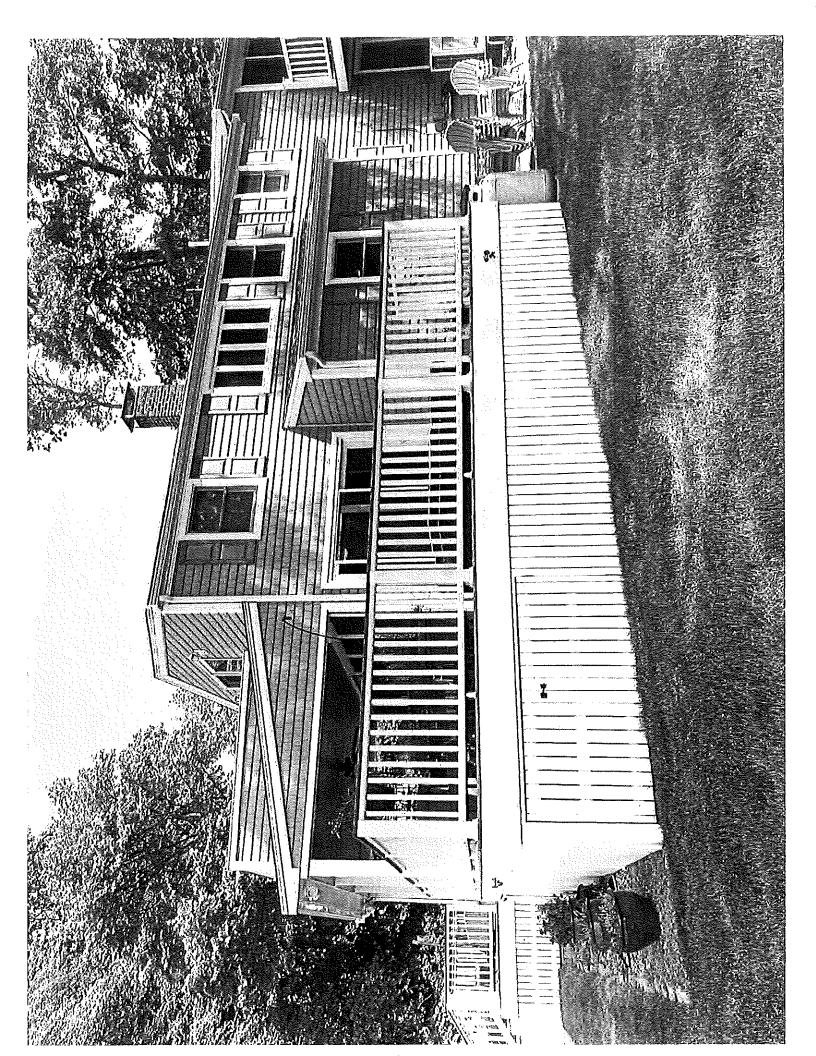


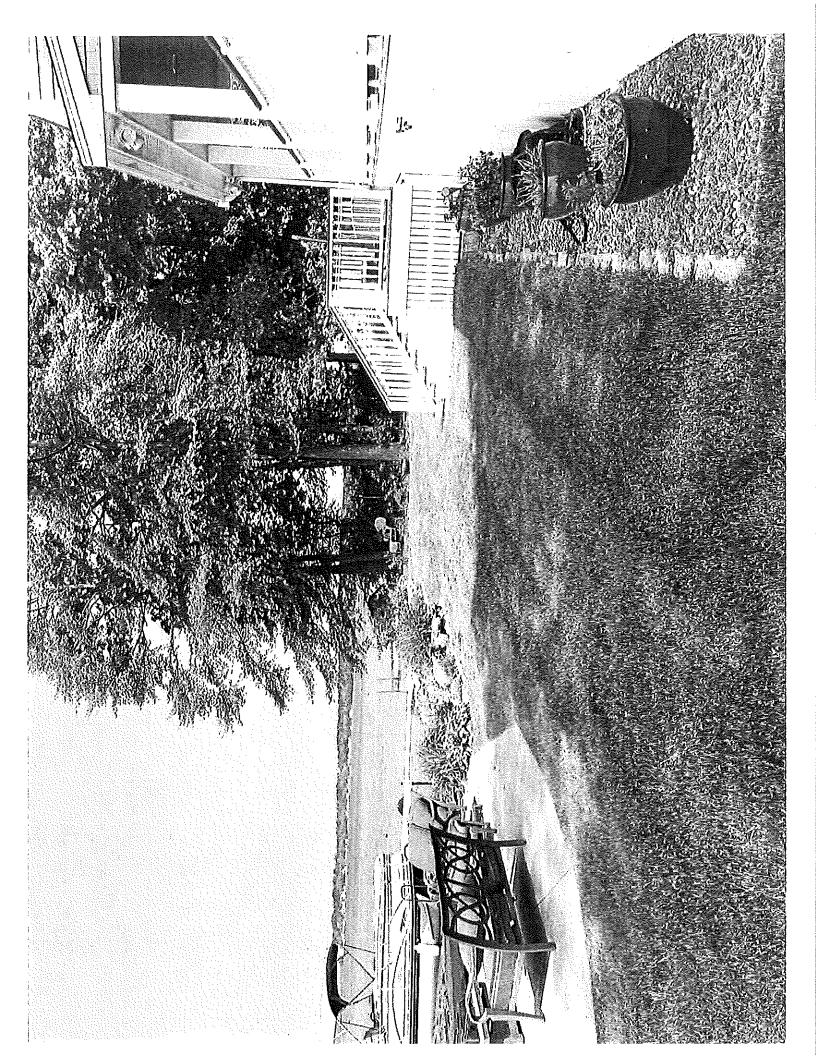


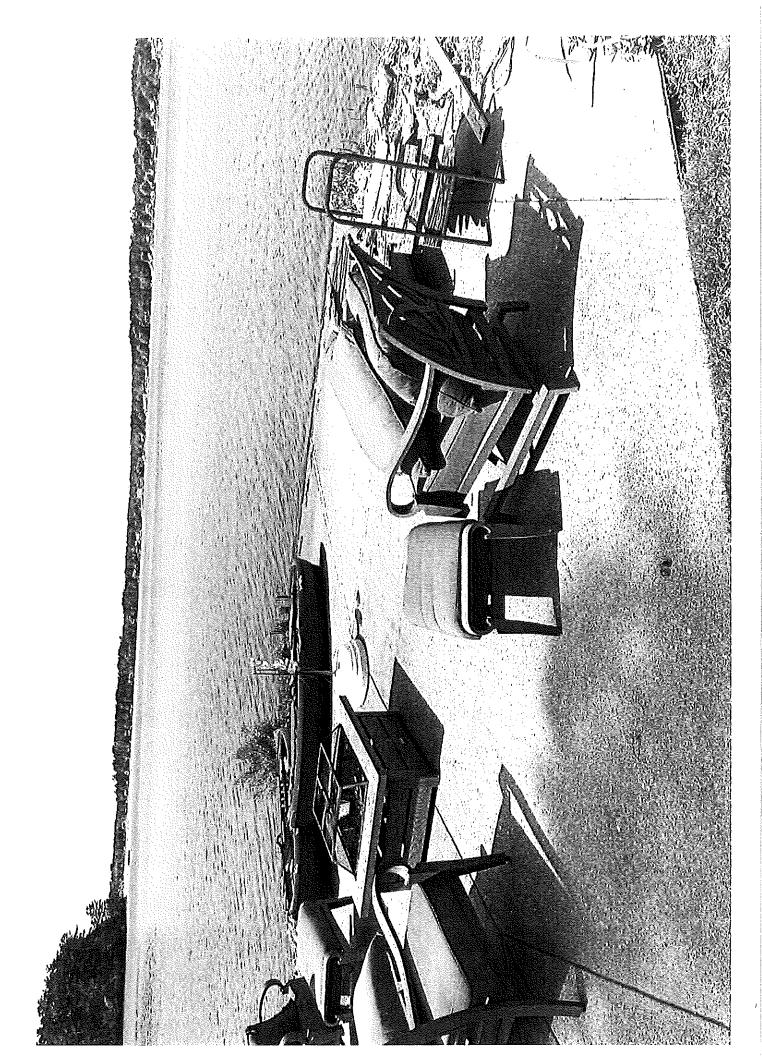


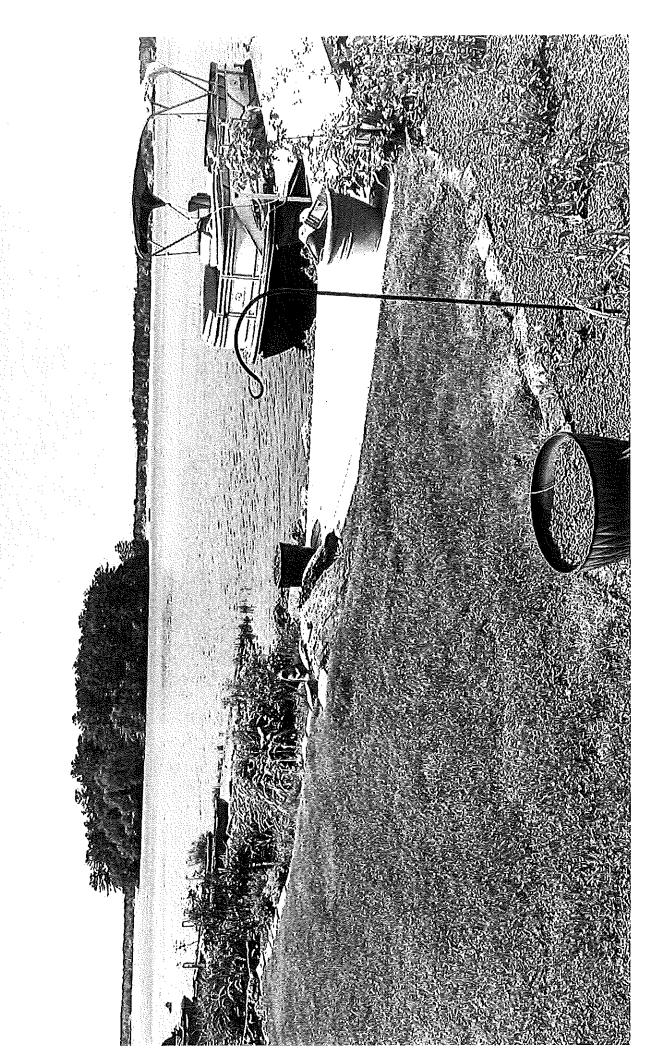


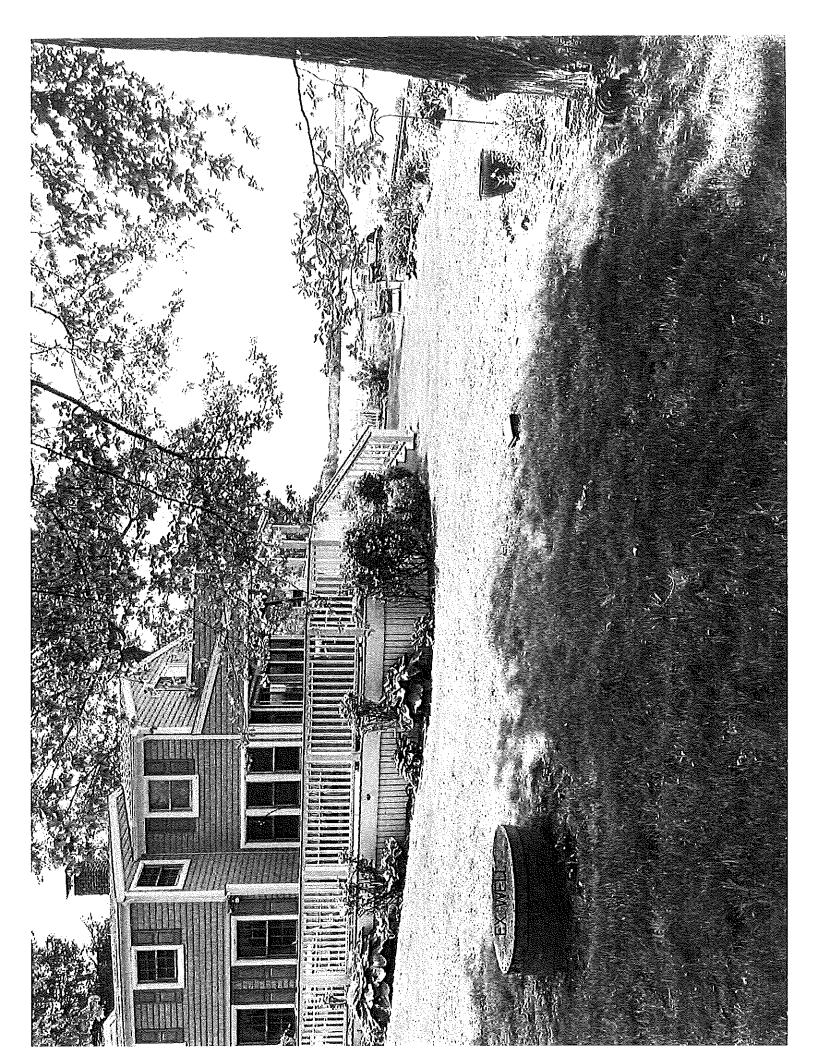


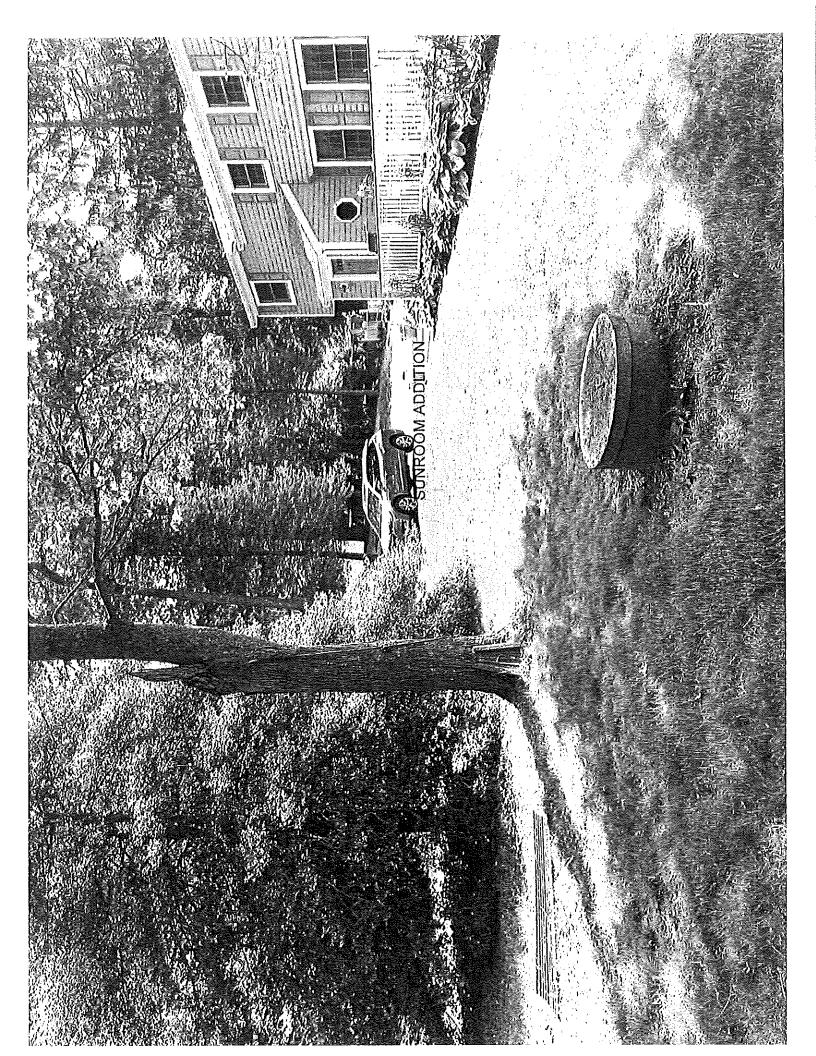


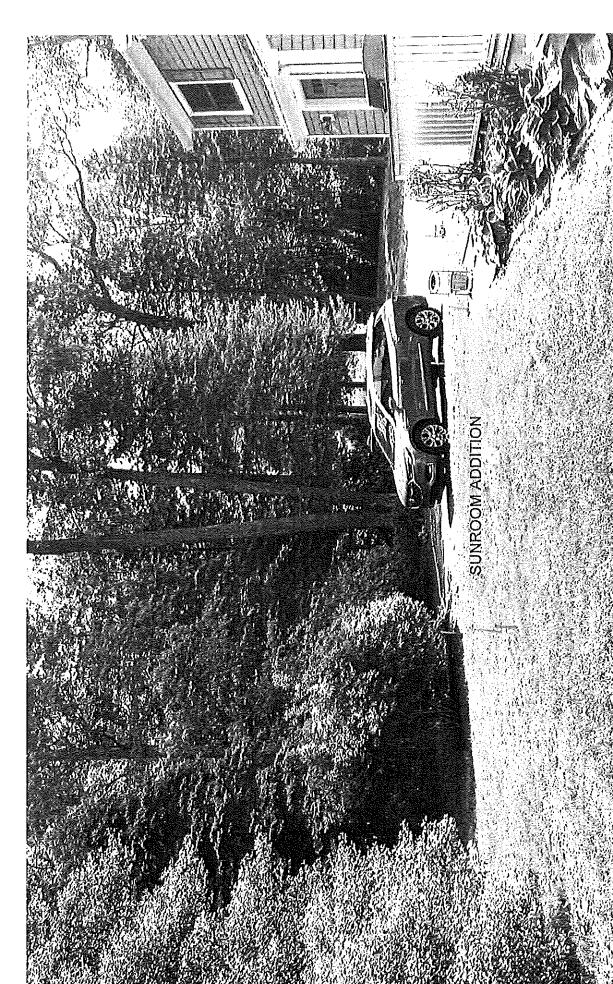


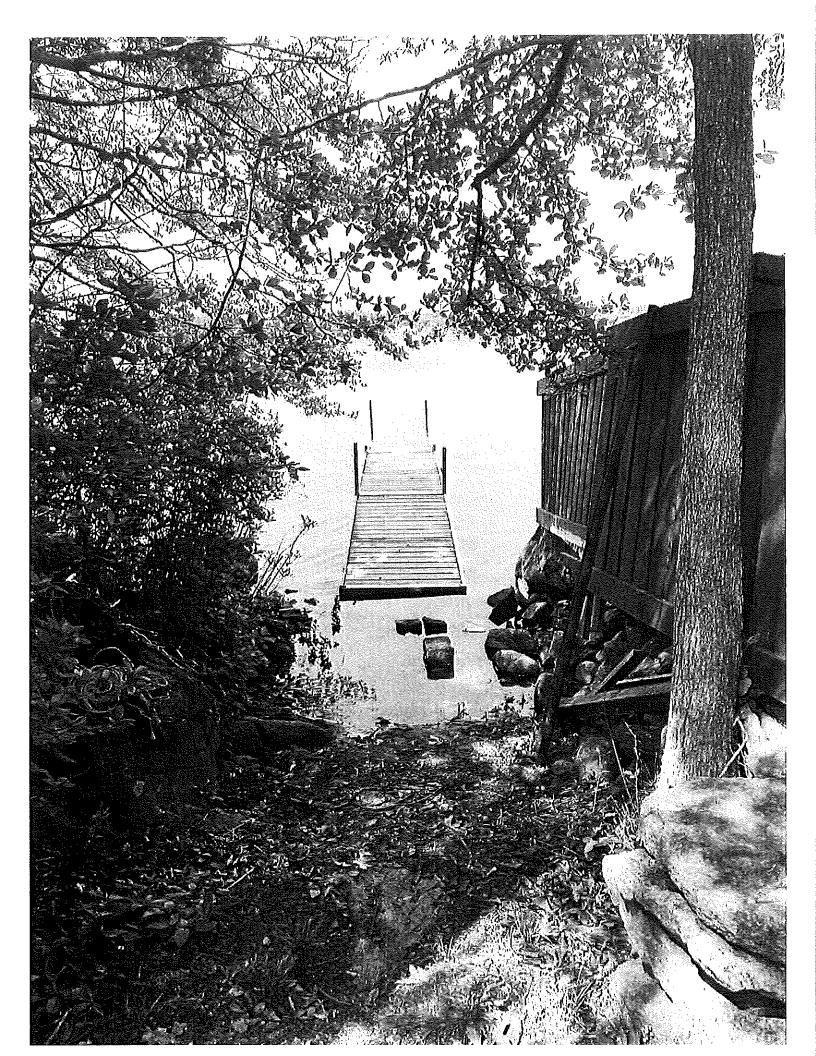


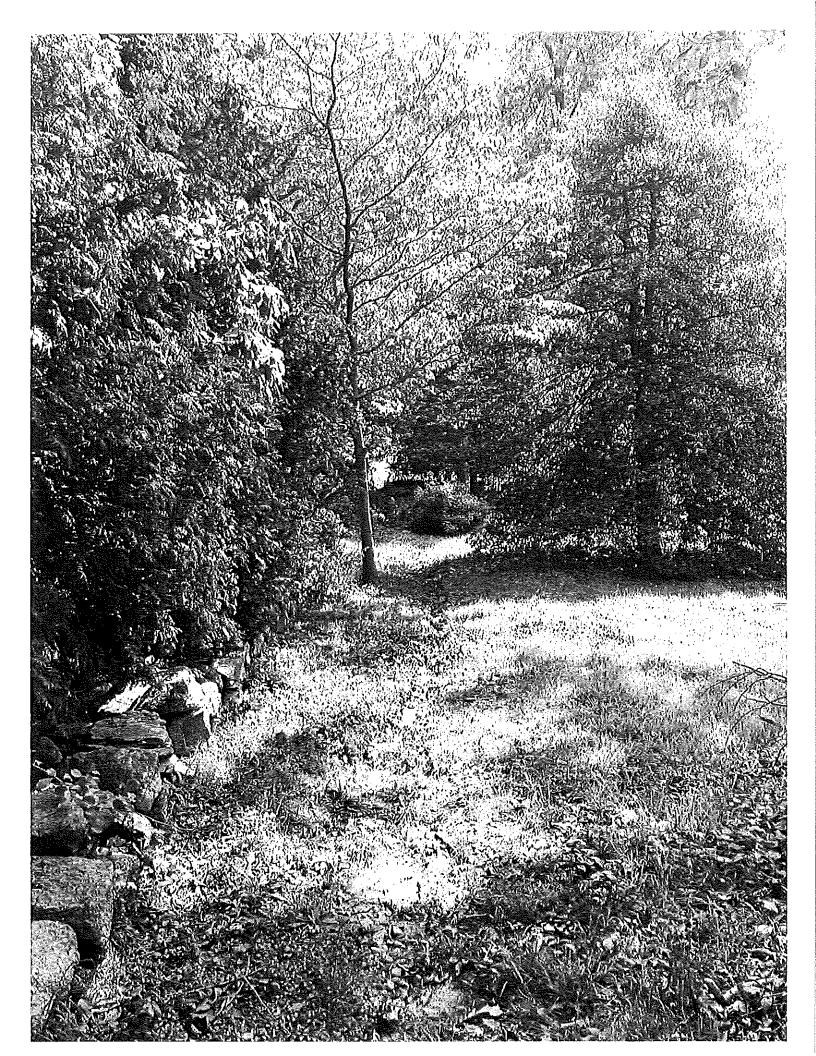




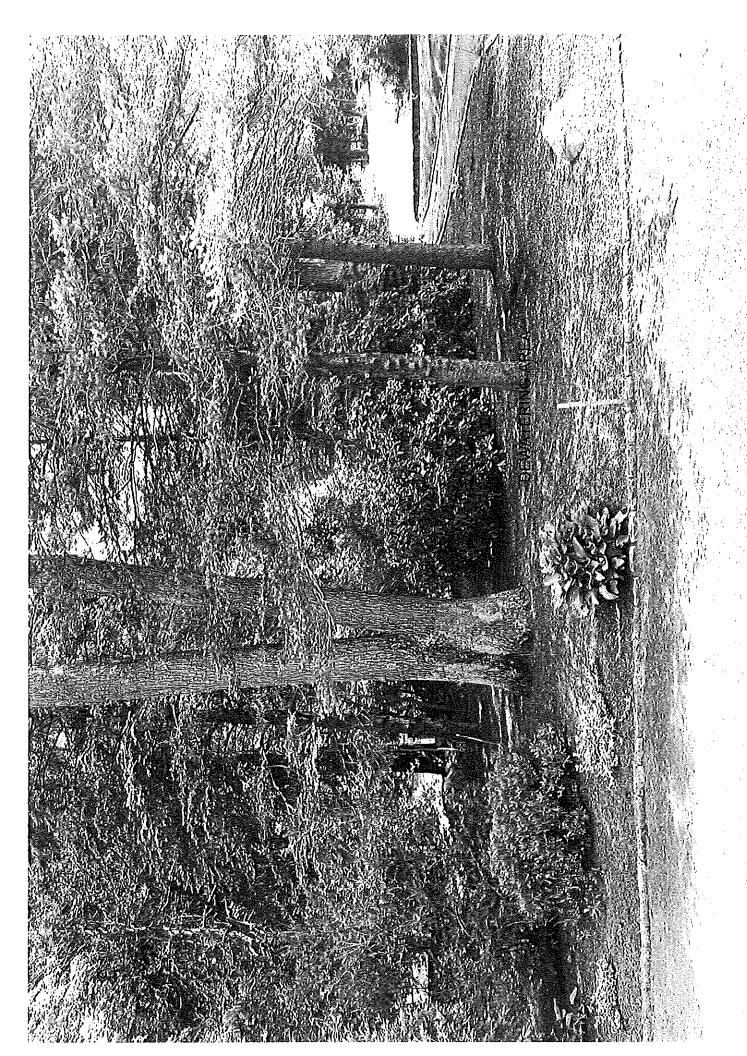


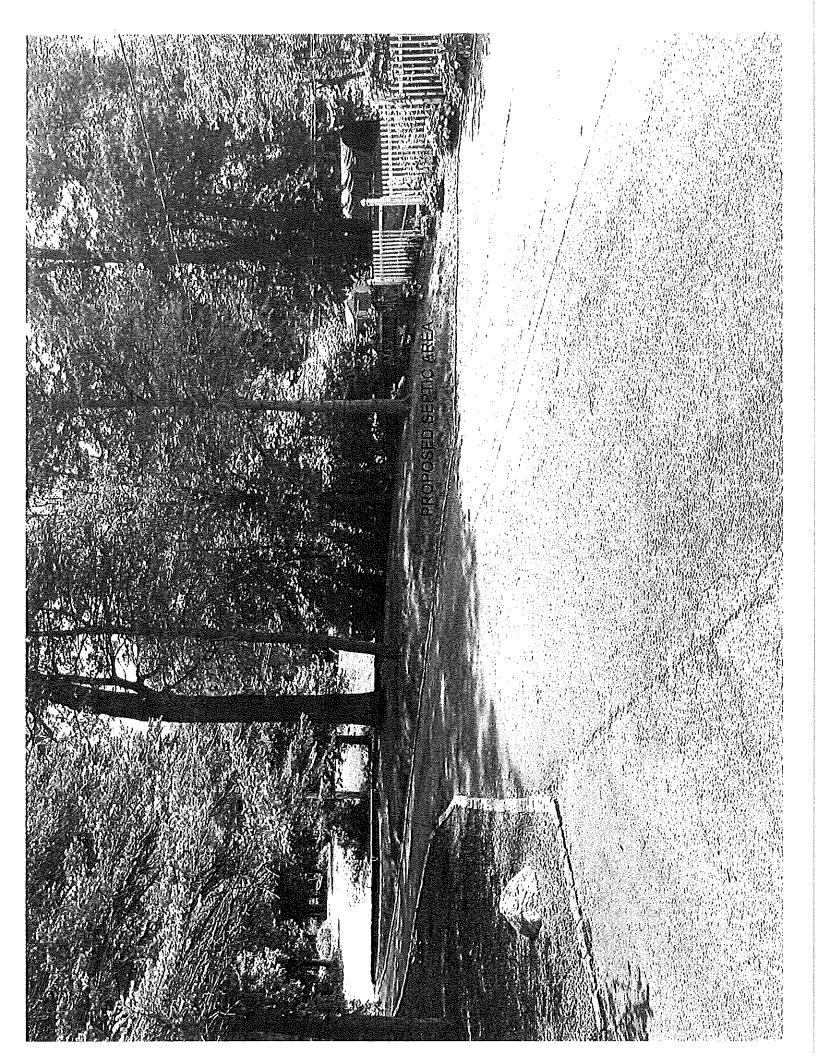


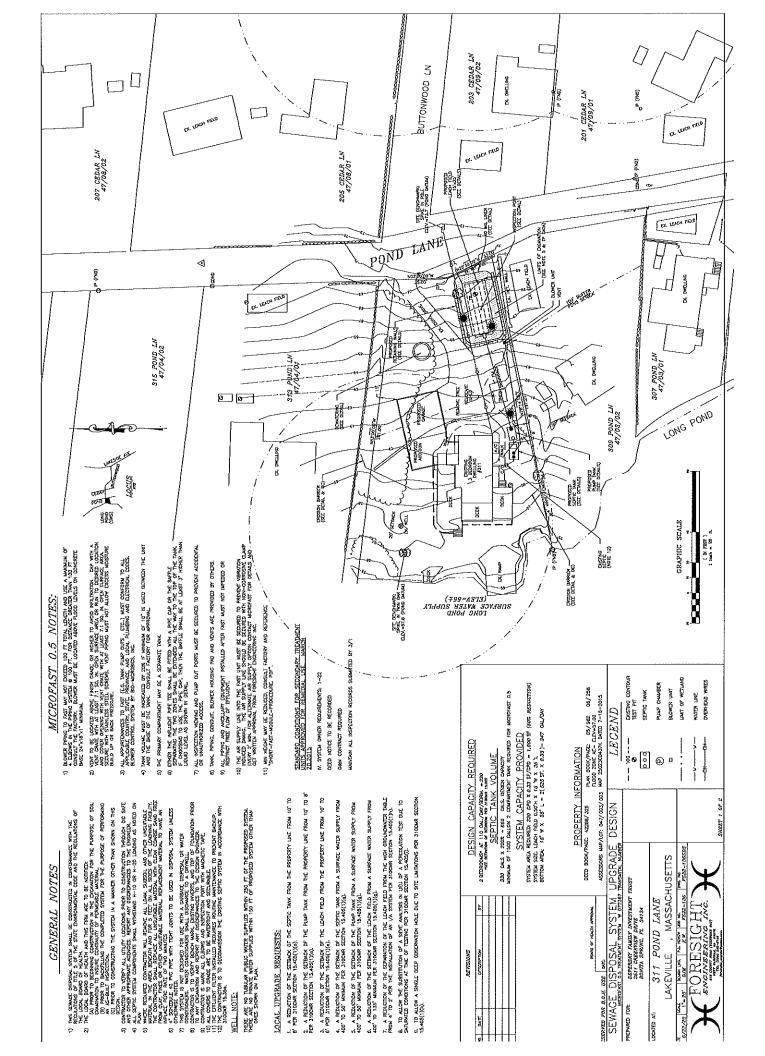


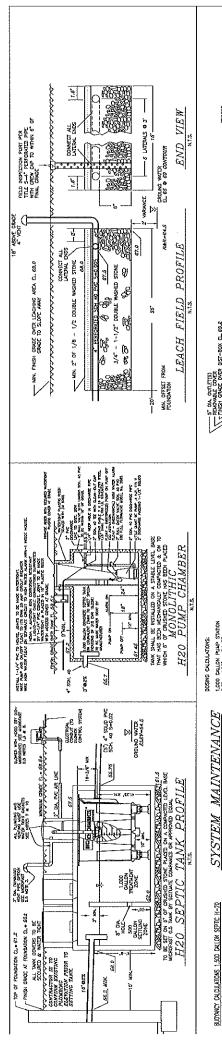














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DATE: 4/71/23
PERFORMED BY; OVERREN MICHAELIS, CSE SANDS-60X SILTS-30X CLAYS-4% TEST PIT # 13

CL. 70P + 88.5

CL. WATER = 64.5 HOTHES

PUTC FAIT = 567.7 © 54"

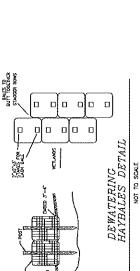
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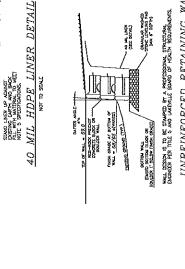
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CLEAN BACKFILLE W/ LOAM AND SEED 12 - 67.7 (10P)

BACKROOT ELEV. =375 40 MIL HOPE LINER



If Published of Groundwater & Relighted During Constitution, by to Declayed State of Double of Constitution, by the Constitution of Double was to the Bre Blank of Constitution of Double with the Park Water State of Stat DEWATERING NOTE



UNREINFORCED RETAINING WALL WAL DESIGN IS TO BE STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER PER TITLE 5 AND LAKEMLIE BOARD OF HEALTH REQUIREMENTS.

PROPERTY INFORMATION
DED BOOK/PAGE, 42288/323
RAN BOOK/PAGE, 05/982
RAN BOOK/PAGE 05/982
RAN BOOK/PAGE 05/982
RAN SEQ2200437K DATD 7-18-2015 ASSESSORS MAP/LOT: 047/003/003 DESIGN SEWAGE DISPOSAL SYSTEM UPGRADE MICROFILE DISPOSAL SYSTEM W 07287 TRANSMILL INJURIES LAKEVILLE , MASSACHUSETTS Sepersky Family investiment trust 3511 creenten drive Bonta Spring, Fl. 34134 00300 CNG PJ, NGNEV JOB NG. 2J/W K.F. FS22-135 311 POND LANE REVISIONS PREPARED FOR: LOCATED AT:

- BACKFILL PLIATION

SILTATION FENCE DETAIL
NOT TO SCALE NOTICE OF INTENT REQUIRED NOTE

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ORESIGH

Town of Lakeville Conservation Commission April 11, 2023, at 7pm

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

Cowboy Shack - Chairman Bouchard said documentation was given to the Commission on proposed expenses to finish work being done at the cowboy shack. He said they are trying to get that funding approved. He didn't think anyone would object to the sum, as there were many donations to the project. Member Yeatts said she thought something like this could be covered by CPA funding. She said they will begin accepting applications on the 17th. Chairman Bouchard asked how long the process would be. Member Yeatts answered that it wouldn't be until fall town meeting. Donald Bissonnette said he started the project 5 years ago and they're almost finished. The big things left are the bathroom and heating. If they could finish up the bathroom they could use the building for the summer and fall, and after fall town meeting they could finish up the heating. Member Chamberlain said he had a discussion with the Town Administrator and he didn't seem to think there would be a problem covering this one way or another. Chairman Bouchard said he would have another conversation with the Town Administrator and see what he could do. He said he would get back to Mr. Bissonnette with an answer. Mr. Bissonnette asked if he kept going forward and paid for the materials himself and kept the receipts, he wouldn't mind doing that either if he could get reimbursed. Member Chamberlain said that would be at his own risk as they can't make any guarantees. But, he saw no reason why the town wouldn't reimburse him. The Commission thanked Mr. Bissonnette for all the effort he had put into the project.

17 Shore Ave - Notice of Intent - Dean's Point Survey Consultants - proposed septic replacement. Chairman Bouchard read the legal notice into the record. Bob Lucey from Dean's Point was present for discussion. They are proposing to upgrade the septic system with a tight tank. Member LeBlanc asked if the Board of Health had signed off. Mr. Lucey said they had. Member Knox asked if they were going to decommission the old tank with sand. Mr. Lucey said it was a metal tank and they would be running the pipes through there, so they would probably just pull it out. Member Knox asked if it was a seasonal dwelling. Mr. Lucey said it was a two-bedroom seasonal dwelling. Member Yeatts said on Shore Avenue, historically, they've had problems. She didn't see a dewatering pit. In the past, they have had to have dewatering trucks on site. Mr. Lucey said number 7 on the construction notes was dewatering activities. Member Yeatts said it wasn't shown on the plan, and by the time they figure out they need it, it might be too late. There's a lot of problems on Shore Avenue because the water levels are pretty high. Mr. Lucey said there was really no place for it to go, which was why they recommend a silt dewatering bag. Member Chamberlain said he saw the abutter receipts, but didn't see a list from the assessor's office of abutters. Mr. Lucey provided the certified abutters list. Member Yeatts said the notification to Natural Heritage didn't go out until 3/24/23, so we wouldn't be able to write an Order of Conditions until 4/24/23. If Natural Heritage wants to add conditions, we can add it to our Order of Conditions.

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 standard conditions. Additionally, a phone number for a dewatering truck is to be available, will be given to the Agent and should be on site. Any additional conditions from Natural Heritage will be added, should they comment. The Order of Conditions will not go out until after 4/24/23. Unanimous approval.

Documents: Notice of Intent, site plan

69 Kingman St. - Notice of Intent - Foresight Engineering - proposed single family home. Chairman Bouchard read the legal ad into the record. Darren Michaelis was present for discussion. Mr. Michaelis said the owner is proposing construction of a new home on property that he owns, that contains existing bogs. In order to change the bog from a dry pick to a wet pick, he's going to round off the bog corner as shown on the plan, to create a parking area for the trucks to get loaded with a wet pick. For construction of the home, the septic has been moved as far away from the resource area as possible, outside of the riverfront area. The dwelling has been put as close to the property line as possible. The existing bog road will be used for access so there won't be any pavement going in. The grading will be minimal in the front yard. The septic will be pumped up the hill. Member Yeatts asked if they were filling in the bog. Mr. Michaelis said yes, according to 310 10.04 c1d, he is allowed to round off the bog and square off corners for truck parking, access and maintenance. He's going to connect flag W210 to W26 and create a new ditch in that direction. And then from there toward the embankment, build an area for parking for large trucks. Member Yeatts said there are wetland bogs and upland bogs, and Mr. Michaelis was citing something she hadn't heard of, that you can just fill in a wetland bog. Mr. Michaelis said this was an upland bog fed by a pump. The problem has always been the resource of water available, that's why they didn't wet pick. The new owners will be coming back before the Board at some point to propose a new pond within the bog area to feed the bog and store water. He is planning on maintaining the bogs and picking them. Member Yeats asked if the bog was included in the calculation of upland. Mr. Michaelis said he did not include the bog. There was a discussion regarding construction. Member Faherty asked if there was a calculation associated with the amount that you can fill the bog under the agricultural exemption. Mr. Michaelis said not when it's a dry bog, He's allowed to round the corners, if it were a wet bog you would have to replicate somewhere else 2:1. Member Knox said the only other thing would be the stabilization of the new edge. Mr. Michaelis said what is there now will be re-established with a grass bank. Chairman Bouchard asked if a new plan would be submitted with the changes that have been discussed. Mr. Michaelis said he would show more detail including detail of the swale for the proposed trench. Chairman Bouchard suggested they could make the approval conditional on receiving the revised plan. Member Yeatts said they wanted siltation control in the trench and stabilization on the new edge with hydroseed shown on the new plan.

Upon a motion made by Member Yeatts, seconded by Member Knox, it was: Voted: to close the hearing and issue an Order of Conditions that will call for a new plan that will show extra siltation control in the trench and stabilization of new edge will be hydroseeded, with all standard conditions. Order of Conditions will not be written until the new plan is received.

Unanimous approval

Documents: Notice of Intent, site plan

<u>310 Kenneth Welch Drive</u> - continued - Notice of Intent - Goddard Consulting - increase in parking and wetland replication.

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

Voted: to continue to 4/25/23 at 7pm.

Unanimous approval.

Residences at LeBaron Hills - continued - Notice of Intent - Outback Engineering - Phase 5 modification.

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

Voted: to continue to 4/25/23.

Unanimous approval.

Ram Island - discussion. Nick Velozo was present for discussion. Last year he had come before the Commission about doing a clean up on the island. They would like to add a structure in the middle of the island. Their goal would be to use precast footings but would be amenable to helical piers. He has spoken to the Building Inspector and was confident they would meet all the zoning regulations. Member Knox said he would want a sketch with some dimensions. Member Chamberlain added that the Commission would want specifics on the type of supports for the building. Member Knox said the Commission would probably be fine with either one. With the precast footings, they have to be dug in so they would want to see siltation barriers put up. Member Yeatts said she didn't think an extension of an RDA was appropriate. If they wanted to put a structure, she thought they should do an NOI. Mr. Velozo said the RDA was good for three years, and he didn't think the work qualified for a Notice of Intent. Member Chamberlain asked if they would be using the barge to get equipment out there. Mr. Velozo said yes. Member LeBlanc asked if there was a plot plan, or if they had submitted any kind of drawing. Member Knox said they needed to come back with more of a written plan. Member Yeatts said she still thought an RDA wasn't sufficient. Member Faherty asked what the original RDA was for. Member Yeatts said it was just for clearing. Member Faherty said they would need a new RDA just for the description of the proposed work anyway. There was no change for an RDA or an extension. Mr. Velozo said they were just trying to avoid the need for an NOI. Chairman Bouchard said he had a few more questions. Bathroom facilities? There are none and they are not proposing any. Mr. Velozo said that was correct. Chairman Bouchard asked what type of structure they would be putting up; would it be a gazebo or enclosed. Mr. Velozo said it would be an enclosed structure, a shed-like structure. Chairman Bouchard asked how big. Mr. Velozo explained that they haven't been out there since last year, so they will want to go out and get a rough estimate of what would be the least intrusive. There is a big clearing in the middle of the island that they are looking at. Chairman Bouchard said those are the kind of things they're looking for on a plan regardless of whether it's an RDA or an NOI. Member Knox said they would need a plan to proceed, they just can't go forward with just a discussion. Member LeBlanc asked what the purpose of the building was. Mr. Velozo responded that it was for security for things they may leave out there. Member Chamberlain asked if they had contacted a port-a-potty company to see if they could get one out there. Mr. Velozo said he knew they could get one out there but they hadn't considered it. Chairman Bouchard asked about the dock, Mr. Velozo said they would be using the existing, they weren't proposing any work next to the water. Member LeBlanc asked how far from the water. Mr. Velozo said it would be approximately 75', and 10' above the water. There was

continued discussion on the proposed project. Mr. Velozo said if they did another RDA, it would have selected clearing on it as well. Member Yeatts said DEP doesn't like conditions on RDAs, and there will be machinery being brought over and going up the bank, and digging holes. She thought they would need to be able to do some conditions. And also, there were so many phone calls last time. Member Chamberlain asked what types of soils were out there. Mr. Velozo said they hadn't dug many holes, but there was a good layer of compost. Chairman Bouchard said that could be something to include when they file, dig some test pits. Mr. Velozo asked if there was a tree in the middle of the island they wanted to take down, would that be an NOI? Member Knox said they would not be able to take the stump up. You are limited to the amount of tree cutting you can do within the buffer zone, but you can't take the stumps out. Chairman Bouchard said his rule of thumb is 1-3 trees. Member Knox said you can cut a tree, you can't cut it and let it fall in the water. Chairman Bouchard said to call him first before any tree cutting.

Meeting Minutes - February 14, 2023

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

Voted: to approve the February 14, 2023 minutes as presented.

Unanimous approval.

Kenneth Welch Drive parking - Member Knox said the parking had become an issue on Kenneth Welch Drive. They tried to address it through the Planning Board, but it didn't go anywhere. They suggested no parking signs, but the Select Board didn't agree with that. It is town property, and it's a liability to the town now. If someone were to complain and put a cease and desist on the parking, it would go to the town. So, the town is in violation of the Wetlands Protection Act. Member Knox didn't think it would be wise to make that complaint at this point. It was discussed to send a letter to the Select Board explaining the situation. He didn't think the gravity of it has been explained to them. If you drive by there, what used to be grass for about 15' off the edge of the road, is now just sand, it's just dead. There's dead grass to within 5' of the wetlands, or just dirt. He is recommending a letter gets sent to the Select Board explaining that it's town property and it is in violation of the Wetland's Protection Act and the town will be liable if it needs to be cleaned up. It would be recommended that the town sends a cease and desist to the tenants of the building and the building owner. Member LeBlanc said it's going to get worse when they start working on their parking lots. Member Chamberlain said they had discussed that last time, where are they going to put all these cars. Member Knox said they have gone through 5 site plan reviews from the Planning Board and they haven't done but one temporary parking lot that they've outgrown. The current site plan started with the Planning Board over a year ago, so it's moving at a snail's pace. Member Faherty asked why the Select Board hesitated on putting up no parking signs. Member Knox replied that the Town Planner said it wasn't necessary. Member Chamberlain asked how the Select Board felt about the presence of cars destroying town property on almost a daily basis. Member Knox said he didn't think it was posed to them like that, even though it was brought up at the Planning Board meeting that it was an issue. After some discussion, this will be on the next meeting agenda.

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

Voted: that a letter be drafted based on tonight's discussion, to convey the importance of enforcement by the Board of Selectmen.

Unanimous approval.

Adjournment (8:02pm)

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

Voted: to adjourn.
Unanimous approval.