

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

48-hr notice effective
when time stamped

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

| | |
|------------------------------------|-------------------------------------------------------------------------|
| Name of Board or Committee: | <u>Conservation Commission</u> |
| Date & Time of Meeting: | <u>July 11, 2023 @ 7pm</u> |
| Location of Meeting: | <u>Lakeville Police Station</u> <u>323 Bedford St. Lakeville, MA</u> |
| Clerk/Board Member posting notice: | <u>Lori Canedy</u> |

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. 310 Kenneth Welch Drive - Notice of Intent - Goddard Consulting - continued from 6/13/23 meeting (SE192-891)
2. 24 Stetson Street - Notice of Intent - SFG Associates - septic repair (SE192-897)
3. 31 Stetson Street - Notice of Intent - Foresight Engineering - construction of single-family home. (SE192-898)
4. Stowe Estates - Notice of Intent - Zenith Consulting Engineers - 3 lot subdivision.
5. Meeting minutes - April 25, 2023.

NEW BUSINESS:

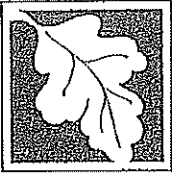
OLD BUSINESS

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 - Notice of Intent

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

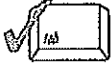
MassDEP File Number

Document Transaction Number

LAKEVILLE

City/Town

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



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

A. General Information

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

24 Stetson Street
a. Street Address

Lakeville
b. City/Town

02347
c. Zip Code

Latitude and Longitude:

Map 58, Block 3
f. Assessors Map/Plat Number

Lot 40
g. Parcel /Lot Number

d. Latitude

e. Longitude

2. Applicant:

William & Sabine
a. First Name

Godden
b. Last Name

c. Organization

24 Stetson Street
d. Street Address

Lakeville
e. City/Town

MA
f. State

02347
g. Zip Code

(508) 728-0482
h. Phone Number

i. Fax Number

godden4@comcast.net
j. Email Address

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

Same
a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Brad
a. First Name

Fitzgerald, P.E.
b. Last Name

SFG Associates, Inc.
c. Company

28 Main Street
d. Street Address

Lakeville
e. City/Town

MA
f. State

02347
g. Zip Code

(508) 946-5258
h. Phone Number

(508) 947-1090
i. Fax Number

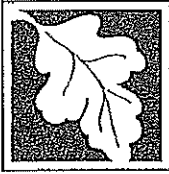
sfgassociates@verizon.net
j. Email address

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

\$165.00
a. Total Fee Paid

\$70.00
b. State Fee Paid

\$95.00
c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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A. General Information (continued)

6. General Project Description:

A septic system repair, with associated site grading and disturbance, within the 100' buffer zone of bordering vegetated wetlands, and within the Riverfront area of Bates Brook.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

54826

c. Book

b. Certificate # (if registered land)

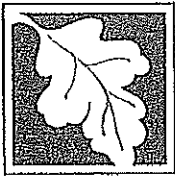
21

d. Page Number

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

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

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



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

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

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

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

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

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

3. Total area of Riverfront Area on the site of the proposed project: 64,467 square feet

4. Proposed alteration of the Riverfront Area:

| | | |
|----------------------|-------------------------------|--------------------------------------------|
| <u>3,712</u> | <u>0</u> | <u>3,712</u> |
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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

Provided by MassDEP:

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

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

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

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

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

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

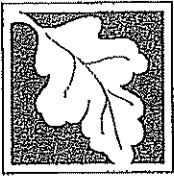
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

June 6, 2023 on-
line

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

c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

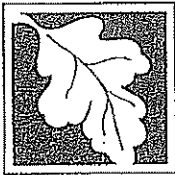
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-8694
Email: DMF.EnvReview-South@state.ma.us

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

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



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

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

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

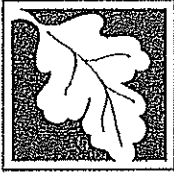
D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

"A Septic System Repair in Lakeville, MA for William & Sabine Godden"

a. Plan Title

SFG Associates, Inc.

Brad Fitzgerald, P.E.

b. Prepared By

c. Signed and Stamped by

June 6, 2023

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

15401

6/8/2023

2. Municipal Check Number

3. Check date

15403

6/8/2023

4. State Check Number

5. Check date

SFG Associates, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

Bob Smith Agent

6-8-2023

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.

NOTICE OF INTENT NARRATIVE
24 STETSON STREET, LAKEVILLE, MA
JUNE 6, 2023

The property is located on the southerly side of Stetson Street, just east of Crooked Lane. Bordering vegetated wetlands exist to the west and south of the house. Flags were set by SFG Associates, Inc. on May 19, 2023. The westerly BVW borders on Bates Brook, and has been delineated with flags 1A through 4A. The southerly BVW was delineated with flags 1B through 9b. While portions of the property are located within a Priority Habitats of Rare Species, and within an Estimated Habitats of Rare Wildlife, the area where the work is proposed is outside of these habitats. This was checked on the MassMapper website on this date.

The property consists of a single-family, four-bedroom home. It is serviced by an on-site septic system located in the back yard, and by an on-site well. See the site plan for the locations of the utilities and wetlands.

The applicant proposes a septic system repair, with associated site grading and disturbance, within the 100' buffer zone of a bordering vegetated wetlands, and within the Riverfront Area of Bates Brook.

Prior to the start of construction, an erosion control barrier is to be installed adjacent to the construction site, as shown on the plan. It is to be staked in to prevent uplift and piping. It is to remain in place until all work is completed, and all surfaces are stabilized, with no danger of pollution or siltation of the wetlands.

The proposed septic system repair will include the installation of a 1500 gallon, 2 compartment septic tank, a 1000 gallon pump chamber, and 600 square foot pipe and stone leaching field. At its closest point, the soil absorption system will be approximately 58' from the edge of the southerly BVW, and approximately 80' from the westerly BVW. Finish grading around the s.a.s. will extend to approximately ' from the edge of the southerly BVW. The septic tank and pump chamber will be approximately 60' from the southerly BVW. At its closest point, the erosion control barrier will be approximately 30' from the edge of the southerly BVW, and 60' from the westerly BVW.

Upon completion of construction, all exposed surfaces are to be evenly graded, loamed to a depth of 4", and seeded with a mix of stabilizing grasses, tolerant of mowing and foot traffic. If seasonal conditions prevent seeding, the exposed surfaces shall be covered with hay or straw to prevent erosion. Unless otherwise noted, the erosion control barrier shall be considered the limit of clearing and work. There is to be no filling of any resource areas.

RIVERFRONT ANALYSIS:

There is no other area on the property to site a septic system. The location of the existing well, and the required radius around it makes this one of the few areas where the septic can go. Further, the house was in existence on August 7, 1996, and the repair of the septic system is exempt from the requirements of the Riverfront Act.



100 foot Abutters List Report

Lakeville, MA
June 05, 2023

Subject Property:

Parcel Number: 058-003-040
CAMA Number: 058-003-040
Property Address: 24 STETSON ST

Mailing Address: GODDEN WILLIAM A & SABINE K
GODDEN FAMILY LIVING TRUST
24 STETSON ST
LAKEVILLE, MA 02347

Abutters:

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

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

Parcel Number: 058-003-001
CAMA Number: 058-003-001
Property Address: 45 CROOKED LN

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

Parcel Number: 058-003-040A
CAMA Number: 058-003-040A
Property Address: 22 STETSON ST

Mailing Address: SCHWALM MARTIN A
22 STETSON ST
LAKEVILLE, MA 02347

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

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

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

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

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

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

Parcel Number: 059-001-006
CAMA Number: 059-001-006
Property Address: 17 STETSON ST

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

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.

058-003-040
Map, Block, Lot of Applicant
6.7.23
Date

Norman Goff
Board of Assessors



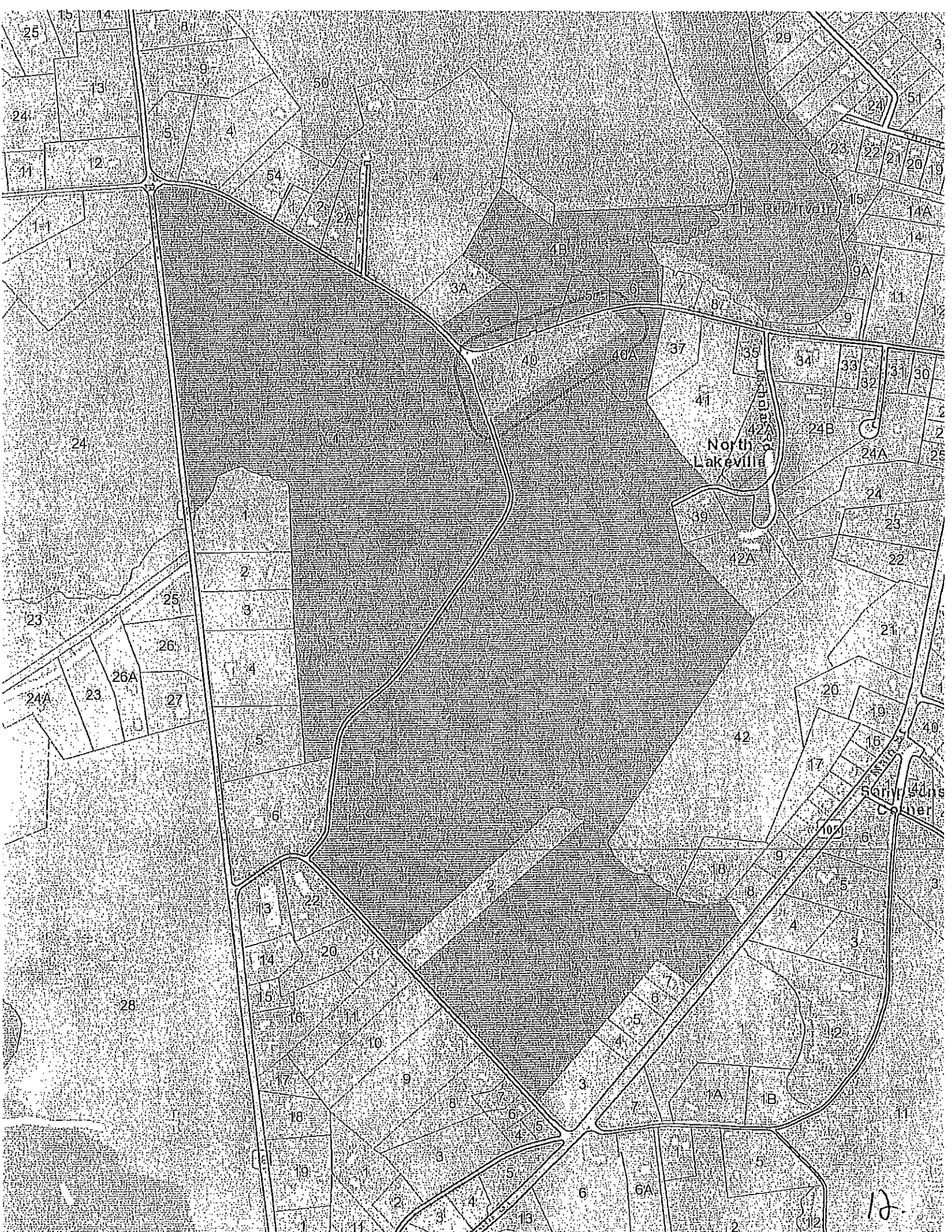
www.cai-tech.com

6/5/2023

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.

Page 1 of 1

11



North
Lakeville

Sally's
Lane

12



SENNA FITZGERALD GILBERT ASSOCIATES

CIVIL ENGINEERS & LAND SURVEYORS
28 MAIN STREET, LAKEVILLE, MA 02347

TEL. (508) 946-5258
TEL./FAX (508) 947-1090

June 8, 2023

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 Notice of Intent is being filed with the Lakeville Conservation Commission on behalf of William & Sabine Godden for work to be performed at 24 Stetson Street, Assessor's Map 58, Block 3, Lot 40. The applicant proposes a septic system repair, with associated site grading and disturbance, within the 100' buffer zone of bordering vegetated wetlands and within the Riverfront Area of Bates Brook.

A public hearing will be held by the Lakeville Conservation Commission on Tuesday, July 11, 2023 at 7:00 p.m. The hearing will be held at the Lakeville Police Station, 323 Bedford Street, Lakeville. For information regarding this hearing, you may contact the Conservation Commission at (508) 946-8823, or this office, at the address and phone numbers listed above. Copies of the filing and plans may be obtained from this office. Cost per copy of the plans and Notice of Intent is \$15.00. Please contact this office between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday.

Notification of the public hearing will be published in The Nemasket Week at least five days prior to the hearing.

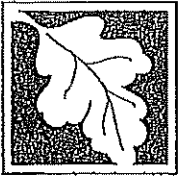
Please note that this notice is for informational purposes only, and you are not required to attend this public hearing.

Town of Lakeville Conservation Commission

Notice of Public Hearing

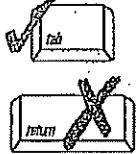
Pursuant to M.G.L. Ch 131, the Wetlands Protection Act, the Lakeville Conservation Commission will hold a public hearing on July 11, 2023 at 7:00 pm at the Lakeville Police Station, 323 Bedford Street, on a Notice of Intent filing. The applicants, William & Sabine Godden, are proposing a septic system repair, with associated site grading and disturbance, within the 100' buffer zone of bordering vegetated wetlands, and within the Riverfront Area of Bates Brook.

The project is located at 24 Stetson Street and is also identified as Assessor's Map 58, Block 3, Lot 40.



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

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



A. Applicant Information

1. Location of Project:

24 Stetson Street

a. Street Address

15403

c. Check number

Lakeville

b. City/Town

70.00

d. Fee amount

2. Applicant Mailing Address:

William & Sabine

a. First Name

Godden

b. Last Name

c. Organization

24 Stetson Street

d. Mailing Address

Lakeville

e. City/Town

(508) 728-0482

h. Phone Number

i. Fax Number

MA

f. State

02347

g. Zip Code

godden4@comcast.net

j. Email Address

3. Property Owner (if different):

Same

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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

15.



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 |
|---------------------------------------------|-----------------------------|--------------------------------|------------------------------|
| Septic system repair within Riverfront Area | 1 | \$165.00 | \$165.00 |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

Step 5/Total Project Fee: \$165.00

Step 6/Fee Payments:

| | |
|--------------------------------|-------------------------------|
| Total Project Fee: | <u>\$165.00</u> |
| State share of filing Fee: | <u>\$70.00</u> |
| City/Town share of filing Fee: | <u>\$95.00</u> |
| | a. Total Fee from Step 5 |
| | b. 1/2 Total Fee less \$12.50 |
| | c. 1/2 Total Fee plus \$12.50 |

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

SENNA FITZGERALD GILBERT ASSOCIATES

SFG ASSOCIATES INC 11/17/11
28 MAIN STREET
LAKEVILLE MA 02347

MUTUAL BANK
70 WASHINGTON ST
WHITMAN MA 02382

63-7050/2113

15401

6/8/2028

PAY TO THE
ORDER OF Town of Lakeville

\$ 95.00

Ninety Five and 00/100

DOLLARS

Town of Lakeville
Board of Health
346 Bedford Street
Lakeville MA 02347

MEMO Lakeville-24 Stetson St-NOI filing fee

AUTHORIZED SIGNATURE

ORIGINAL DOCUMENT PRINTED ON CHEMICALLY REACTIVE PAPER WITH MICROPRINTED BORDER

SENNA FITZGERALD GILBERT ASSOCIATES

SFG ASSOCIATES INC 11/17/11
28 MAIN STREET
LAKEVILLE MA 02347

MUTUAL BANK
70 WASHINGTON ST
WHITMAN MA 02382

63-7050/2113

15402

6/8/2028

PAY TO THE
ORDER OF Town of Lakeville

\$ 75.00

Seventy Five and 00/100

DOLLARS

Town of Lakeville
Board of Health
346 Bedford Street
Lakeville MA 02347

MEMO Lakeville-24 Stetson St-NOI local filing fee

AUTHORIZED SIGNATURE

ORIGINAL DOCUMENT PRINTED ON CHEMICALLY REACTIVE PAPER WITH MICROPRINTED BORDER

SENNA FITZGERALD GILBERT ASSOCIATES

SFG ASSOCIATES INC 11/17/11
28 MAIN STREET
LAKEVILLE MA 02347

MUTUAL BANK
70 WASHINGTON ST
WHITMAN MA 02382

63-7050/2113

15403

6/8/2028

PAY TO THE
ORDER OF Commonwealth of MA

\$ 70.00

Seventy and 00/100

DOLLARS

Commonwealth of MA

MEMO Lakeville-24 Stetson St-NOI filing fee

AUTHORIZED SIGNATURE

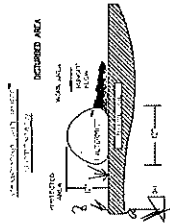
THIS DOCUMENT CONTAINS SENSITIVE INFORMATION OR PRESSURE SENSITIVE IMAGE OR APPEARS WITH THE

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS



S. S. A. W. O. M. P. S. E. T.
ELEVATION

- NOTES:**
1. EROSION CONTROL DEVICES ARE TO BE PLACED PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND SLOPES HAVE BEEN STABILIZED.
 2. THE EROSION CONTROL DEVICES SHALL BE EMBEDDED IN WITH ENDS OVERLAPPING BY 6" MINIMUM.
 3. EROSION CONTROL DEVICES SHALL BE PLACED IN A ROW BY STAKES DRIVEN THROUGH THEM.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR OR RELOCATE, REPLACE AS SPECIFIED ABOVE.
 5. APPROVAL OF THE PLACEMENT OF EROSION CONTROL DEVICES SHALL BE OBTAINED FROM THE CONSERVATION COMMISSION PRIOR TO CONSTRUCTION.
 6. THE LOCATION OF THE EROSION CONTROL DEVICES MAY BE USED IN PLACE OF THE FUTURE.



EROSION CONTROL DETAIL

n.t.s.

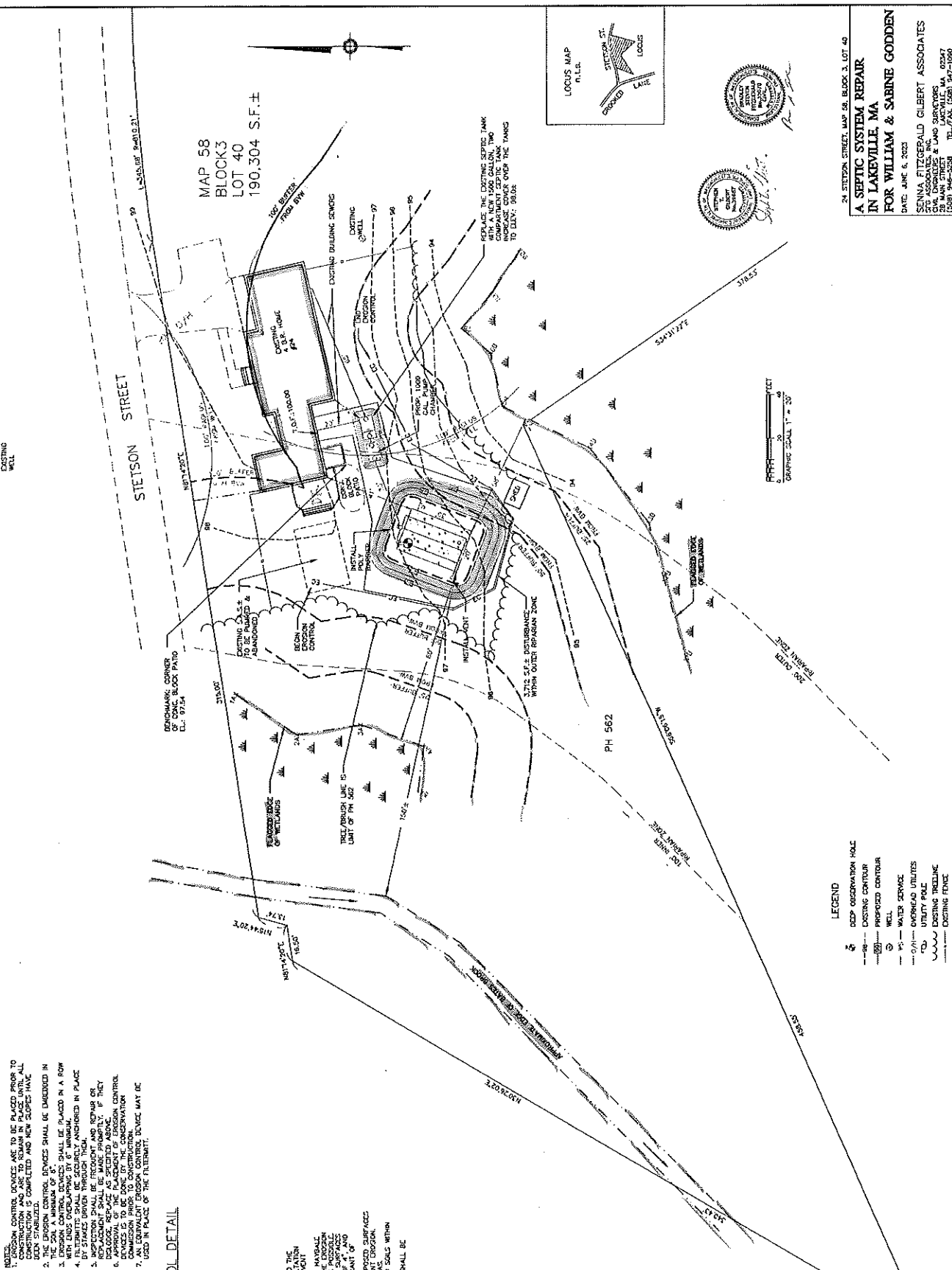
CONSERVATION COMMISSION NOTES:

- EROSION CONTROL IS TO BE INSTALLED IN ACCORDANCE TO THE CONSTRUCTION SET TO PREVENT POLLUTION AND EROSION UPDIT AND STAKES.
- IF DOWNDRAINING IS NEEDED DURING CONSTRUCTION, A MAXIMUM CONTROL BARRIER AS FAR FROM THE SLOPE AS POSSIBLE MUST BE INSTALLED TO PREVENT ALL DOWNDRAINING AND SEEDS WITH A MAXIMUM OF STABILIZING GRASSES, TOLERANT OF WET CONDITIONS.
- IF EXISTING CONDITIONS PREVENT STAKING, THE DOWNDRAIN SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION SET.
- THERE SHALL BE NO STORING OF CONTAMINATED SOILS WITHIN THE LIMIT OF CLEARING AND WORK.
- UNLESS OTHERWISE NOTED, THE EROSION CONTROL SHALL BE INSTALLED ON MAY 16, 2003.
- BY STC ASSOCIATES, INC.

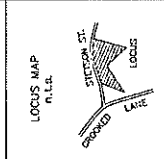
EMERGENCY ANALYSIS:

- 64.67 S.F. TOTAL RIVERFRONT AREA ON LOT
- 21.24 S.F. IN OUTER RIPARIAN ZONE
- 3.27 S.F. DISTURBANCE IN INNER RIPARIAN ZONE
- 1.72 S.F. DISTURBANCE OF RIVERFRONT AREA

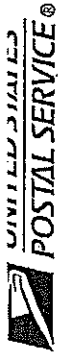
NOTE: THE DESIGN OF A SEPTIC SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROVISIONS ACT.



24 STETSON STREET, MAP 58, BLOCK 3, LOT 40
**A SEPTIC SYSTEM REPAIR
 IN LAKEVILLE, MA**
 FOR WILLIAM & SABINE GODDEN
 DATE: JUNE 6, 2003
 SENNA FITZGERALD GILBERT ASSOCIATES
 270 ASSOCIATES, INC.
 200 WEST STREET & LANG AVENUE
 LAKEVILLE, MA 02347
 (508) 946-3258 TEL./FAX (508) 947-1090



- LEGEND**
- o—o— OBSERVATION HOLE
 - o—o— EXISTING CONTOUR
 - o—o— PROPOSED CONTOUR
 - o WELL
 - o— WATER SERVICE
 - o OVERHEAD UTILITIES
 - o UTILITY POLE
 - o EXISTING FENCE
 - o EXISTING FENCE



Certificate of Mailing — Firm

Name and Address of Sender
SFG Associates, Inc.
Civil Engineers & Land Surveyors
28 Main Street
Lakeville, MA 02347

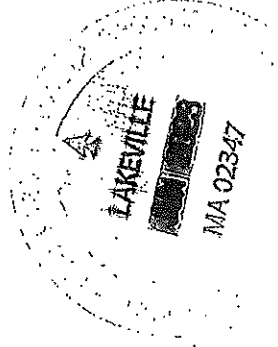
TOTAL NO.
of Pieces Listed by Sender

6

TOTAL NO.
of Pieces Received at Post Office™

6

Affix Stamp Here
Postmark with Date of Receipt



U.S. POSTAGE PAID
LAKEVILLE, MA
02347
JUN 08 23
AMOUNT
\$3.24
R2304/M112616-06



0000

USPS® Tracking Number
Firm-specific Identifier

1. Lucey Deborah A
43 Stetson Street
Lakeville, MA 02347

2. Maksy Derek A & Madelyn J
44 Clear Pond Road
Lakeville, MA 02347

3. Moore Stephanie L
120 Plympton Street
Middleborough, MA 02346

4. Schobel Wilfred L & Sandr
Schobel Family Trust
45 Crooked Lane
Lakeville, MA 02347

5. Schwalm Martin A
22 Stetson Street
Lakeville, MA 02347

6. Shermin Philip B & Estell
19 Stetson Street
Lakeville, MA 02347

| stage | Fee | Special Handling | Parcel Airlift |
|-------|-----|-------------------------|----------------|
| | | RECEIVED | |
| | | JUN 9 2023 | |
| | | Conservation Commission | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



100 foot Abutters List Report

Lakeville, MA
June 05, 2023

Subject Property:

Parcel Number: 058-003-040
CAMA Number: 058-003-040
Property Address: 24 STETSON ST

Mailing Address: GODDEN WILLIAM A & SABINE K
GODDEN FAMILY LIVING TRUST
24 STETSON ST
LAKEVILLE, MA 02347

Abutters:

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

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

Parcel Number: 058-003-001
CAMA Number: 058-003-001
Property Address: 45 CROOKED LN

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

Parcel Number: 058-003-040A
CAMA Number: 058-003-040A
Property Address: 22 STETSON ST

Mailing Address: SCHWALM MARTIN A
22 STETSON ST
LAKEVILLE, MA 02347

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

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

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

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

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

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

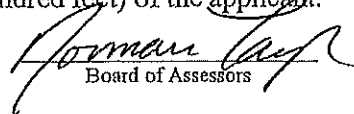
Parcel Number: 059-001-006
CAMA Number: 059-001-006
Property Address: 17 STETSON ST

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

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.

058-003-040
Map, Block, Lot of Applicant

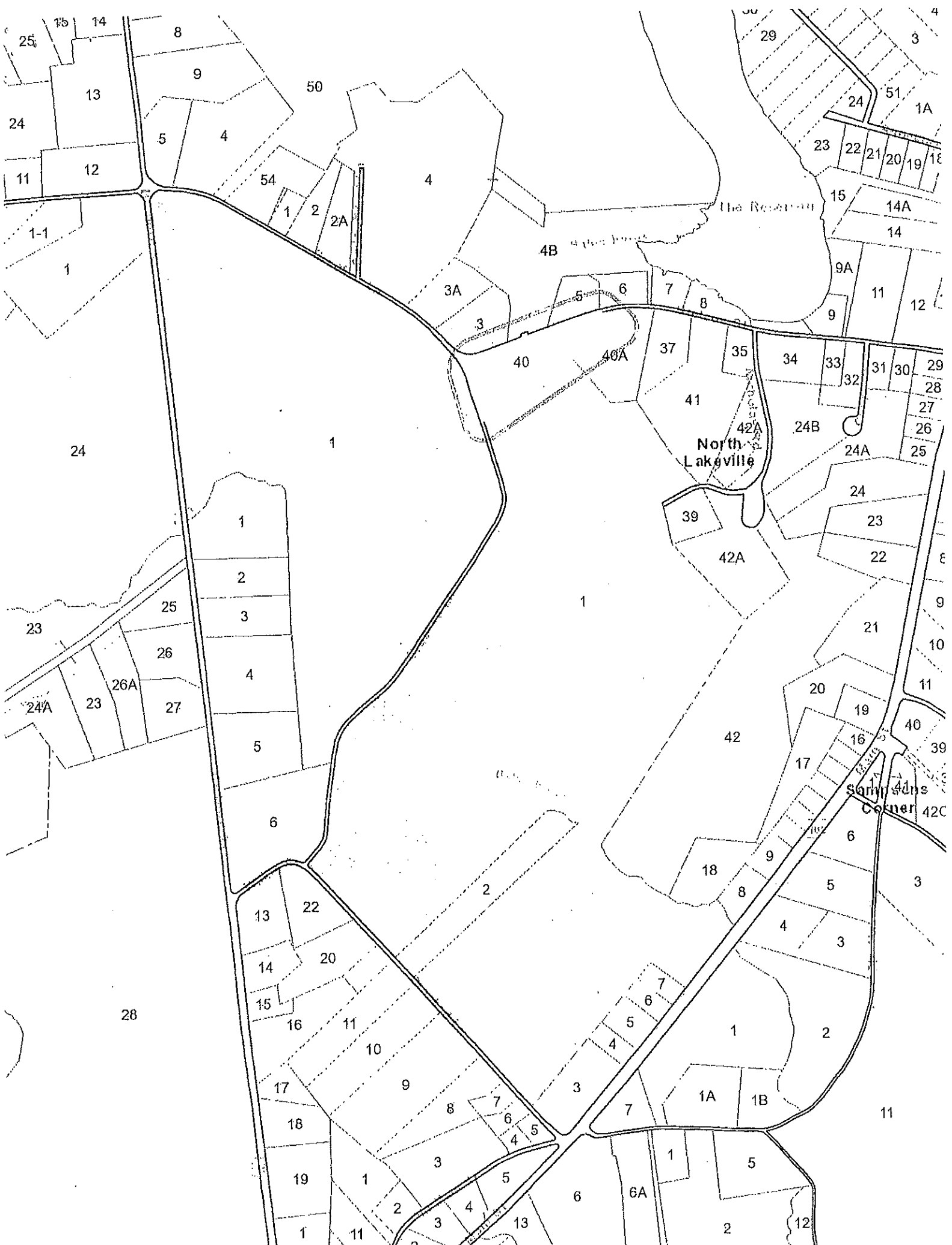

Board of Assessors

6.7.23
Date



www.cai-tech.com

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



The Reservoir

North
Lakéville

Sandy 40ns
Corner



SENNA FITZGERALD GILBERT ASSOCIATES

CIVIL ENGINEERS & LAND SURVEYORS
28 MAIN STREET, LAKEVILLE, MA 02347

TEL. (508) 946-5258
TEL./FAX (508) 947-1090

June 8, 2023

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 Notice of Intent is being filed with the Lakeville Conservation Commission on behalf of William & Sabine Godden for work to be performed at 24 Stetson Street, Assessor's Map 58, Block 3, Lot 40. The applicant proposes a septic system repair, with associated site grading and disturbance, within the 100' buffer zone of bordering vegetated wetlands and within the Riverfront Area of Bates Brook.

A public hearing will be held by the Lakeville Conservation Commission on Tuesday, July 11, 2023 at 7:00 p.m. The hearing will be held at the Lakeville Police Station, 323 Bedford Street, Lakeville. For information regarding this hearing, you may contact the Conservation Commission at (508) 946-8823, or this office, at the address and phone numbers listed above. Copies of the filing and plans may be obtained from this office. Cost per copy of the plans and Notice of Intent is \$15.00. Please contact this office between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday.

Notification of the public hearing will be published in The Nemasket Week at least five days prior to the hearing.

Please note that this notice is for informational purposes only, and you are not required to attend this public hearing.



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: SFG Associates Inc.
Civil Engineers & Land Surveyors
28 Main Street
Lakeville, MA 02347

To: Taunton Water Dept
91 Precinct St.
Lakeville, MA 02347

PS Form 3817, April 2007 PSN 7530-02-000-9065

0000



U.S. POSTAGE PAID
LAKEVILLE, MA
02347
JUN 08 23
AMOUNT
\$1.85
R2304M112818-06



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: SFG Associates Inc.
Civil Engineers & Land Surveyors
28 Main Street
Lakeville, MA 02347

To: New Bedford Water Dept
1 Negas Way
East Freetown, MA 02717

PS Form 3817, April 2007 PSN 7530-02-000-9065

0000



U.S. POSTAGE PAID
LAKEVILLE, MA
02347
JUN 08 23
AMOUNT
\$1.85
R2304M112818-06

Foresight Engineering

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

June 19, 2023

Lakeville Conservation Commission

RECEIVED

JUN 23 2023

RE: Notice of Intent, 31 Stetson St

Conservation Commission

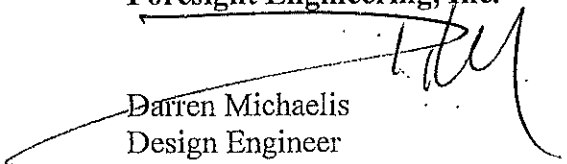
Dear Commission Members:

On behalf of *.Derek Maksy*, enclosed herewith please find seven (7) copies of a Notice of Intent and (2) copies of the accompanying plan regarding the above-referenced filing. Also enclosed you will find a check in the amount of \$262.50 payable to the Town of *Lakeville* to cover the filing fee. Also find a check in the amount of \$75 payable to the Town of *Lakeville* to cover local fee. Also find a check in the amount of \$75 to Newmarket Week for the Legal Ad.

The applicant is filing after the fact for construction of a single family dwelling with on-site septic system and well with grading within the 100' buffer zone of an existing irrigation canal to upland bogs on the property. The applicant has installed erosion barrier since beginning of construction in order to prevent the possibility of siltation migrating towards the resource areas.

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

Sincerely,
Foresight Engineering, Inc.


Darren Michaelis
Design Engineer

Cc: DEP – Southeast



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

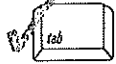
MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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



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

A. General Information

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

31 Stetson St

a. Street Address

Lakeville

b. City/Town

02347

c. Zip Code

Latitude and Longitude:

059/001

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

004B

g. Parcel /Lot Number

2. Applicant:

Derek

a. First Name

Maksy

b. Last Name

c. Organization

44 Clear Pond Rd

d. Street Address

Lakeville

e. City/Town

MA

f. State

02347

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Darren

a. First Name

Michaelis

b. Last Name

Foresight Engineering Inc.

c. Company

518 County Road

d. Street Address

West Wareham

e. City/Town

MA

f. State

02576

g. Zip Code

508-245-2148

h. Phone Number

i. Fax Number

foresight_enginc@yahoo.com

j. Email address

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

\$500

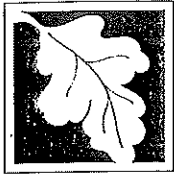
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

A. General Information (continued)

6. General Project Description:

Construction of a single family dwelling with on-site septic and well with associated grading within the 100' buffer zone of an irrigation canal to upland bogs on the property.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

35204

c. Book

b. Certificate # (if registered land)

121

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

| |
|-----------------------------|
| MassDEP File Number |
| Document Transaction Number |
| Lakeville |
| City/Town |

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

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

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

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

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Lakeville

City/Town

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

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

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

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

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

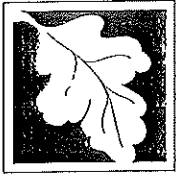
_____ a. square feet of BVW

_____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings



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Provided by MassDEP:

| |
|-----------------------------|
| MassDEP File Number |
| Document Transaction Number |
| Lakeville |
| City/Town |

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

Online Mapping
 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*

- Percentage/acreage of property to be altered:

| | |
|----------------------------------|----------------------------------|
| (a) within wetland Resource Area | <u>0</u> percentage/acreage |
| (b) outside Resource Area | <u>15%</u> percentage/acreage |

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

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

- Project description (including description of impacts outside of wetland resource area & buffer zone)
- Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

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

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

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

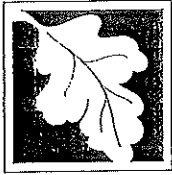
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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

North Shore - Hull to New Hampshire border:

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

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



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

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

D. Additional Information

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

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

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

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

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



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

Provided by MassDEP:

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

D. Additional Information (cont'd)

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

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

Site As-built Plan- NOI Site Plan

a. Plan Title

Foresight Engineering Inc.

Kevin Walker

b. Prepared By

c. Signed and Stamped by

6/19/23

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

2050

2. Municipal Check Number

6/19/23

3. Check date

2051

4. State Check Number

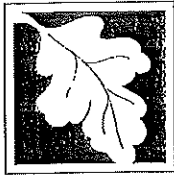
6/19/23

5. Check date

Foresight Engineering Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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City/Town

F. Signatures and Submittal Requirements

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

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

| | |
|------------------------------------------------------------------|---------|
| 1. Signature of Applicant <i>Daniel M. [unclear]</i> | 2. Date |
| 3. Signature of Property Owner (if different) <i>[Signature]</i> | 6/19/23 |
| 5. Signature of Representative (if any) | 4. Date |
| | 6. Date |

For Conservation Commission:

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

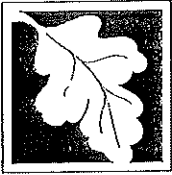
For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

31 Stetson St Lakeville
 a. Street Address b. City/Town
2051 \$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Derek Maksy
 a. First Name b. Last Name

 c. Organization
44 Clear Pond Road
 d. Mailing Address
Lakeville MA 02347
 e. City/Town f. State g. Zip Code

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

3. Property Owner (if different):

 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

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

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

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

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

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

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

| | |
|---------------------------------|-------------------------------|
| Total Project Fee: | <u>\$500</u> |
| | a. Total Fee from Step 5 |
| State share of filing Fee: | <u>\$237.50</u> |
| | b. 1/2 Total Fee less \$12.50 |
| City/Town share of filling Fee: | <u>\$262.50</u> |
| | 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.)

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

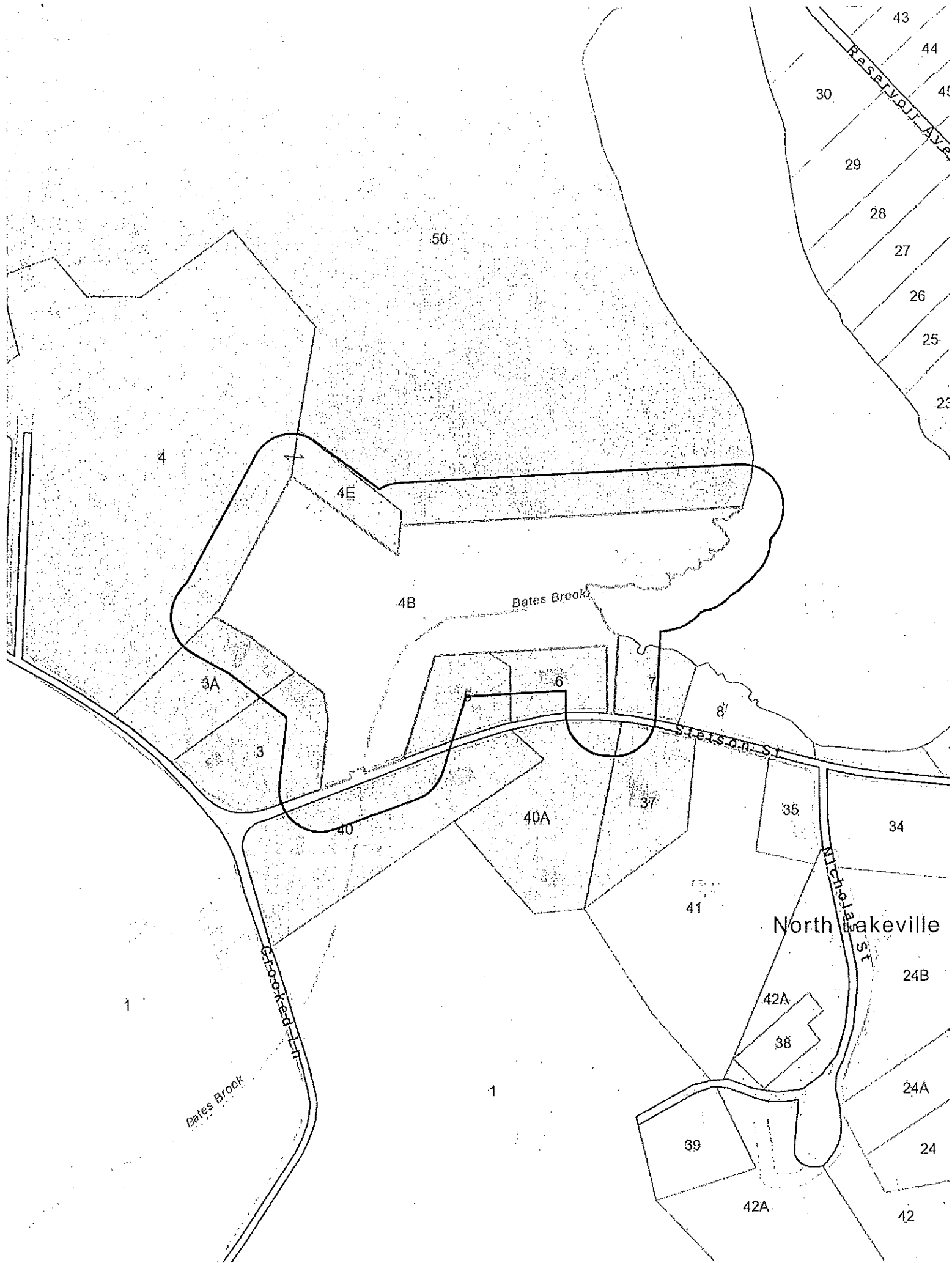
A Notice of Intent (NOI) has been filed under Massachusetts Wetlands Protection Act M.G.L. c.131, §40, by the applicant, *Derek Maksy*, with the Town of *Lakeville* Conservation Commission, for the purpose of *an after the fact filing for a single family dwelling and on-site septic system with grading within 100' of an irrigation canal to an upland bog area on the property.*

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 

| Parcel Number | GIS Number | Cama Number | Property Address | Owner Name | Co-Owner Name | Owner Address | Owner City | Owner State | Owner Zip |
|---------------|----------------------|--------------|---------------------|----------------------------------------------|-------------------------------------|------------------|------------|-------------|-----------|
| 058-003-037 | F_807999_277 4889 | 058-003-037 | 20 STETSON ST | ONEILL JOHN & MAUREEN T | | 20 STETSON ST | LAKEVILLE | MA | 02347 |
| 058-003-040 | F_807350_277 4830 | 058-003-040 | 24 STETSON ST | GODDEN WILLIAM A & SABINE K | GODDEN FAMILY LIVING TRUST | 24 STETSON ST | LAKEVILLE | MA | 02347 |
| 058-003-040A | F_807778_277 4862 | 058-003-040A | 22 STETSON ST | SCHWALM MARTIN A | | 22 STETSON ST | LAKEVILLE | MA | 02347 |
| 059-001-003 | F_807094_277 5012 | 059-001-003 | 43 STETSON ST | LUCEY DEBORAH A | | 43 STETSON ST | LAKEVILLE | MA | 02347 |
| 059-001-003A | F_806945_277 5158 | 059-001-003A | 87 CROOKED LN | DONAHUE JOSEPHINE L TRUSTEE | DONAHUE FAMILY TRUST | 87 CROOKED LN | LAKEVILLE | MA | 02347 |
| 059-001-004 | F_806835_277 5699 | 059-001-004 | 1 CEDAR BERRY LN | KANSKY MITCHELL A & ROSA | | 1 CEDAR BERRY LN | LAKEVILLE | MA | 02347 |
| 059-001-004E | F_806835_277 5699 | 059-001-004E | 1 CEDAR BERRY LN | KANSKY MITCHELL A & ROSA PATRICIA H | | 1 CEDAR BERRY LN | LAKEVILLE | MA | 02347 |
| 059-001-004E | | 059-001-004E | REAR STETSON ST | MAKSY DEREK A | | 1 CEDAR BERRY LN | LAKEVILLE | MA | 02347 |
| 059-001-004E | F_806835_277 5699 | 059-001-004E | 1 CEDAR BERRY LN | KANSKY MITCHELL A & ROSA PATRICIA H | | 1 CEDAR BERRY LN | LAKEVILLE | MA | 02347 |
| 059-001-004E | | 059-001-004E | REAR STETSON ST | MAKSY DEREK A | | 1 CEDAR BERRY LN | LAKEVILLE | MA | 02347 |
| 059-001-005 | F_807566_277 5130 | 059-001-005 | 19 STETSON ST | SHERMAN PHILIP B & ESTELLE M | | 19 STETSON ST | LAKEVILLE | MA | 02347 |
| 059-001-006 | F_807795_277 5175 | 059-001-006 | 17 STETSON ST | MOORE STEPHANIE L | | 120 PLYMPTON ST | MIDDLEBORO | MA | 02346 |
| 059-001-007 | F_808020_277 5174 | 059-001-007 | 13 STETSON ST | MOORE STEPHANIE L | | 120 PLYMPTON ST | MIDDLEBORO | MA | 02346 |
| 059-001-050 | F_807082_277 6909 | 059-001-050 | 44 CLEAR POND RD | MAKSY DEREK A & MADELYN J | TRUSTEES WEBSTER REALTY TRUST | 44 CLEAR POND RD | LAKEVILLE | MA | 02347 |



43

44

45

30

29

28

27

26

25

24

50

4

4E

4B

Bates Brook

3A

3

6

7

8

Stearns St

40

40A

37

35

34

North Lakeville

Nichols St

24B

42A

38

Bates Brook

Crooked Ln

1

1

39

42A

24A

24

42

Notification to Abutters Under the Massachusetts Wetlands Protection Act

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

- A. The name of the applicant is _Derek Maksy_
- B. Property is owned by: _Derek Maksy_
- C. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Lakeville, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- D. The address of the lot where the activity is proposed is _31 Stetson Street_
- E. Assessors Map and Lot Number: _059/001/004B_
- G. Brief description of project: _After the fact filing for a single family dwelling with on site septic system and well with grading within the 100' buffer of an existing irrigation canal to upland bog areas._
- H. Copies of the Notice of Intent may be obtained from either (check one) the Applicant or the applicant's representative __X__, by calling this telephone number _508-245-2148_ between the hours of _9_ and _4_ on the following days of the week: Mon- Thurs

-
- I. Information regarding the date, time, and place of the public hearing may be obtained from the Lakeville Conservation Commission by calling 508-946-8823 between 9:00 a.m. and 4:30 p.m. Monday through Friday.

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

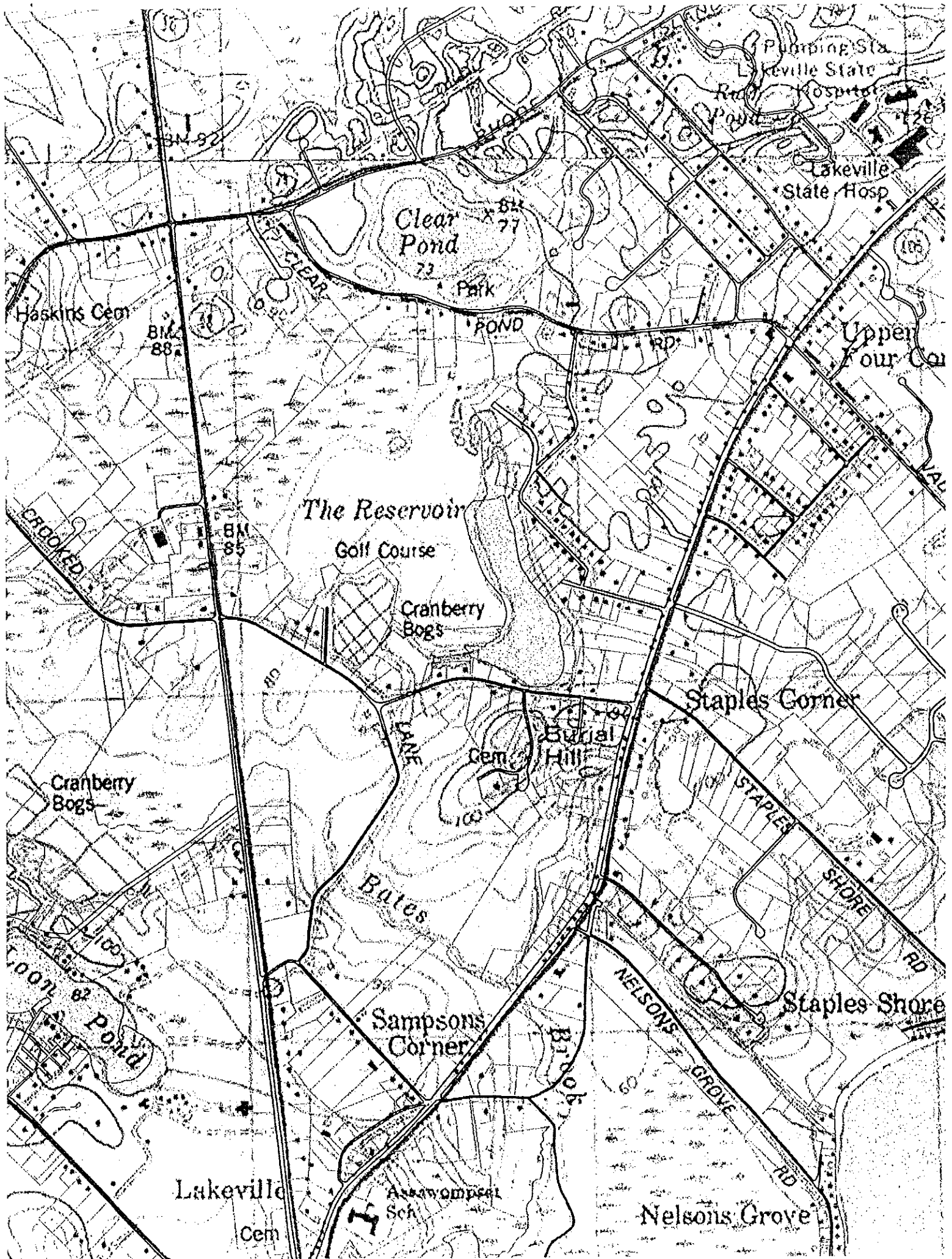
NOTE: You may contact the Department of Environmental Protection Regional office at 508-946-2800 for more information.

**MEETING TO BE HELD JULY 11TH @ 7PM
IN THE LAKEVILLE POLICE STATION LOCATED AT 323 BEDFORD ST,
LAKEVILLE**

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 July 11th, 2023 at 7pm at the Lakeville Police Station, 323 Bedford Street, on a Notice of Intent filing. The applicant, Derek Maksy, has constructed a single family dwelling with onsite septic and well with associated grading and site work within the buffer zone of an existing irrigation canal for an upland cranberry bog area.

The project is located at 31 Stetson St and also identified as Assessors
Map 059 Block 001 Lot 004B



| | | | | | | | | | |
|--------------------------|--|------------------|--|-------------------|--|-----------------|--|---------------------------|--|
| CURRENT OWNER | | UTILITIES | | STRT./ROAD | | LOCATION | | CURRENT ASSESSMENT | |
| MAKSY DEREKA & MADELYN J | | | | | | | | Code Assessed Assessed | |
| 44 CLEAR POND RD | | | | 61A LAND | | 61A | | 7200 9,700 7200 9,700 | |
| LAKEVILLE MA 02347 | | | | | | | | 500 500 | |
| GIS ID F_807567_2775370 | | | | | | | | Total 10,200 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---------------------------|-------|-------------|------------|-----|-----|------------|----|
| MAKSY DEREKA & MADELYN J | 35204 | 0121 | 10-19-2007 | Q | V | 100,000 | 00 |
| JERRIER ROBERT E | 35038 | 0336 | 09-04-1997 | U | V | 45,000 | 1B |
| BLACK BEAR CRANBERRY CORP | 13057 | 0300 | 08-01-1994 | U | V | 200,000 | 1G |
| Total | | 0.00 | | | | | |

| EXEMPTIONS | | OTHER ASSESSMENTS | |
|------------|------|-------------------|--------|
| Year | Code | Description | Amount |
| | | | |
| Total | | | 0.00 |

| ASSESSING NEIGHBORHOOD | | Tracing | |
|------------------------|-----------|---------|--|
| Nbhd | Nbhd Name | Batch | |
| 0001 | | | |

NOTES
 CRANBERRY BOG
 PLAN B-63 P-488, LOT SIZE CHANGE TO 1.93 AC.

| BUILDING PERMIT RECORD | | VISIT / CHANGE HISTORY | |
|------------------------------|------------|------------------------|----------------|
| Permit Id | Issue Date | Date | Purpose/Result |
| | | | |
| Total Appraised Parcel Value | | 10,200 | |

| LAND-LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | |
|-----------------------------|----------|-------------|------|----|------------|------------|------------|----------|------------|-------|-------|-----------|-------|--------------------|------------|------------------------|------|------------------|-------|
| B | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustmen | Adj Unit P | Land Value | | | |
| 1 | 7200 | Nonprmeclt | | | Rear Acres | 1.930 AC | 5,000.00 | 1.000000 | 0 | 1.00 | | 1.000 | | 1.0104 | 5,000 | 9,700 | | | |
| Total Card Land Units | | | | | | | | | | | | | | | 1.93 AC | Parcel Total Land Area | 1.93 | Total Land Value | 9,700 |

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 500
 Appraised Land Value (Bldg) 9,700
 Special Land Value 9,700
 Total Appraised Parcel Value 10,200
 Valuation Method C

VISION

CONSTRUCTION:DETAIL

| Element | Cd | Description | Element | Cd | Description |
|-------------------|----|-------------|---------|----|-------------|
| Style: 99 | | Vacant Land | | | |
| Model: 00 | | Vacant | | | |
| Grade: | | | | | |
| Stories: | | | | | |
| Occupancy | | | | | |
| Exterior Wall 1 | | | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | | | | | |
| Roof Cover | | | | | |
| Interior Wall 1 | | | | | |
| Interior Wall 2 | | | | | |
| Interior Fir 1 | | | | | |
| Interior Fir 2 | | | | | |
| Heat Fuel | | | | | |
| Heat Type: | | | | | |
| AC Type: | | | | | |
| Total Bedrooms | | | | | |
| Total Bthrms: | | | | | |
| Total Half Baths | | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | | | | | |
| Bath Style: | | | | | |
| Kitchen Style: | | | | | |
| Basement | | | | | |

| CONSTRUCTION:DETAIL (CONTINUED) | | | | | |
|---------------------------------|------|-------------|---------|---|---|
| CONDO DATA | | | | | |
| Parcel Id | C | | Owne | B | S |
| Adjust Type | Code | Description | Factor% | | |
| Condo Fir | | | | | |
| Condo Unit | | | | | |

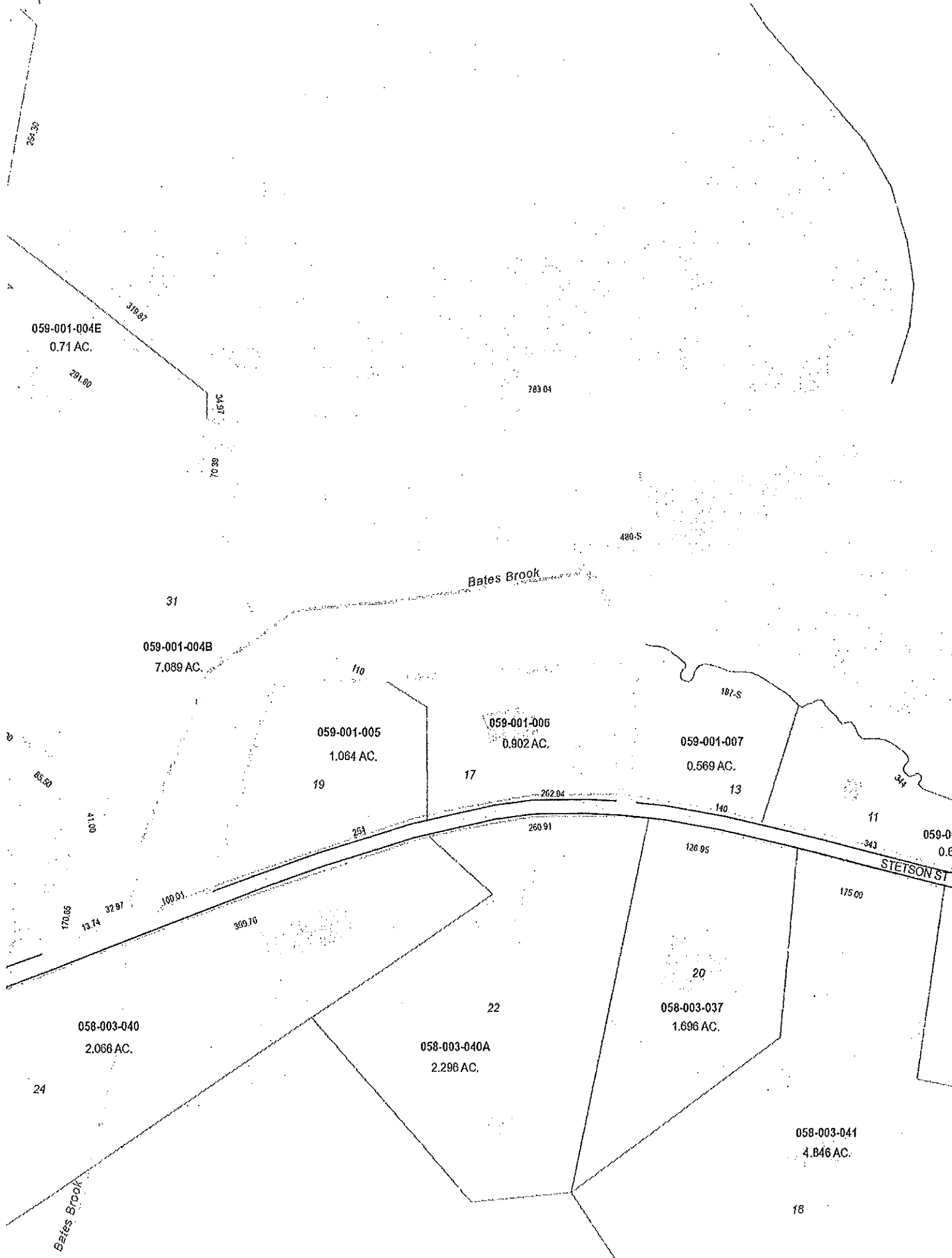
| COST / MARKET VALUATION | | | | | |
|--------------------------|---|--|--|--|--|
| Building Value New | | | | | |
| Year Built | 0 | | | | |
| Effective Year Built | | | | | |
| Depreciation Code | | | | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | | | | |
| Functional Obsol | | | | | |
| External Obsol | | | | | |
| Trend Factor | 1 | | | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | | | | |
| RCNLD | | | | | |
| Dep % Ovr | | | | | |
| Dep Ovr Comment | | | | | |
| Misc Imp Ovr | | | | | |
| Misc Imp Ovr Comment | | | | | |
| Cost to Cure Ovr | | | | | |
| Cost to Cure Ovr Comment | | | | | |

| OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING;EXTRA:FEATURES(B) | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Bld | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| SHD1 | SHED FRAME | L | 60 | 14.00 | 1980 | | 60 | | 0.00 | 500 |
| Building Value New Year Built: 0 Effective Year Built: Depreciation Code: Remodel Rating: Year Remodeled: Depreciation %: Functional Obsol: External Obsol: Trend Factor: 1 Condition: Condition %: Percent Good: RCNLD: Dep % Ovr: Dep Ovr Comment: Misc Imp Ovr: Misc Imp Ovr Comment: Cost to Cure Ovr: Cost to Cure Ovr Comment: | | | | | | | | | | |

No Sketch

BUILDING-SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|-----------------------------|-------------|-------------|------------|----------|-----------|----------------|
| | | 0 | 0 | 0 | 0 | 0 |
| Totl Gross Liv / Lease Area | | 0 | 0 | 0 | 0 | 0 |



059-001-004E
0.71 AC.

059-001-004B
7.089 AC.

059-001-005
1.064 AC.

059-001-006
0.902 AC.

059-001-007
0.569 AC.

058-003-040
2.066 AC.

058-003-040A
2.296 AC.

058-003-037
1.696 AC.

058-003-041
4.846 AC.

Bates Brook

STETSON ST.

31

110

19

17

187.S

13

11

059-001-008
0.6

85.50

41.00

170.65

13.74

32.97

100.01

399.76

254

260.91

262.04

126.95

175.00

20

22

24

18

783.04

480.S

344

343

254.30

310.87

291.80

34.97

68.67



MASSWILDLIFE

RECEIVED JUN 28 2023

MASSACHUSETTS PROJECT REVIEW CHECKLIST

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

Conservation Commission

Project Details

*Project or Site Name: New Construction Single Family Dwelling

*Street Address/Location: 31 Stetson St

*Town(s): Lakeville

*Total Site Acreage: 7.1 *Acreage of Disturbance: 1.0

Parcel/lot number: 059/001 Assessors map/plat number: 004B

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

Construction of a single family home with site specific driveway associated grading in the buffer zone of an adjacent...

Registry of deeds information

Registry: Plymouth Certificate # (if registered land):

Book: 35204 Page Number: 121

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

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

Map

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

Landowner Info

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

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

Denak Malsky Derek Malsky

*Landowner Name

44 Clear Pond Rd Lakeville MA 02347

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

Email Telephone

Comments/Purpose of request:

After the fact filing for client

1 Please disclose the full acreage of disturbance associated with the project, including areas outside of Priority Habitat. 2 If your project contains more than one registered property, please attach a document listing the Registry Information for each. 3 Record Owner means any person or entity holding a legal or equitable interest, right or title to real property, as reflected in a written instrument or recorded deed, or any person authorized in writing by such person. 4 If you are not the record owner, a statement or proof that you are authorized by the record owner must be attached. 5 Provide the authorization you have to submit this request if you are not the record owner and not a representative of the record owner.

Applicant Info

Applicant Name (if different from Landowner)

Street Address/Location City/Town State Zip Code

Email (if available) Telephone

Representative Info

Darren Michaelis- Foresight Engineering Inc

Applicant Name (if different from Landowner)

518 County Rd West Wareham MA 02576
Street Address/Location City/Town State Zip Code

foresight_enginc@yahoo.com 508-245-2148

Email (if available) Telephone

*Required Documents

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

Projects altering 10 or more acres, must also submit:

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

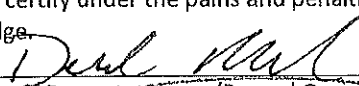
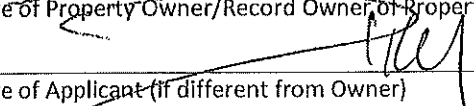
The Division will notify you within 30 days if the materials submitted do not satisfy the filing requirements under 321 CMR 10.20. The Division may request additional information, such as, but not limited to, species and habitat surveys. A request for additional information would come within 30 days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

*Filing Fee

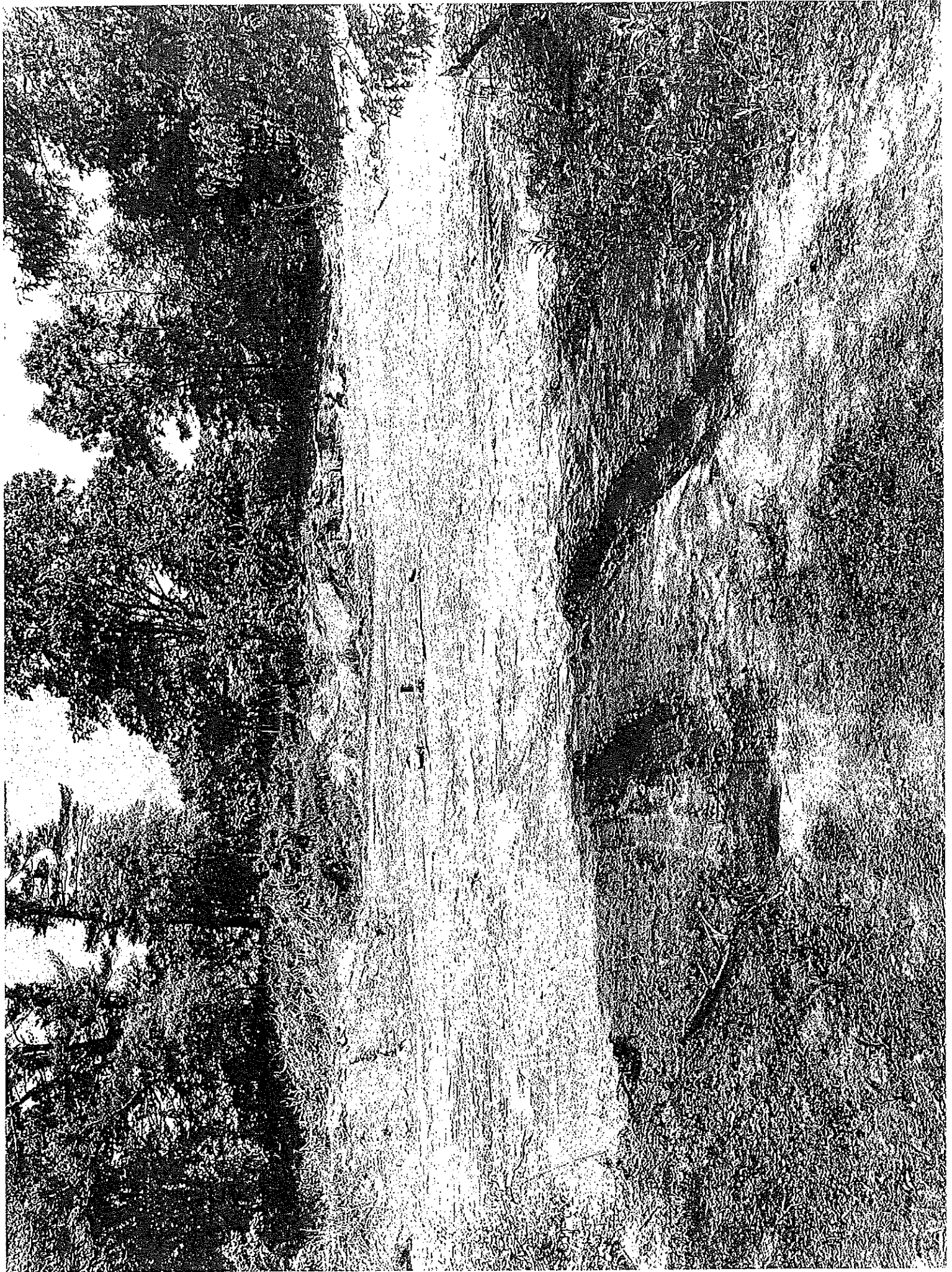
Fee schedule is available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>

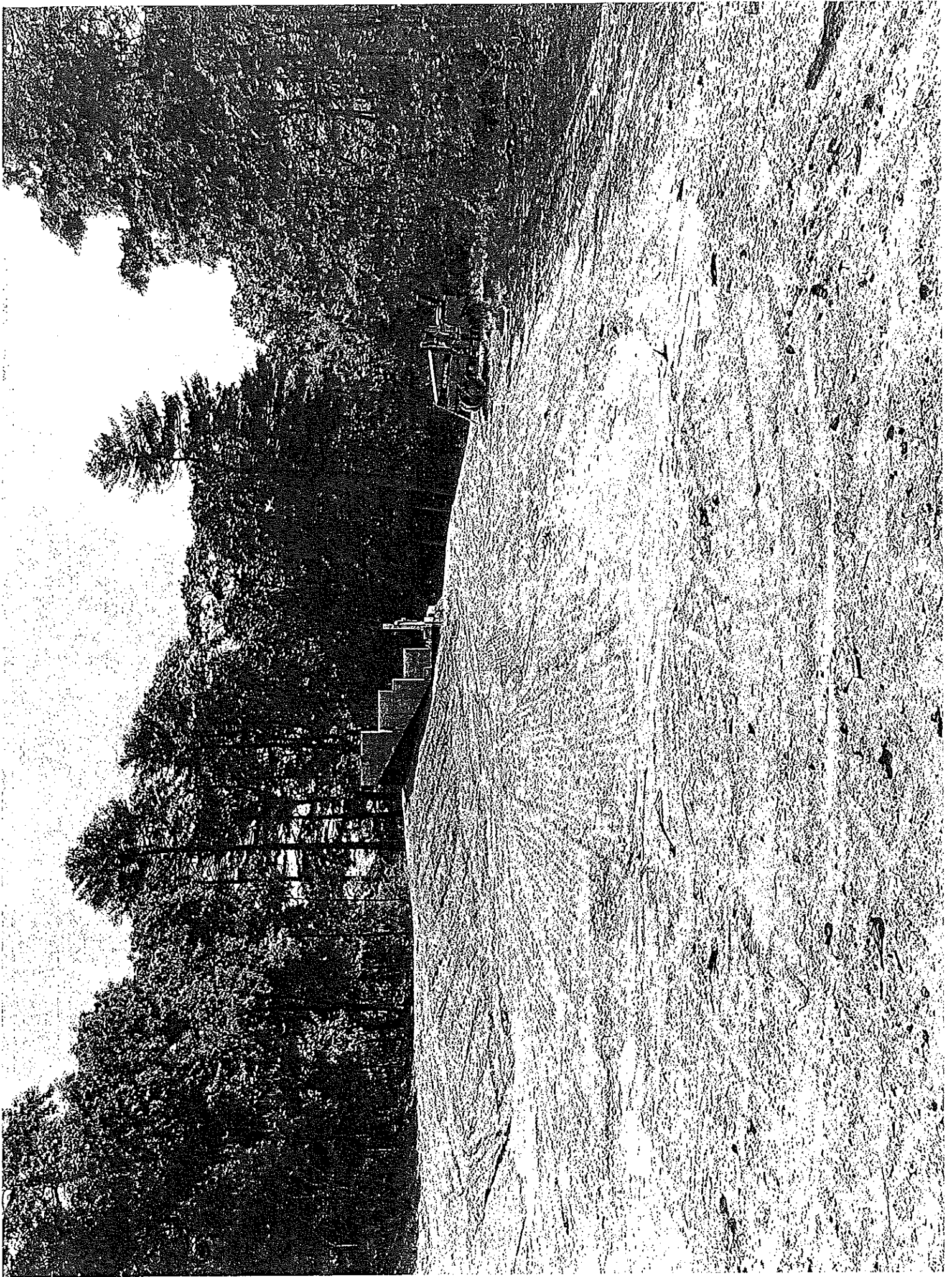
*Total MESA Fee Enclosed: \$300 Payable via check to Comm. of MA - NHESP

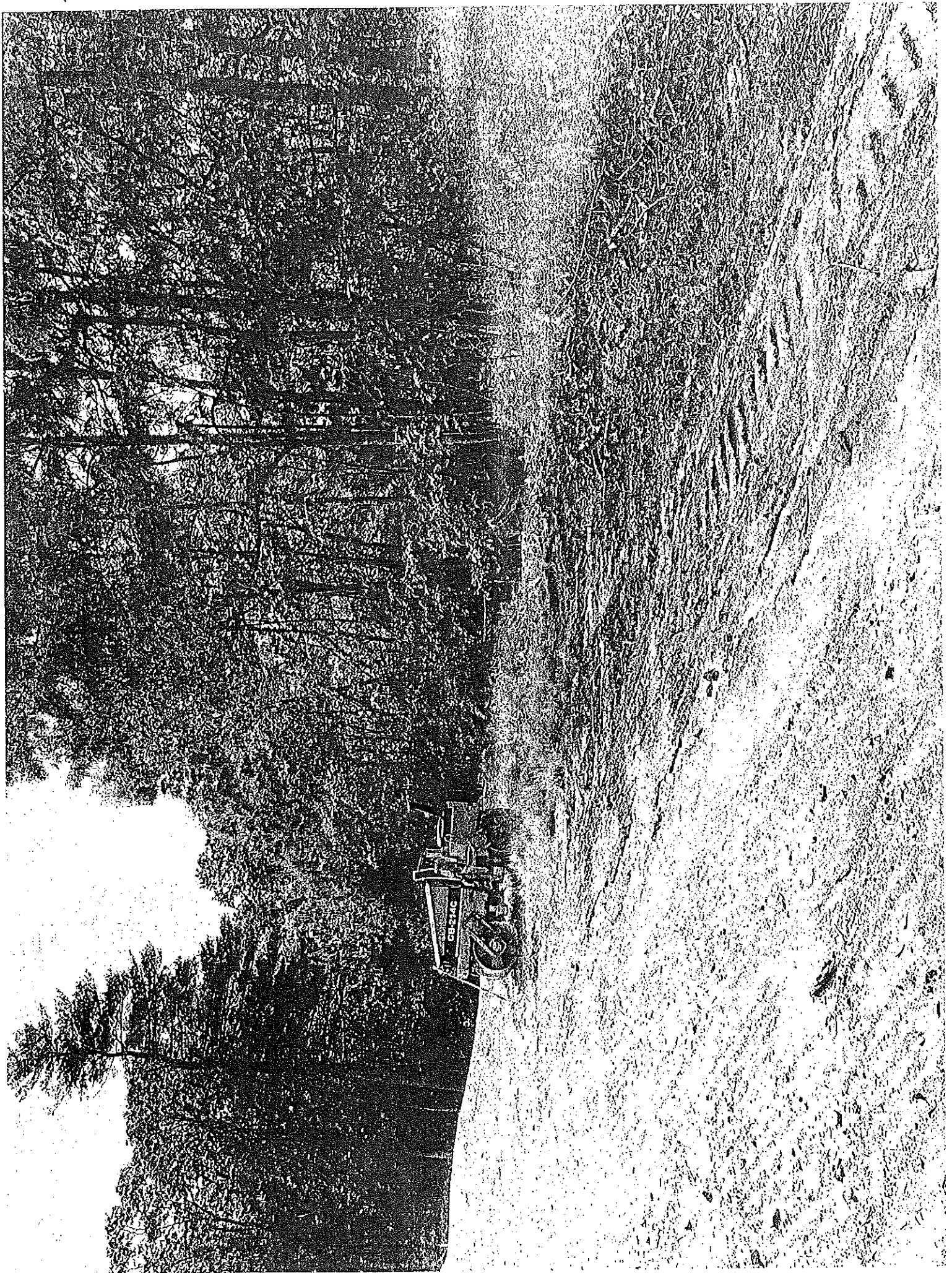
*Required Signatures

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------|
| I hereby certify under the pains and penalties of perjury that the information contained is true and complete to the best of my knowledge. | |
|  | 6/20/23 |
| Signature of Property Owner/Record Owner of Property | Date |
|  | 6/29/23 |
| Signature of Applicant (if different from Owner) | Date |

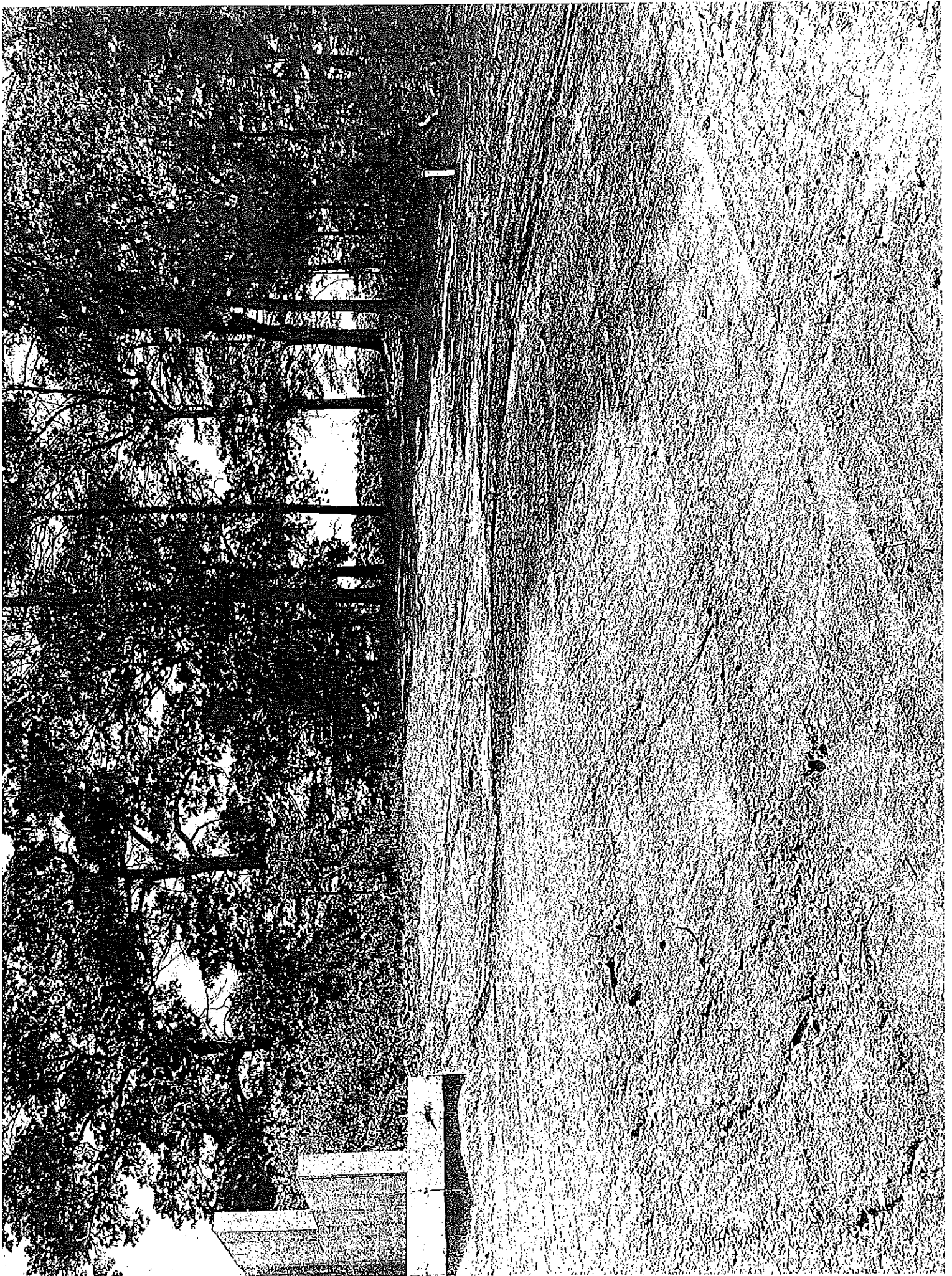
Please mail this completed form, with the required document and fee to:
NHESP Regulatory Review | MassWildlife Field Headquarters | 1 Rabbit Hill Road | Westborough, MA 01581

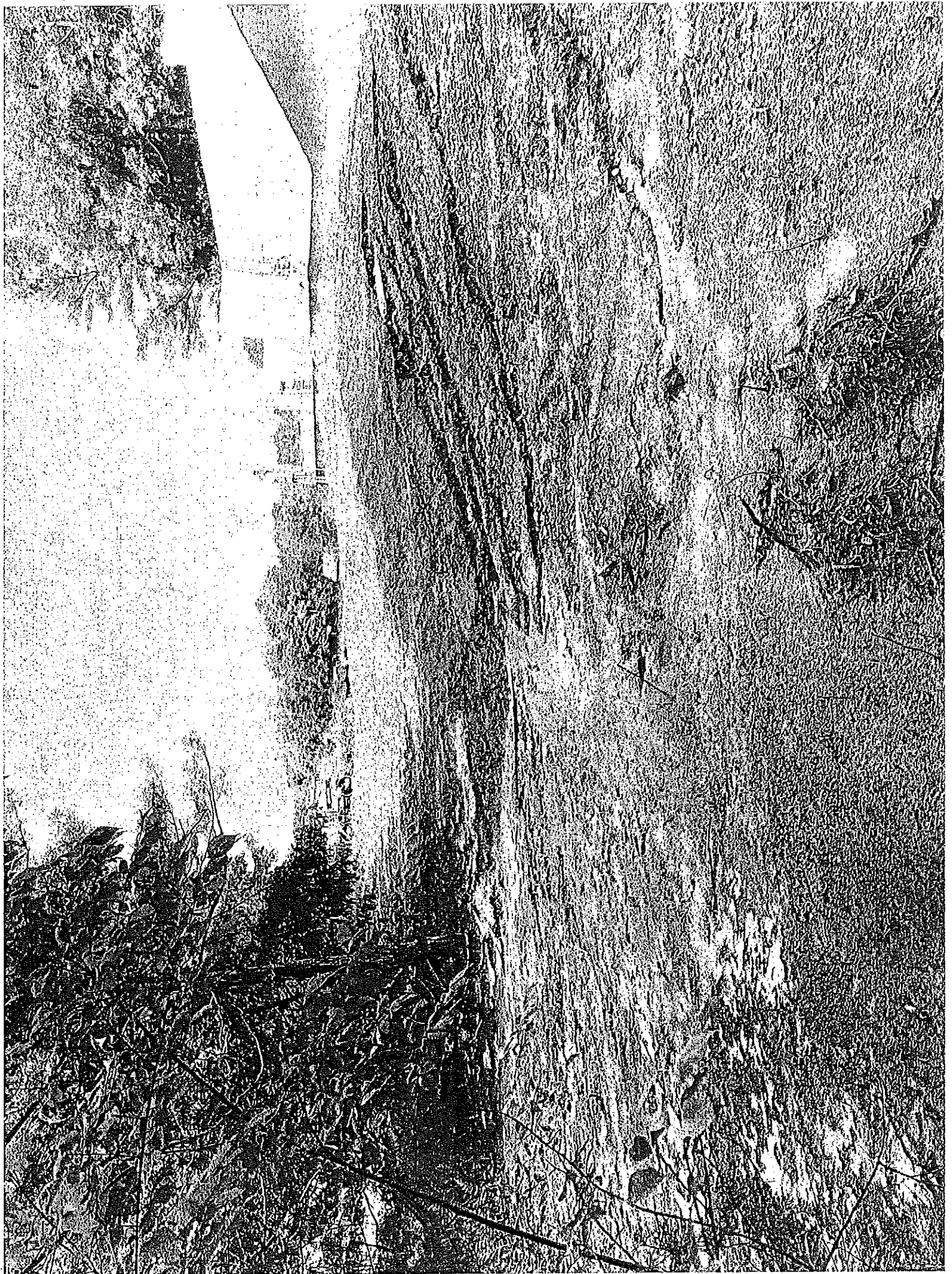


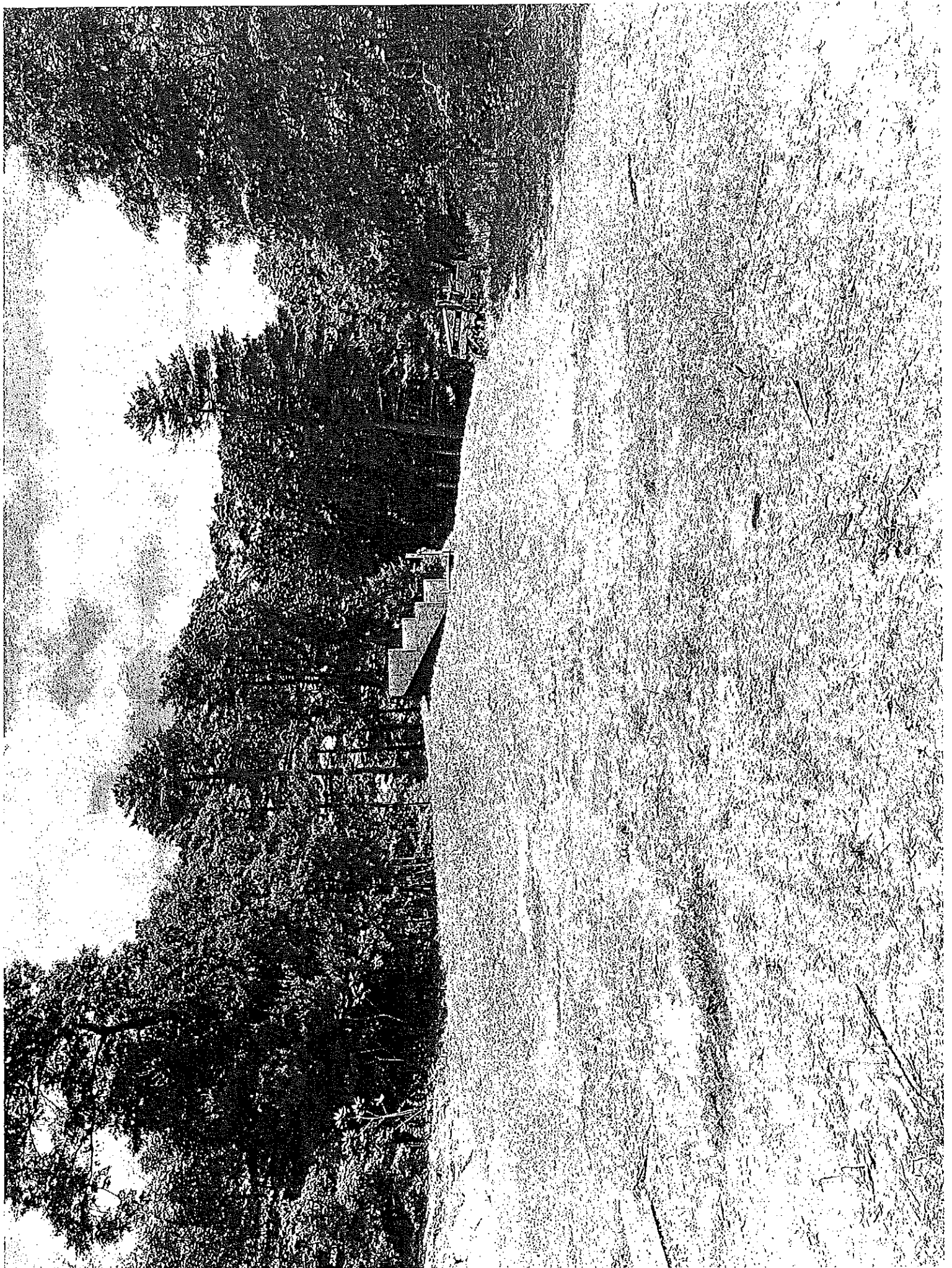




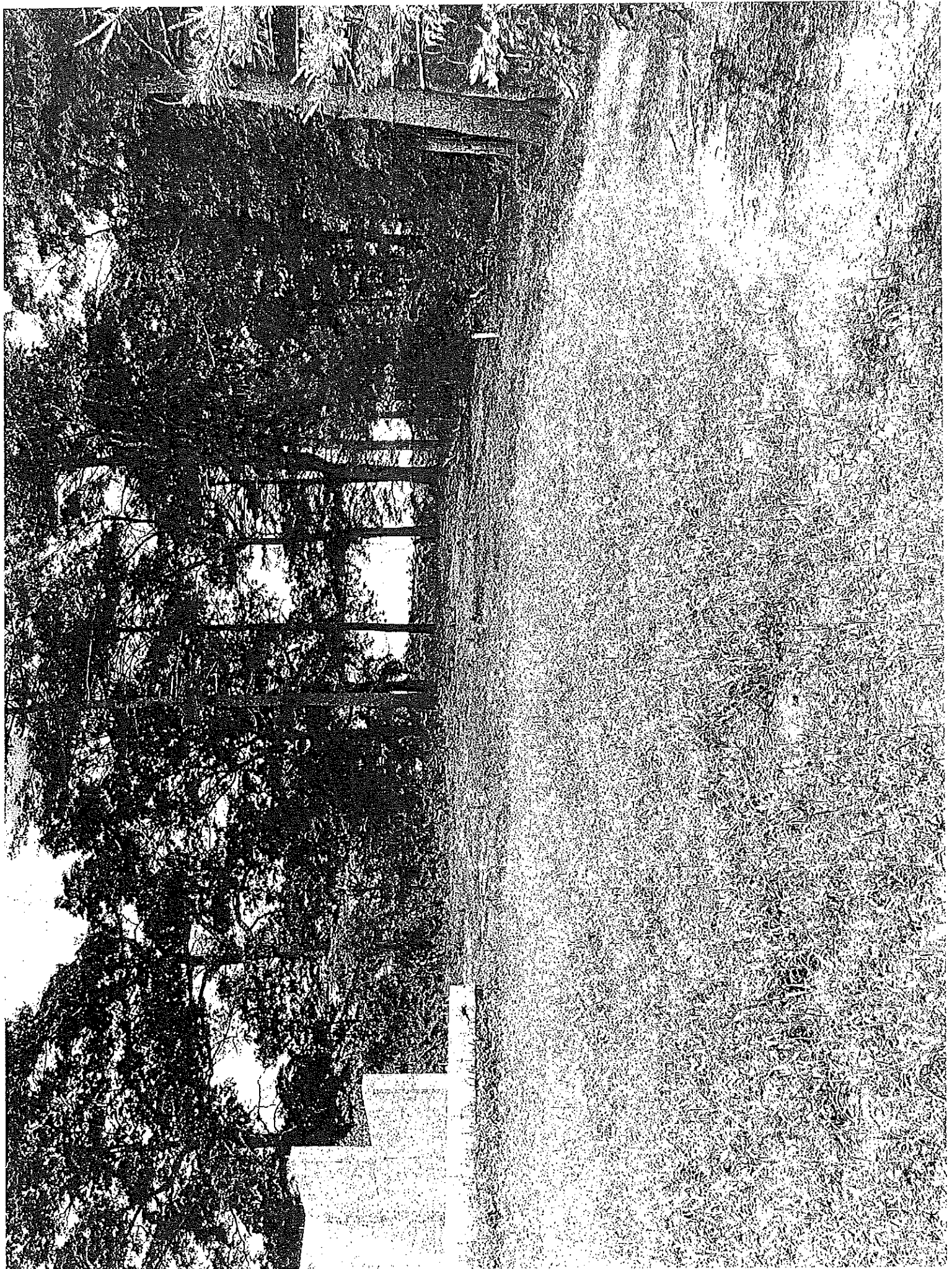


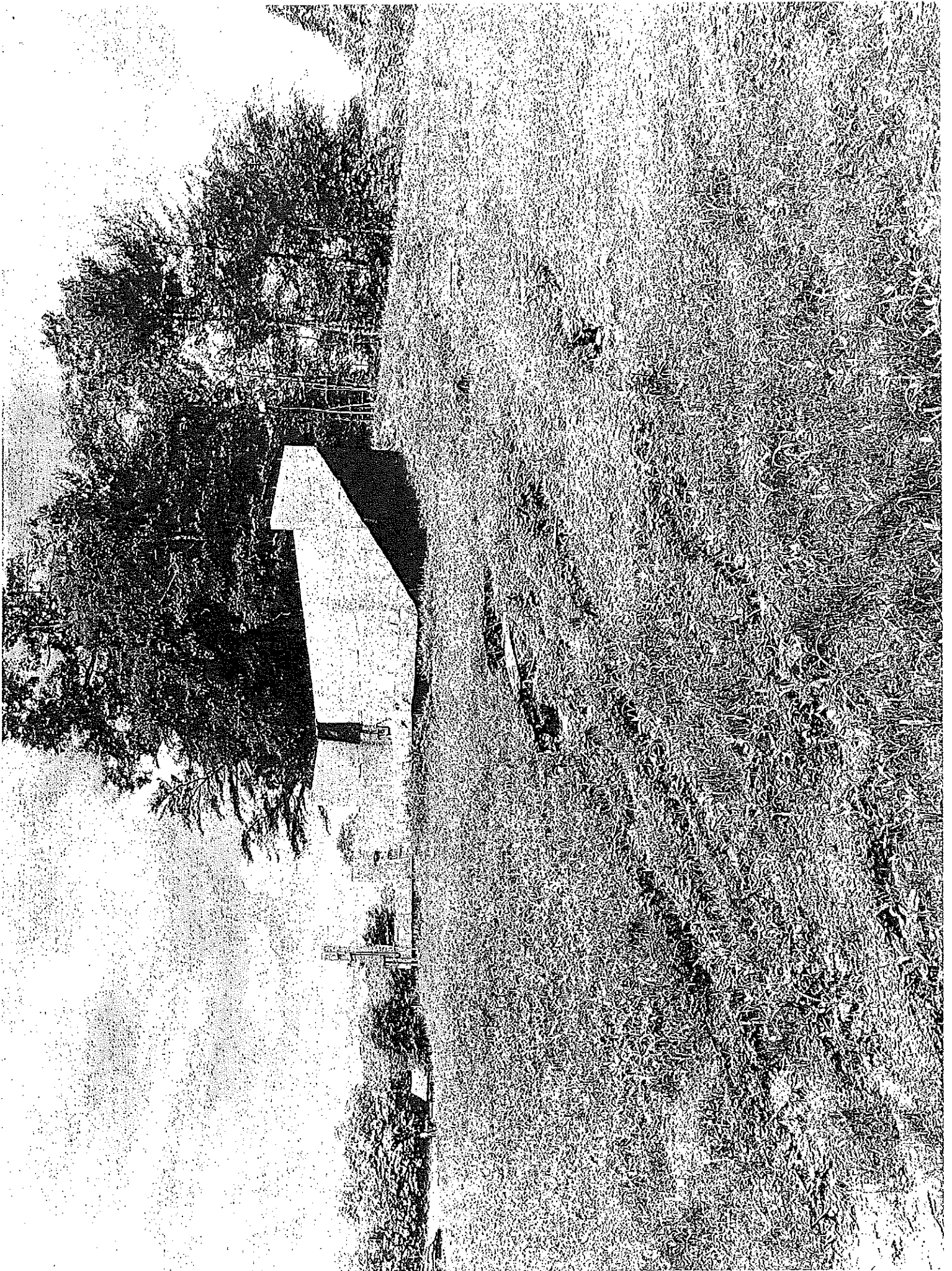


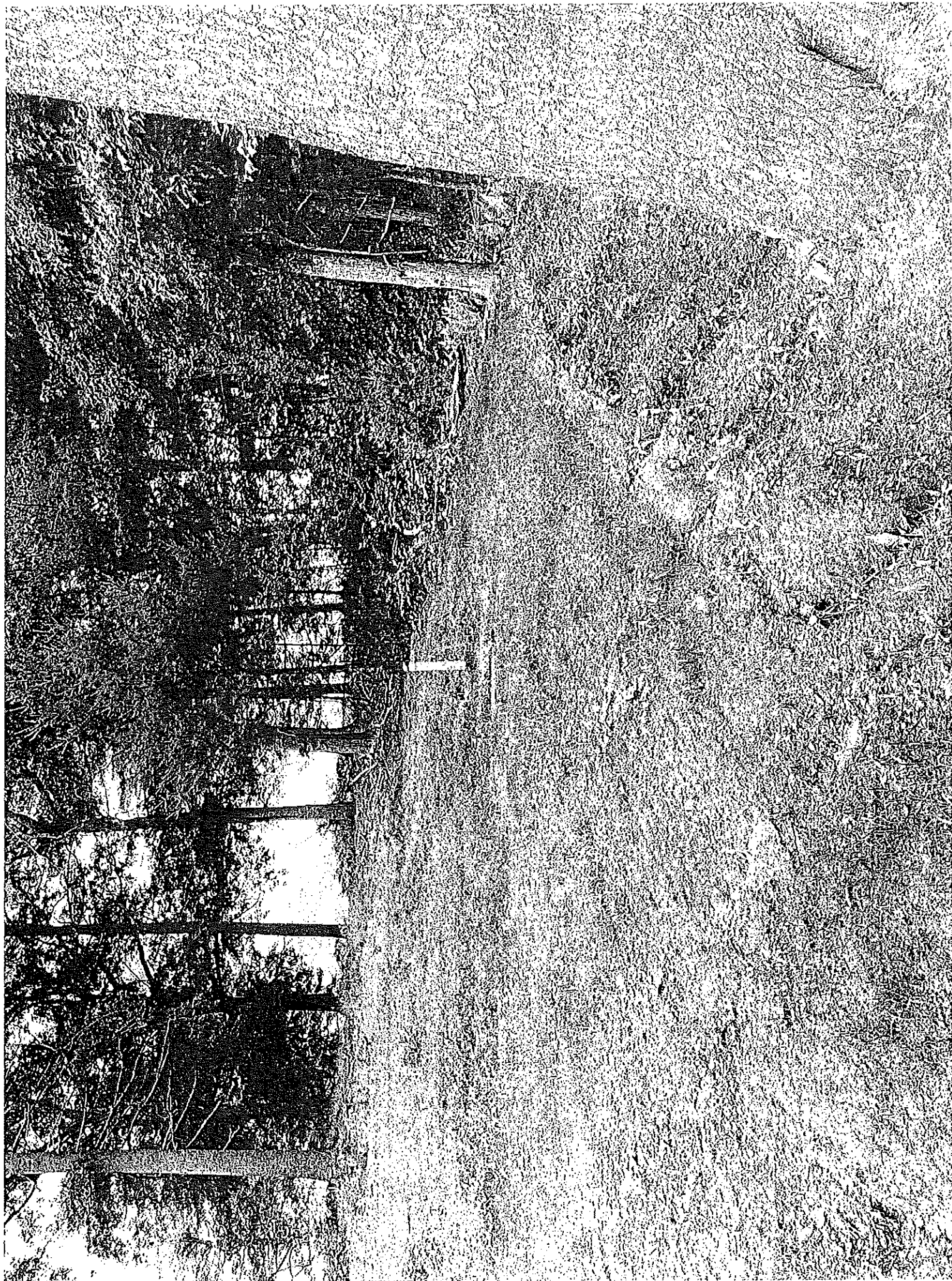




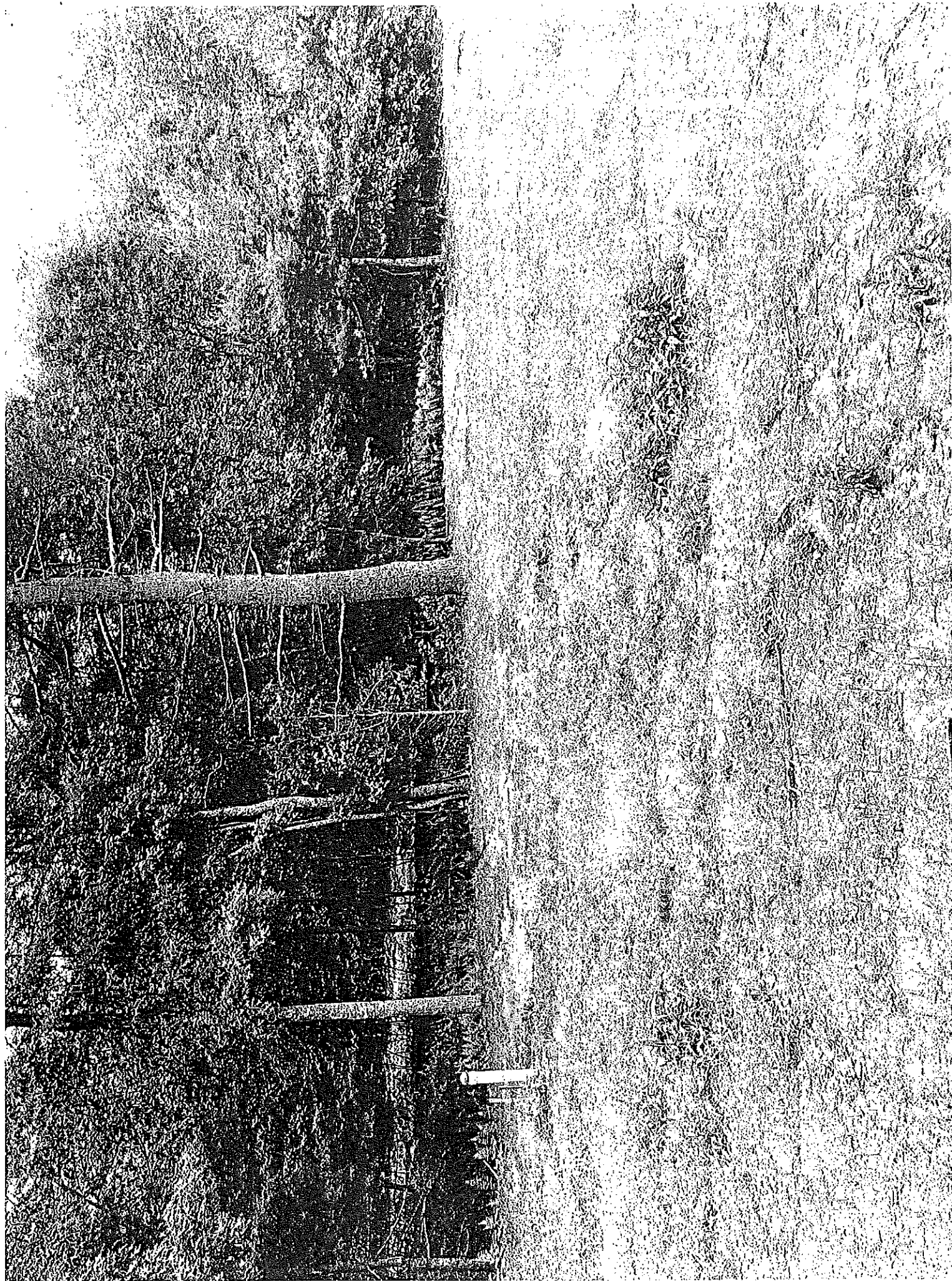


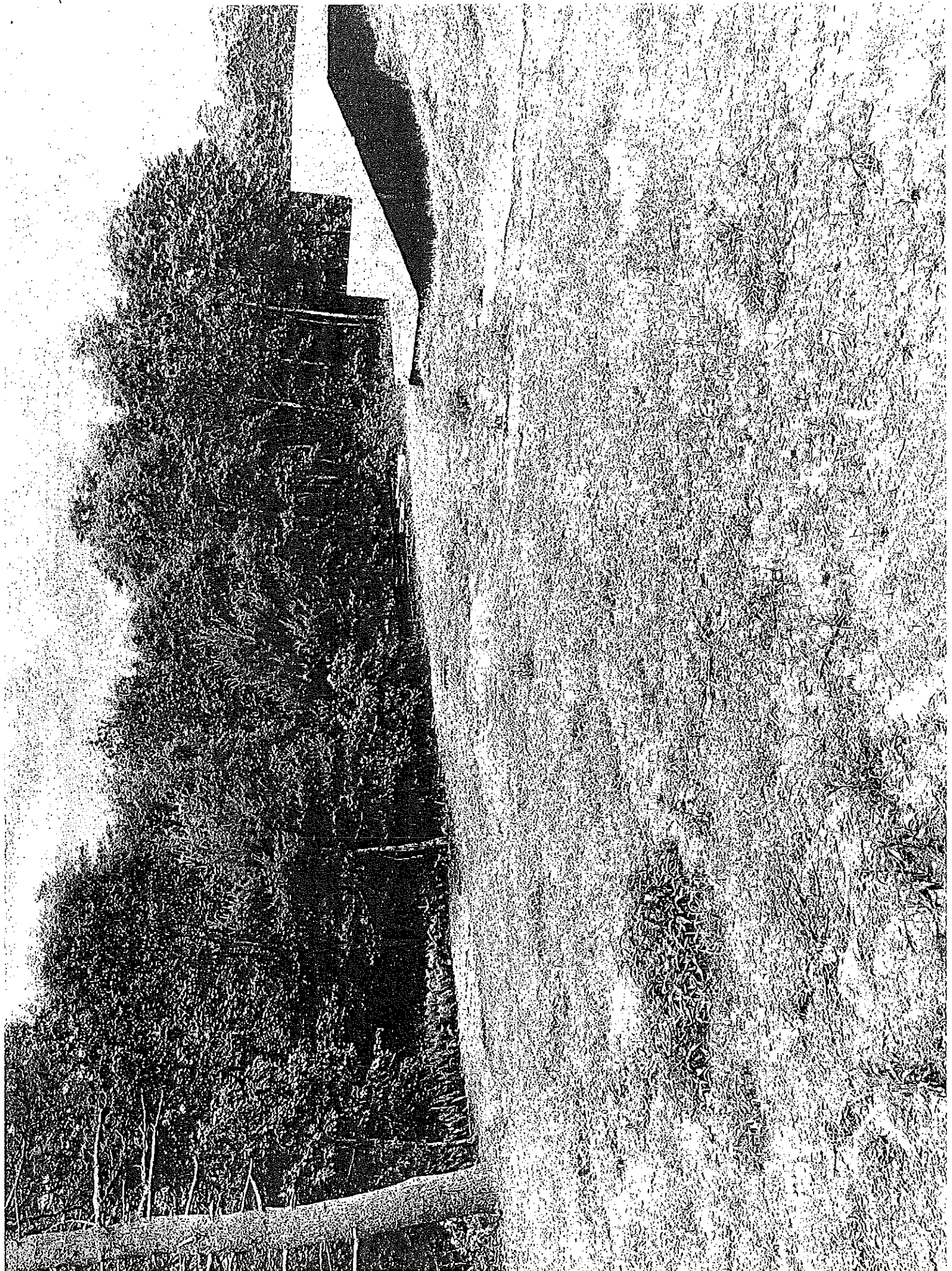


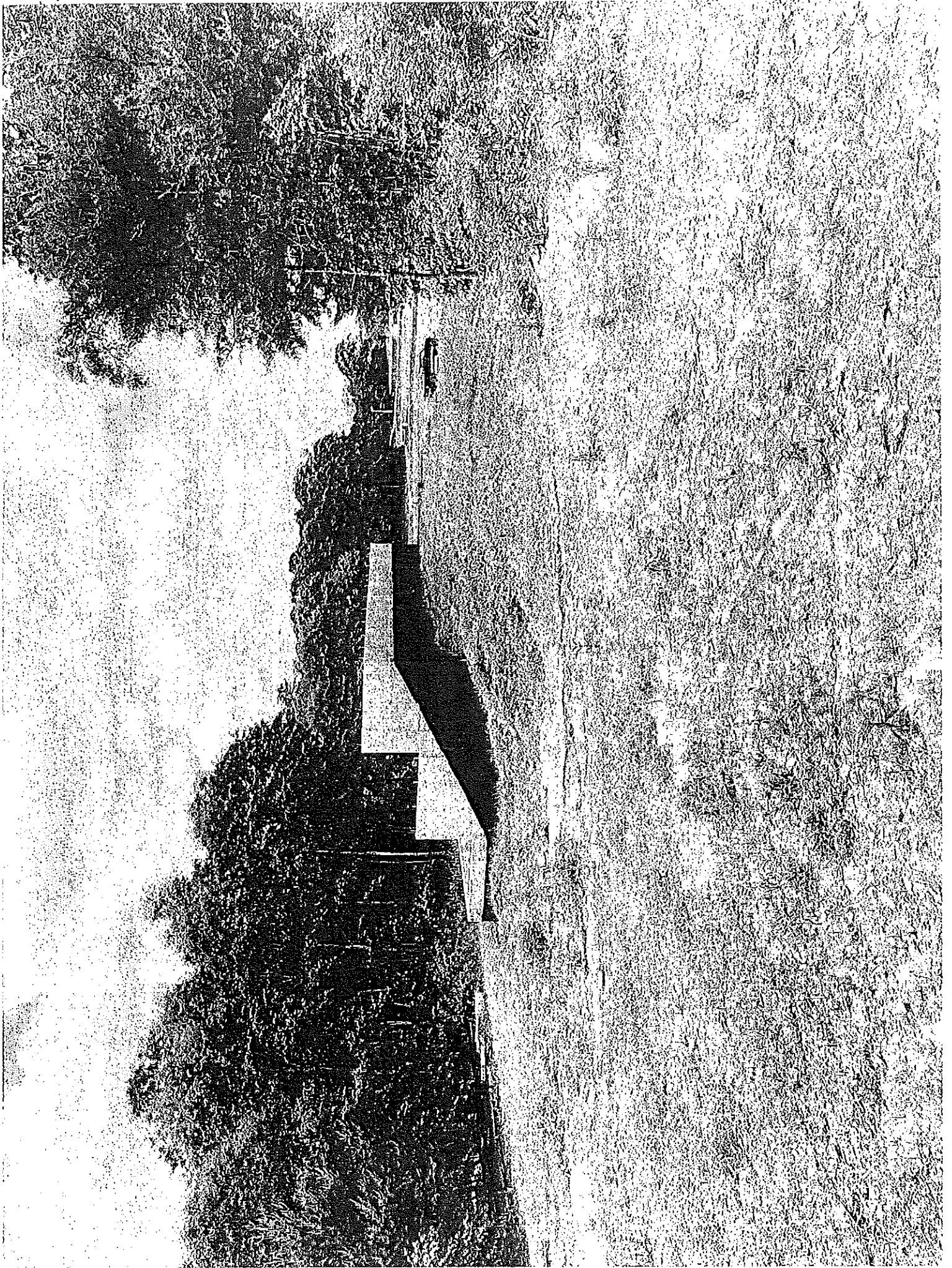


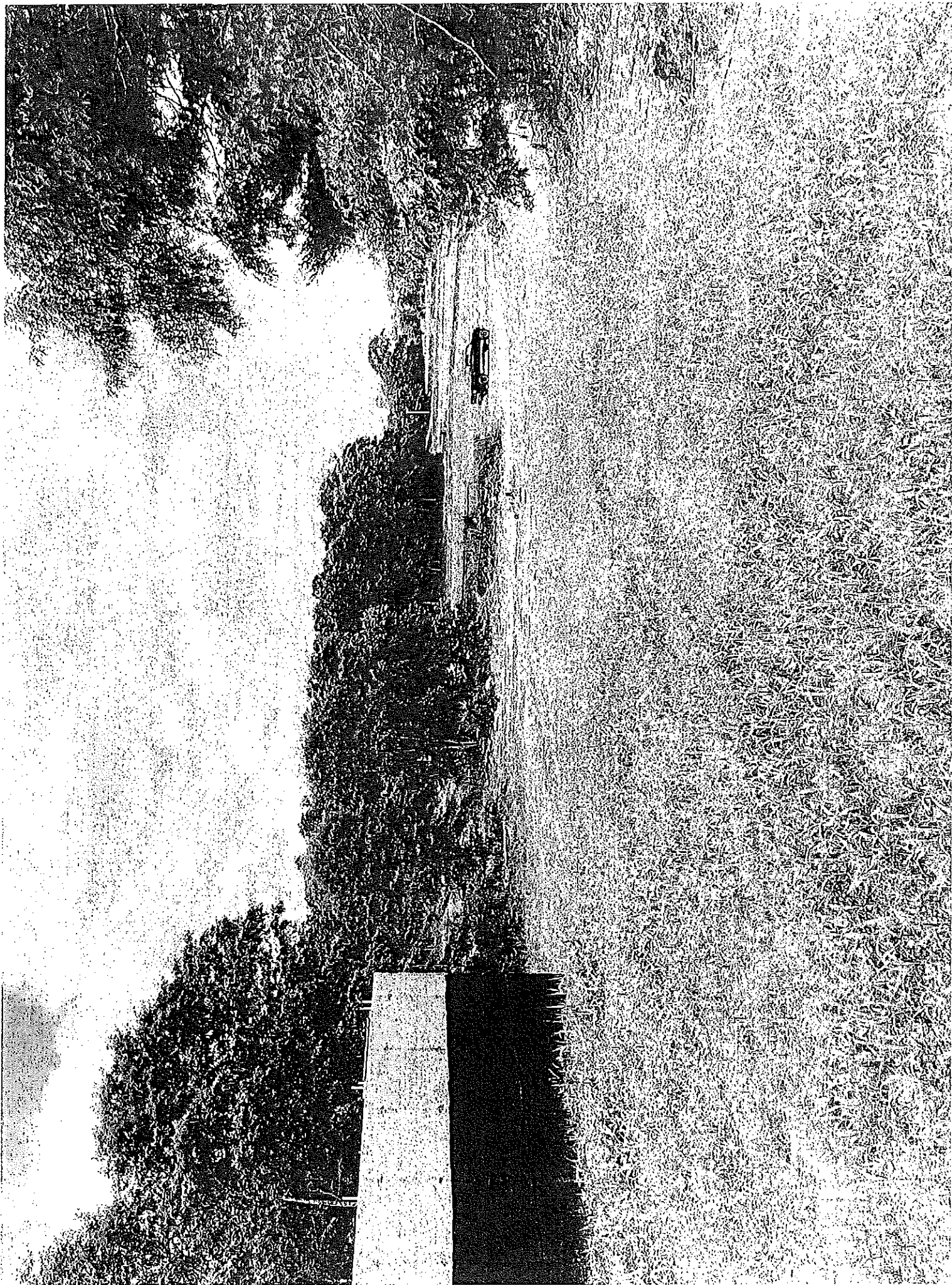












SOIL DATA
 6/24/17

INSPECTOR: SCOTT BERNARD, BSN
 DATE: 7/12/18
 PERFORMED BY: DAVID MONAGHAN

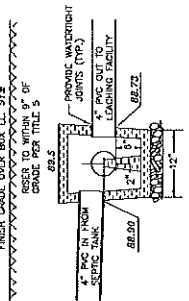
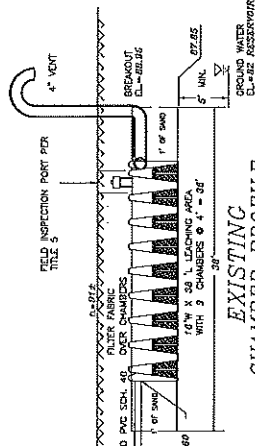
TEST PIT # 11/2
 D. TOP = 99.0
 D. WATER = 93.0
 FROST DEPTH = 3.0 FT
 DEPTH OF FROST = 38"-48"

| | | | |
|-----------------|------|------|------|
| SHORT LOW | 10" | 10" | 10" |
| LOW | 20" | 20" | 20" |
| MED. MOIST | 30" | 30" | 30" |
| MOIST | 40" | 40" | 40" |
| WET | 50" | 50" | 50" |
| SL. SHAD. MOIST | 60" | 60" | 60" |
| SHAD. MOIST | 70" | 70" | 70" |
| SHAD. WET | 80" | 80" | 80" |
| WET | 90" | 90" | 90" |
| WET LOW | 100" | 100" | 100" |
| WET HIGH | 110" | 110" | 110" |
| WET LOW | 120" | 120" | 120" |
| WET HIGH | 130" | 130" | 130" |

DISTANCE TO COMPONENTS

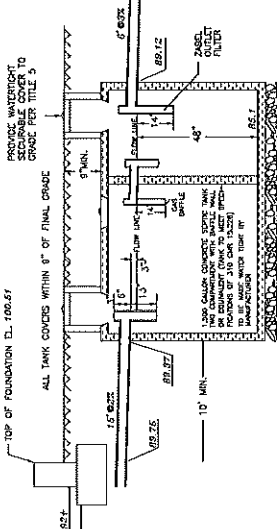
| COMPONENT | A-1 | B-1 | A-2 | B-2 | A-3 | B-3 | A-4 | B-4 |
|-------------|------|------|------|------|------|------|------|------|
| SEPTIC TANK | 17.4 | 23.8 | 23.8 | 27.1 | 33.4 | 35.8 | 55.3 | 58.5 |
| CHAMBER | | | | | | | | |

ALL TANK COVERS ARE SECURABLE, WATERLOO & AT 18" MIN. BELOW GROUND SURFACE. THE SEPTIC TANK OUTLET TEE & REQUIRES ROUTINE MAINTENANCE.



EXISTING SEPTIC TANK PROFILE

EXISTING SEPTIC TANK PROFILE



GENERAL NOTES

- 1) THIS SQUARE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL BOARD OF HEALTH, THE STATE ENVIRONMENTAL CODE AND THE REGULATIONS OF THE STATE BOARD OF HEALTH.
- 2) THE LOCAL BOARD OF HEALTH HAS A RECORD OF REMEDIATION FOR THE PURPOSE OF SOIL REMEDIATION TO INSURE CONTINUITY OF REMEDIATION.
- 3) PRIOR TO INSTALLING THE COMPLETED SYSTEM FOR THE PURPOSE OF PERFORMING EXAMINATION TO INSURE CONTINUITY OF REMEDIATION.
- 4) PRIOR TO CONSTRUCTING THE SYSTEM IN A MANNER OTHER THAN SHOWN ON THIS DESIGN.
- 5) VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER.
- 6) ALL SEPTIC SYSTEM COMPONENTS SHALL WITHSTAND H-10 OR H-20 LOADING AS NOTED ON THIS DESIGN.
- 7) MATERIAL IN THE AREA BETWEEN AND FOR 5 FEET ON ALL SIDES OF THE LEACHING FACILITY SHALL BE 2 INCHES OF 1/2 INCH DIA. RIBBED REBAR REINFORCED WITH #4 REBAR AT 18 INCH ON CENTER.
- 8) ALL COVERINGS SHALL BE 1/2 INCH THICK AND SECURE.
- 9) THE EXISTENT FILTER SHALL BE REPLACED WITH 1/2 INCH DIA. RIBBED REBAR.
- 10) ALL COVERINGS SHALL BE 1/2 INCH THICK AND SECURE.
- 11) THE EXISTENT FILTER SHALL BE REPLACED WITH 1/2 INCH DIA. RIBBED REBAR.
- 12) 31000R 153334.

ZONE A NOTE

THE ENTIRE LOT HAS BEEN MAPPED AS ZONE A BY THE DEP. THE RESERVOR, FENCE LINE, AND ALL UTILITIES TO THE SURFACE WATER SUPPLY.

DESIGN CAPACITY REQUIRED

DESIGN CAPACITY REQUIRED
 4 BEDROOMS, 2 BATHS, 1.5 CARS
 3000 GPD PER PERSON PER DAY
 1000 GPD PER CAR PER DAY
 1500 GPD PER HOUSE PER DAY

SEPTIC TANK VOLUME
 440 GALS X 2000X = 880 GALS DESIGN CAPACITY
 MINIMUM OF 1500 GALLON 2 COMPARTMENT TANK REQUIRED

SYSTEM CAPACITY PROVIDED
 QUICKS CAPACITY = 473 S.F./L.F.
 874 GPD/75' = 886 S.F.
 516 S.F./47.3 S.F./L.F. = 10.9 L.F.
 120 L.F./10.9 = 11 ROWS OF (3) 4' CHAMBERS = (2.2) ENDROWS/ROW
 PROPOSED LEACH FIELD = 120' x 16' x 18" x 36" = 660 S.F. ENDROW = 180 S.F.
 660 S.F./47.3 S.F./L.F. = 13.9 L.F. ENDROW = 2.67 L.F.

PROPERTY INFORMATION
 59/01/05
 ASSESSORS MAP/OP: 30/01/48

LEGEND

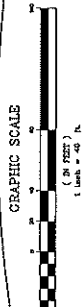
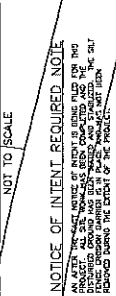
- 100 --- EXISTING CONTOUR
- - - 100 - - - PROPOSED CONTOUR
- TEST PIT
- SEPTIC TANK
- SEPTIC BOX
- WELL
- UNIT OF METLAND

SITE AS-BUILT PLAN - NOI SITE PLAN

| | |
|---------------|----------------------------------------------------------|
| PREPARED FOR: | DEWEY MAURY 44 CLEAR POND ROAD LAKEVILLE, MA 02447 |
| LOCATED AT: | 31 STETSON STREET LAKEVILLE, MASSACHUSETTS |
| DATE: | 8/19/25 |
| DRAWN BY: | JAN K.P. |
| CHECKED BY: | DAVID A. HARRIS |
| SCALE: | AS SHOWN |
| PROJECT NO.: | 2518-124 |
| DATE: | 8/19/25 |
| CONTRACT NO.: | 2518-124 |
| PROJECT NO.: | 2518-124 |

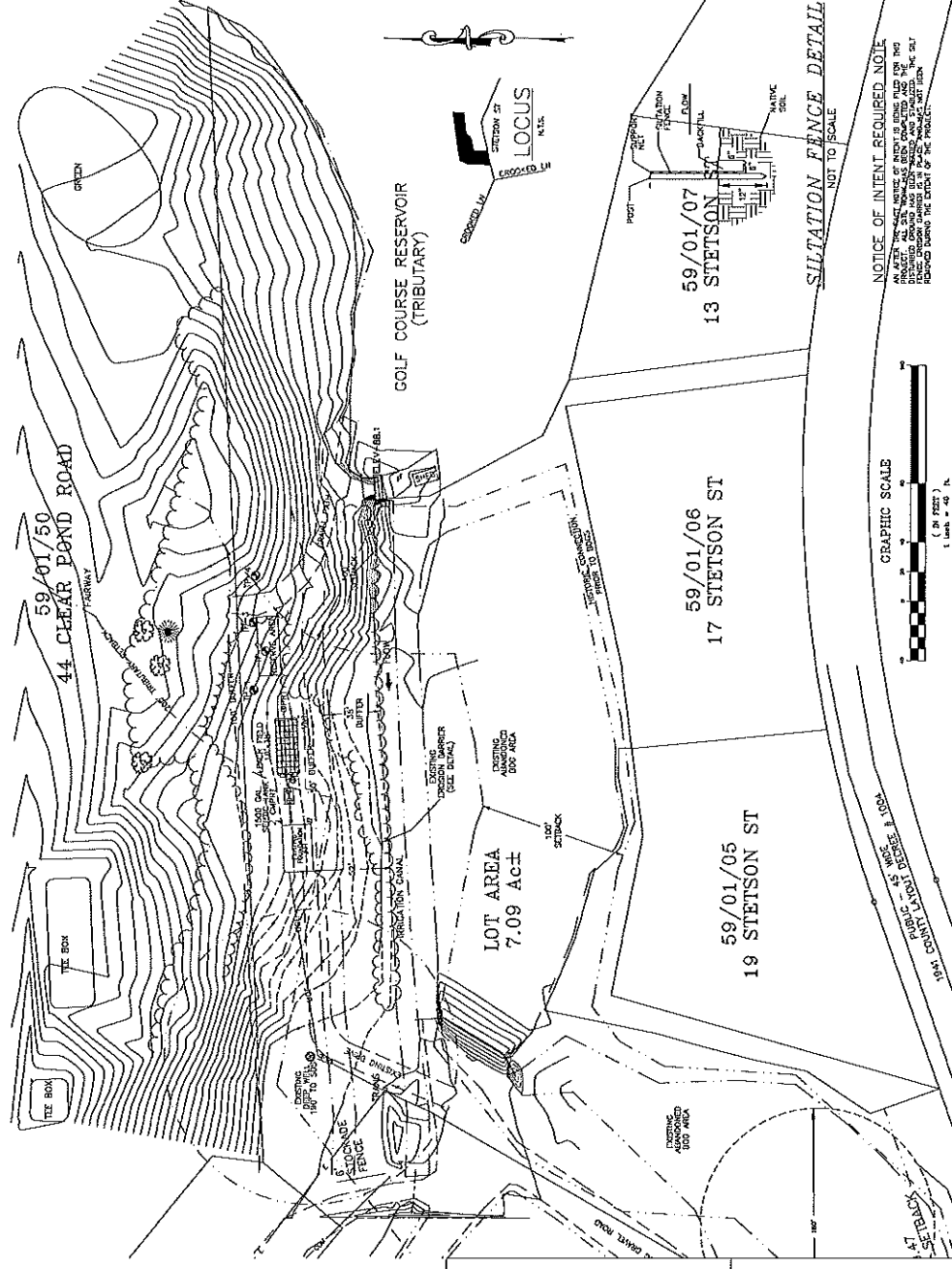


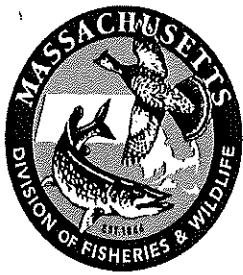
SILTATION FENCE DETAIL



NOTICE OF INTENT REQUIRED NOI

IN ORDER TO OBTAIN A NOTICE OF INTENT REQUIRED NOI FOR THE PROPOSED SEPTIC SYSTEM AND ALL UTILITIES TO THE SURFACE WATER SUPPLY, THE OWNER SHALL SUBMIT THE PROPOSED SYSTEM TO THE LOCAL BOARD OF HEALTH FOR REVIEW AND APPROVAL.





MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

June 29, 2023

Derek Maksy
44 Clear Pond Road
Lakeville, Massachusetts 02347

Lakeville Conservation Commission
Town Hall
346 Bedford Street
Lakeville, MA 02347

RECEIVED

JUN 29 2023

Conservation Commission

RE: Applicant: Derek Maksy
Project Location: 31 Stetson Street
Project Description: After-the-fact single family home construction
DEP Wetlands File No.: -
NHESP File No.: 23-7345
Heritage Hub Form ID: RC-63633

Dear Commissioners & Applicant:

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") received a Notice of Intent with site plans (dated 6/19/23, revised date N/A) in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.59). The Division also received the MESA Review Checklist and supporting documentation for review pursuant to the MA Endangered Species Act Regulations (321 CMR 10.18).

WETLANDS PROTECTION ACT (WPA)

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not adversely affect** the actual Resource Area Habitat of state-protected rare wildlife species. Therefore, it is our opinion that this project meets the state-listed species performance standard for the issuance of an Order of Conditions.

Please note that this determination addresses only the matter of rare wildlife habitat and does not pertain to other wildlife habitat issues that may be pertinent to the proposed project.

MASSACHUSETTS ENDANGERED SPECIES ACT (MESA)

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited Take** of state-listed rare species. This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on

MASSWILDLIFE

the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

The Division notes that any future projects or activities proposed on the Property which are (a) located outside of the approval of the limit of Work shown on the site plan, (b) not exempt from review pursuant to 321 CMR 10.14, and (c) located within mapped Priority Habitat as indicated in the Massachusetts Natural Heritage Atlas, will require review by the Division pursuant to MESA. Furthermore, 321 CMR 10.16 provides that projects shall not be segmented or phased to evade or defer the review requirements under MESA. If the Division determines, based on the considerations provided for in 321 CMR 10.16, that a future project or activity proposed on the Property is part of a larger common project or scheme, it may evaluate the cumulative impacts of the existing and proposed segments of the common project when reviewing the future proposed project or activity pursuant to MESA.

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

Sincerely,



Everose Schlüter, Ph.D.
Assistant Director

cc:



WPA Form 3 – Notice of Intent

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

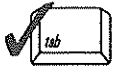
MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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



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

A. General Information

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

| | | |
|--------------------------------|-----------------------|----------------------|
| <u>35 Myricks Street</u> | <u>Lakeville</u> | <u>02347</u> |
| a. Street Address | b. City/Town | c. Zip Code |
| <u>Latitude and Longitude:</u> | <u>41d 50' 55" N</u> | <u>70d 59' 32" W</u> |
| | d. Latitude | e. Longitude |
| <u>017/004</u> | <u>003</u> | |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number | |

2. Applicant:

| | | |
|-----------------------------|---------------|------------------|
| <u>JJJ Properties, Inc.</u> | <u></u> | |
| a. First Name | b. Last Name | |
| <u>JJJ Properties, Inc.</u> | | |
| c. Organization | | |
| <u>6 Sand Trap Lane</u> | | |
| d. Street Address | | |
| <u>Lakeville</u> | <u>MA</u> | <u>02347</u> |
| e. City/Town | f. State | g. Zip Code |
| <u></u> | <u></u> | <u></u> |
| h. Phone Number | i. Fax Number | j. Email Address |

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

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

4. Representative (if any):

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

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

| | | |
|---------------------------------|-------------------|-----------------------------|
| <u>\$1,550.00 & \$75.00</u> | <u>\$762.50</u> | <u>\$787.50 & 75.00</u> |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

A. General Information (continued)

6. General Project Description:

Construction of a 20' wide paved roadway and a detention basin with drainage discharge within 100' of a wetland.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

57395

c. Book

b. Certificate # (if registered land)

258

d. Page Number

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

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

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



WPA Form 3 – Notice of Intent

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

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

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

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

4. Proposed alteration of the Riverfront Area:
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

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

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

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

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Lakeville _____

City/Town _____

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

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

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

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

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

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

5. Project Involves Stream Crossings



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Lakeville _____

City/Town _____

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- 8/2021
 b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*
 1. Percentage/acreage of property to be altered:

| | |
|----------------------------------|--|
| (a) within wetland Resource Area | |
| percentage/acreage | |
| (b) outside Resource Area | |
| percentage/acreage | |
 2. Assessor's Map or right-of-way plan of site
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number

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Lakeville

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

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

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

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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

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

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

D. Additional Information

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

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

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

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

D. Additional Information (cont'd)

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

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

Definitive Residential Subdivision, Stowe Estates at 35 Myricks Street

a. Plan Title

Zenith Consulting Engineers, LLC.

Nyles Zager, P.E.

b. Prepared By

c. Signed and Stamped by

6-26-23

varies

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

5143

6-26-23

2. Municipal Check Number

3. Check date

5144

6-26-23

4. State Check Number

5. Check date

Zenith Consulting Engineers LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

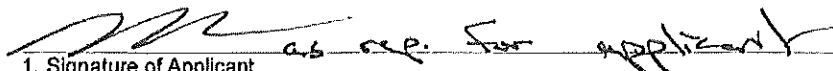
Lakeville

City/Town

F. Signatures and Submittal Requirements

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

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


1. Signature of Applicant

6-26-23

2. Date

3. Signature of Property Owner (if different)

4. Date


5. Signature of Representative (if any)

6-26-23

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

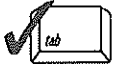
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

35 Myricks Street _____ Lakeville _____
 a. Street Address b. City/Town
 5144 _____ \$762.50 _____
 c. Check number d. Fee amount

2. Applicant Mailing Address:

_____ a. First Name _____ b. Last Name
 JIJ Properties, Inc. _____
 c. Organization
 6 Sandtrap Lane _____
 d. Mailing Address
 Lakeville _____ MA _____ 02347 _____
 e. City/Town f. State g. Zip Code
 _____ h. Phone Number _____ i. Fax Number _____ j. Email Address

3. Property Owner (if different):

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

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

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| Category 2G | 1 | \$500.00 | \$500.00 |
| Category 3C | 1 | \$1,050.00 | \$1,050.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Step 5/Total Project Fee: \$1,550.00

Step 6/Fee Payments:

| | |
|--------------------------------|--------------------------------------------------------------|
| Total Project Fee: | <u>\$1,550.00</u> |
| State share of filing Fee: | a. Total Fee from Step 5 <u>\$762.50</u> |
| City/Town share of filing Fee: | b. 1/2 Total Fee less \$12.50 <u>\$787.50 & 75.00</u> |
| | 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.

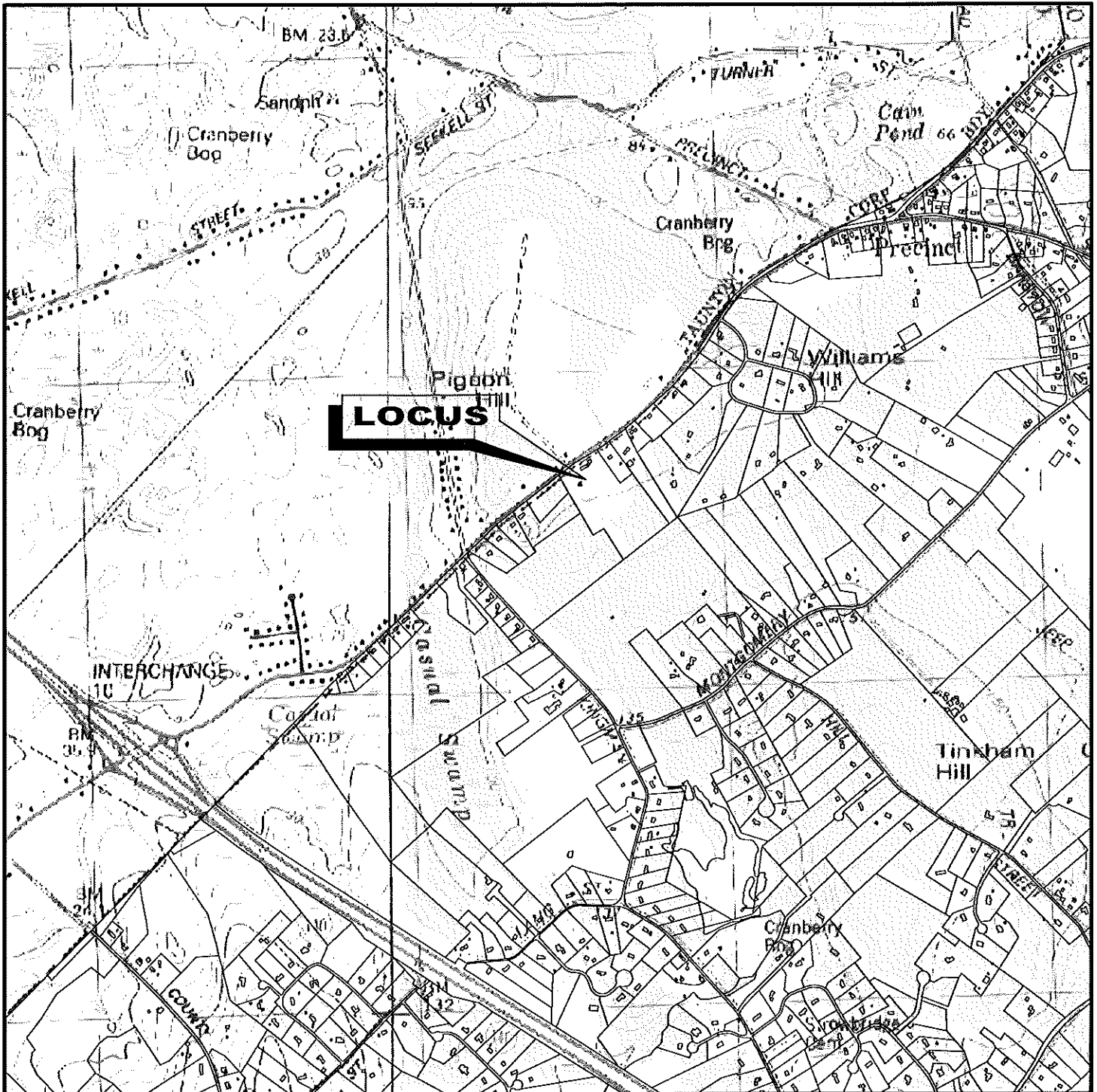
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Locus: Stowe Estates off Myricks in Lakeville, MA
Assessors Map 017 Block 004 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**

USGS Map



SHEET NAME:

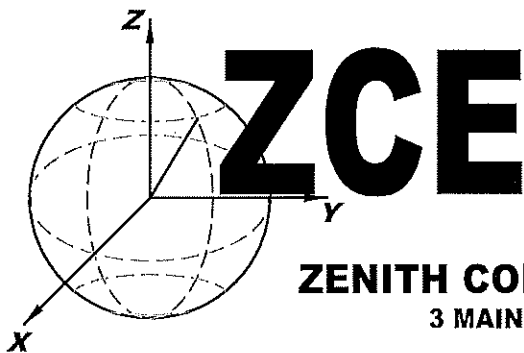
USGS MAP

PROJECT SITE:

**STOWE ESTATES
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JIJ PROPERTIES, INC
6 SAND TRAP LANE LAKEVILLE, MA 02347**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Abutters List with Assessors Map



100 foot Abutters List Report

Lakeville, MA
June 07, 2023

Subject Property:

Parcel Number: 017-004-003 + 017-004-003-01⁰¹ Mailing Address: MORRIS ANTHONY C & DORITA R
 CAMA Number: 017-004-003 + 017-004-003-01 33 MYRICKS ST
 Property Address: 33 MYRICKS ST → LAKEVILLE, MA 02347
 +
 35 Myricks St. → JIJ Properties Inc
 → 6 Sand Trap Ln, Lakeville, MA

Abutters:

| | |
|-------------------------------------|-------------------------------------------------|
| Parcel Number: 005-002-001 | Mailing Address: JIJ PROPERTIES INC |
| CAMA Number: 005-002-001 | 6 SAND TRAP LN |
| Property Address: 37 MYRICKS ST | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 005-002-002 | Mailing Address: HAGERTY LYNN A |
| CAMA Number: 005-002-002 | 39 MYRICKS ST |
| Property Address: 39 MYRICKS ST | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 005-002-003 | Mailing Address: DOOLEY WILLIAM F |
| CAMA Number: 005-002-003 | 51 MONTGOMERY ST |
| Property Address: KINGMAN ST | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 017-004-002 | Mailing Address: MARRA GEORGE A & LINDA F |
| CAMA Number: 017-004-002 | 29 MYRICKS ST |
| Property Address: 29 MYRICKS ST | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 017-004-003A | Mailing Address: MERITHEW MARC L |
| CAMA Number: 017-004-003A | 31 MYRICKS ST |
| Property Address: 31 MYRICKS ST | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 017-004-008B | Mailing Address: OWEN STEPHEN M & TRACY |
| CAMA Number: 017-004-008B | POWDERLY OWEN |
| Property Address: 48A MONTGOMERY ST | 48 MONTGOMERY ST |
| | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 017-004-015 | Mailing Address: POUILLAS ATHANASIOS G & C |
| CAMA Number: 017-004-015 | 46 MONTGOMERY ST |
| Property Address: 46 MONTGOMERY ST | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 018-001-039 | Mailing Address: DAHLSTROM KATHLEEN A GALFRE RD |
| CAMA Number: 018-001-039 | NOM TRUST |
| Property Address: 12 GALFRE RD | 12 GALFRE RD |
| | LAKEVILLE, MA 02347 |
| | |
| Parcel Number: 018-001-040 | Mailing Address: BANCROFT KEVIN A & KATHERINE |
| CAMA Number: 018-001-040 | 10 GALFRE RD |
| Property Address: 10 GALFRE 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.

Data shown on this r
are no

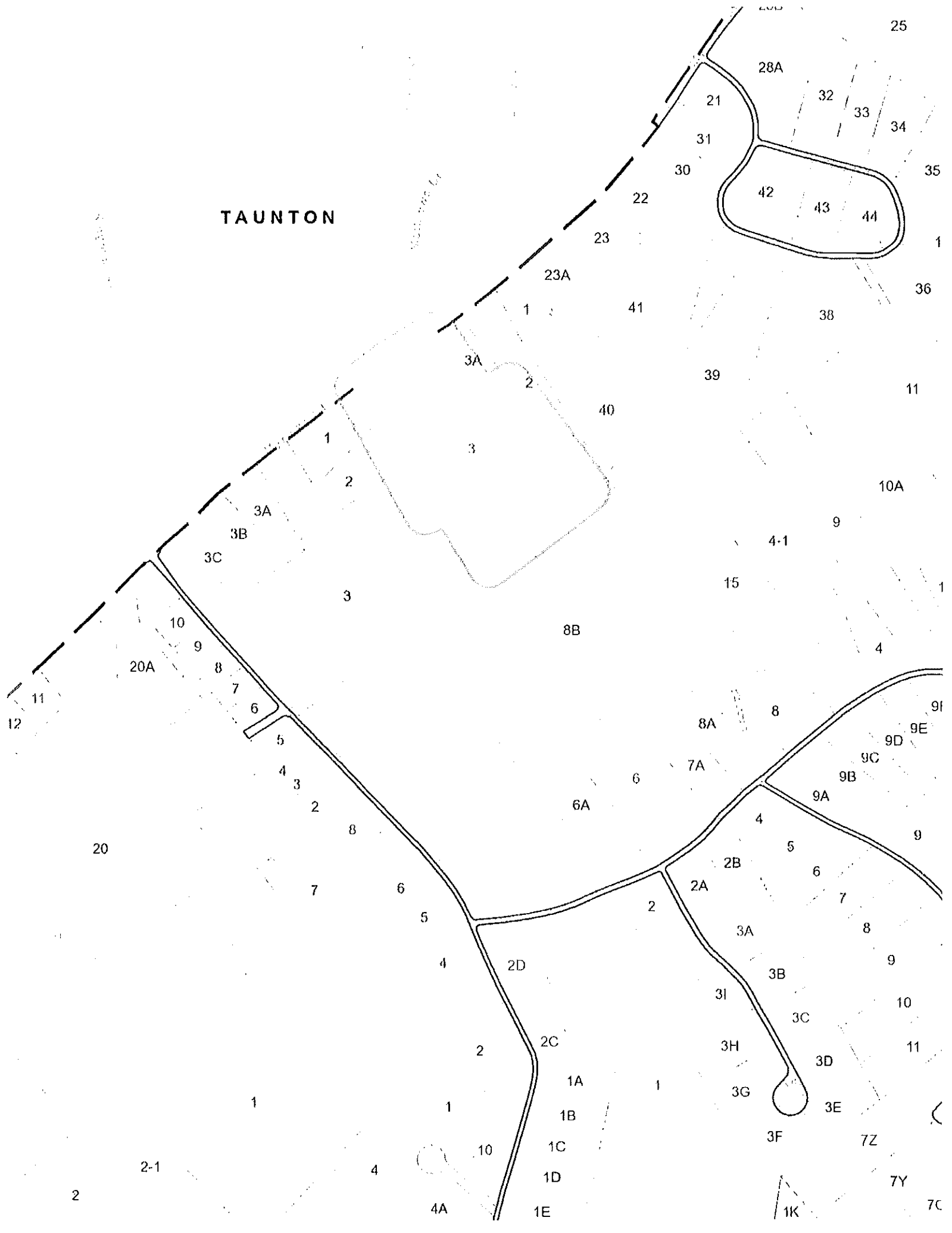
6/7/2023

017-004-003+003-01 *Norman Coyne*
Map, Block, Lot of Applicant Board of Assessors

Technologies

6.6.23
Date

TAUNTON





City of Taunton, MA Abutters Report

1097

136-314
100ft. Abutters of Property 136-30-0

at 582 MYRICKS STREET
Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 7/1/2021.

| Abutter | Street Address | Account No. | Tax Bill Address |
|--------------------------------------------|----------------------------|-------------|------------------------------------------------------------------------|
| 130-52-0 QUINN STEVEN & THERESA | 91 WOODLAND TRAIL | 9138 | QUINN STEVEN & THERESA 91 WOODLAND TRAIL E TAUNTON, MA 02718 |
| 130-34-0 MCGUINNESS BENJAMIN C DENISE H | 58 NINA WAY | 9105 | MCGUINNESS BENJAMIN C DENISE H 58 NINA WAY E TAUNTON, MA 02718 |
| 130-63-0 MONTROND BLAKE | 1261 SOUTH PRECINCT STREET | 9059 | MONTROND BLAKE 988 MYRICKS STREET EAST TAUNTON, MA 02718 |
| 136-33-0 GOSS GARY W | 586 MYRICKS STREET | 9066 | GOSS GARY W 586 MYRICKS STREET E TAUNTON, MA 02718 |
| 130-59-0 CORREIA JORDAN & WENDY A K | 56 WOODLAND TRAIL | 9145 | CORREIA JORDAN & WENDY A K 56 WOODLAND TRAIL E TAUNTON, MA 02718 |
| 130-120-0 COUTO BRANDI A | 1085 SOUTH PRECINCT STREET | 105626 | COUTO BRANDI A 1085 SOUTH PRECINCT STREET EAST TAUNTON, MA 02718 |
| 136-31-4 LEWIN DAVID S & HELENE V | 76 MATTHEWS DRIVE | 9112 | LEWIN DAVID S & HELENE V 76 MATTHEWS DRIVE E TAUNTON, MA 02718 |
| 136-31-7 ANDRADE JOSHUA B | 99 MATTHEWS DRIVE | 9133 | ANDRADE JOSHUA B 99 MATTHEWS DRIVE #24 EAST TAUNTON, MA 02718 |



City of Taunton, MA Abutters Report

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100ft. Abutters of Property 136-30-0
at 582 MYRICKS STREET

136-31 d

2017

| | | | |
|-------------------------------------------|--------------------|------|--------------------------------------------------------------------------|
| 136-31-8 RICCIO ADAM | 102 MATTHEWS DRIVE | 9126 | RICCIO ADAM 102 MATTHEW'S DRIVE #17 EAST TAUNTON, MA 02718 |
| 136-31-13 MURPHY COLLEEN | 48 MEAGHAN CIRCLE | 9115 | MURPHY COLLEEN 48 MEAGHAN CIRCLE #6 EAST TAUNTON, MA 02718 |
| 136-31-2 PELLETIER NATHAN G & ANN C | 64 MATTHEWS DRIVE | 9111 | PELLETIER NATHAN G & ANN C 64 MATTHEWS DRIVE E TAUNTON, MA 02718 |
| 136-31-21 BOTELHO JOHN P & CHRISTINE A | 95 MEAGHAN CIRCLE | 9119 | BOTELHO JOHN P & CHRISTINE A 95 MEAGHAN CIRCLE E TAUNTON, MA 02718 |
| 136-31-11 PHALEN TERENCE S & COLLEEN E | 27 MEAGHAN CIRCLE | 9124 | PHALEN TERENCE S & COLLEEN E 27 MEAGHAN CIRCLE E TAUNTON, MA 02718 |
| 136-31-20 TURCOTTE MARK E & LISA M | 90 MEAGHAN CIRCLE | 9118 | TURCOTTE MARK E & LISA M 90 MEAGHAN CIRCLE E TAUNTON, MA 02718 |
| 136-31-17 SARFIELD DAVID P & SUSAN | 75 MEAGHAN CIRCLE | 9121 | SARFIELD DAVID P & SUSAN 75 MEAGHAN CIRCLE EAST TAUNTON, MA 02718 |
| 136-31-16 WILSON JOHN R & MARY ANN | 62 MEAGHAN CIRCLE | 9116 | WILSON JOHN R & MARY ANN 62 MEAGHAN CIRCLE E TAUNTON, MA 02718 |
| 136-31-14 JOHNSON THOMAS E & LYDIA D | 49 MEAGHAN CIRCLE | 9123 | JOHNSON THOMAS E & LYDIA D 49 MEAGHAN CIRCLE E TAUNTON, MA 02718 |



City of Taunton, MA Abutters Report

3 of 7

136-31 +

100ft. Abutters of Property 136-30-0
at 582 MYRICKS STREET
Mortgage companies, banks and other financial institutions may
be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 7/1/2021.

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| | | | |
|------------------------------------------------|--------------------|------|---------------------------------------------------------------------------------|
| 136-31-6 FERRARA RICHARD J & KERRI M | 90 MATTHEWS DRIVE | 9125 | FERRARA RICHARD J & KERRI M 90 MATTHEWS DRIVE E Taunton MA 02718 |
| 136-31-3 WITHERS JAMES C & NATALINA | 71 MATTHEWS DRIVE | 9135 | WITHERS JAMES C & NATALINA 71 MATTHEWS DRIVE E TAUNTON, MA 02718 |
| 136-31-5 MACLAREN RICHARD C & JULIA B | 85 MATTHEWS DRIVE | 9134 | MACLAREN RICHARD C & JULIA B 85 MATTHEWS DRIVE E TAUNTON, MA 02718 |
| 136-31-9 BUFFINGTON JEFFREY JR & JEFFREY SR | 118 MATTHEWS DRIVE | 9127 | BUFFINGTON JEFFREY JR & JEFFREY SR 118 MATTHEWS DRIVE E TAUNTON, MA 02718 |
| 136-31-10 FORESTAL SEIMOND + Nadege | 26 MEAGHAN CIRCLE | 9113 | FORESTAL SEIMOND + Nadege 26 MEAGHAN CIRCLE EAST TAUNTON, MA 02718 |
| 136-31-12 REVOL ELDA | 36 MEAGHAN CIRCLE | 9114 | REVOL ELDA 36 MEAGHAN CIRCLE EAST TAUNTON, MA 02718 |
| 136-31-19 SOUSA OCTAVIO C | 85 MEAGHAN CIRCLE | 9120 | SOUSA OCTAVIO C 85 MEAGHAN CIRCLE #11 EAST TAUNTON, MA 02718 |
| 136-31-18 BAILEY SCOTT A & KIMBERLY A | 80 MEAGHAN CIRCLE | 9117 | BAILEY SCOTT A & KIMBERLY A 80 MEAGHAN CIRCLE E TAUNTON, MA 02718 |
| 136-31-15 BEMIS JOHN C & KERI ANNE TR | 61 MEAGHAN CIRCLE | 9122 | BEMIS JOHN C & KERI ANNE TR 61 MEAGHAN CIRCLE E TAUNTON, MA 02718 |



City of Taunton, MA Abutters Report

100ft. Abutters of Property 136-30-0
at 582 MYRICKS STREET

4 of 7

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 7/1/2021.

| | | | |
|------------------------------------------------------|----------------------------|------|-----------------------------------------------------------------------------------------|
| 136-32-25 PINHEIRO PAULA & LORI A | 33 GRACE CIRCLE | 9130 | PINHEIRO PAULA & LORI A 33 GRACE CIRCLE <i>E Taunton MA 02718</i> |
| 136-32-26 CRONIN KAULENE M | 36 GRACE CIRCLE | 9129 | CRONIN KAULENE M 36 GRACE CIRCLE EAST TAUNTON, MA 02718 |
| 136-32-23 FLAHERTY THOMAS E III | 23 GRACE CIRCLE | 9131 | FLAHERTY THOMAS E III 23 GRACE CIRCLE EAST TAUNTON, MA 02718 |
| 136-32-24 WILSON CORY C & KIMBERLY N | 26 GRACE CIRCLE | 9128 | WILSON CORY C & KIMBERLY N 26 GRACE CIRCLE E TAUNTON, MA 02718 |
| 136-32-22 BISSONNETTE MARY E & DANIEL J SARTRE | 7 GRACE CIRCLE | 9132 | BISSONNETTE MARY E & DANIEL J SARTRE 7 GRACE CIRCLE #23 EAST TAUNTON, MA 02718 |
| 130-56-0 HEYWOOD GLENN C & PATRICIA | 138 WOODLAND TRAIL | 9142 | HEYWOOD GLENN C & PATRICIA 138 WOODLAND TRAIL EAST TAUNTON, MA 02718 |
| 130-40-0 LOBO CHARLES N & DIANE | 1095 SOUTH PRECINCT STREET | 9080 | LOBO CHARLES N & DIANE 1095 S PRECINCT ST E TAUNTON, MA 02718 |
| 130-55-0 BURNS JENNIFER M & THOMAS J III | 135 WOODLAND TRAIL | 9141 | BURNS JENNIFER M & THOMAS J III 135 WOODLAND TRAIL EAST TAUNTON, MA 02718 |



City of Taunton, MA Abutters Report

5097

136-31

100ft. Abutters of Property 136-30-0
at 582 MYRICKS STREET

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| | | | |
|----------------------------------------------|----------------------------|------|-------------------------------------------------------------------------------|
| 130-54-0 MORIN GREGORY C & MICHELLE L | 115 WOODLAND TRAIL | 9140 | MORIN GREGORY C & MICHELLE L 115 WOODLAND TRAIL E TAUNTON, MA 02718 |
| 130-53-0 MAILLOUX RUSSELL A & CHRISTINE O | 103 WOODLAND TRAIL | 9139 | MAILLOUX RUSSELL A & CHRISTINE O 103 WOODLAND TRAIL E TAUNTON, MA 02718 |
| 130-60-0 PLOUDE RICHARD K & KELLEY A | 40 WOODLAND TRAIL | 9146 | PLOUDE RICHARD K & KELLEY A 40 WOODLAND TRAIL E TAUNTON, MA 02718 |
| 130-51-0 ROCHELEAU DAWN & ROBERT | 75 WOODLAND TRAIL | 9137 | ROCHELEAU DAWN & ROBERT 75 WOODLAND TRAIL EAST TAUNTON, MA 02718 |
| 130-32-0 KRIKIS MARIA & NADEAU YVON TRS | NINA WAY | 9109 | KRIKIS MARIA & NADEAU YVON TRS 15 SANTEE RD BROCKTON, MA 02402 |
| 130-41-0 PARKER ROBERT J & DONNA L | 1107 SOUTH PRECINCT STREET | 9081 | PARKER ROBERT J & DONNA L 1107 S PRECINCT ST E TAUNTON, MA 02718 |
| 136-42-0 MCINNIS SUSAN H | 786 MYRICKS STREET | 9061 | MCINNIS SUSAN H 786 MYRICKS STREET EAST TAUNTON, MA 02718 |



City of Taunton, MA Abutters Report

6 of 7

136-31

100ft. Abutters of Property 136-30-0
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| | | | |
|---------------------------------------------|----------------------------|--------|------------------------------------------------------------------------------------|
| 130-31-0 ALICEA WILLIAM R & MARIA C | 95 NINA WAY | 9103 | ALICEA WILLIAM R & MARIA C 95 NINA WAY E TAUNTON, MA 02718 |
| 130-39-0 RESENDES PETER & ELIZABETH | 1071 SOUTH PRECINCT STREET | 103368 | RESENDES PETER & ELIZABETH 1071 SOUTH PRECINCT STREET EAST TAUNTON, MA 02718 |
| 136-40-0 FERNANDES RONALD & AUDREY | 594 MYRICKS STREET | 100262 | FERNANDES RONALD & AUDREY 594 MYRICKS STREET EAST TAUNTON, MA 02718 |
| 130-57-0 <i>Chaves Jennifer + Davide</i> | 118 WOODLAND TRAIL | 9143 | <i>Chaves Jennifer + Davide</i> 118 WOODLAND TRAIL E TAUNTON, MA 02718 |
| 136-41-0 ROBLES, JOSE A | 788 MYRICKS STREET | 9097 | ROBLES, JOSE A 788 MYRICKS STREET EAST TAUNTON, MA 02718 |
| 130-33-0 HAUTALA MARK P & DEBRA A | 76 NINA WAY | 9104 | HAUTALA MARK P & DEBRA A 10 MOULTON STREET LAKEVILLE, MA 02347 |

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City of Taunton, MA Abutters Report

7/7

136-314

100ft. Abutters of Property 136-30-0

at 582 MYRICKS STREET

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 7/1/2021.

I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed,

Not official unless stamped by
the Board of Assessors

Name: _____

Title: _____

Date: _____

**BASED ON OUR CURRENT RECORDS,
THIS OFFICE CERTIFIES
THE ABOVE OWNERSHIP IS
CORRECT AS OF 6/6/23
AND WITHIN 100 FEET.
BOARD OF ASSESSORS**

Suzi Allean

Notification to Abutters

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

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

- A. The name of the applicant is **JIJ Properties, Inc.**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Lakeville, Massachusetts** Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 1331, Section 40).
- C. The address of the lot where the activity is proposed is **35 Myricks Street Lakeville, Massachusetts (Assessors Map 017, Block 004, 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 , representative , or other , (specify):
Conservation Commission

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

Information regarding the date, time, and place of the public hearing may be obtained from Lakeville Conservation Commission by calling this telephone number (508) 946-8823 between the hours of 9:00 - 2:00 Tuesday and Wednesday and 9:00 – noon Friday.

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

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

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

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

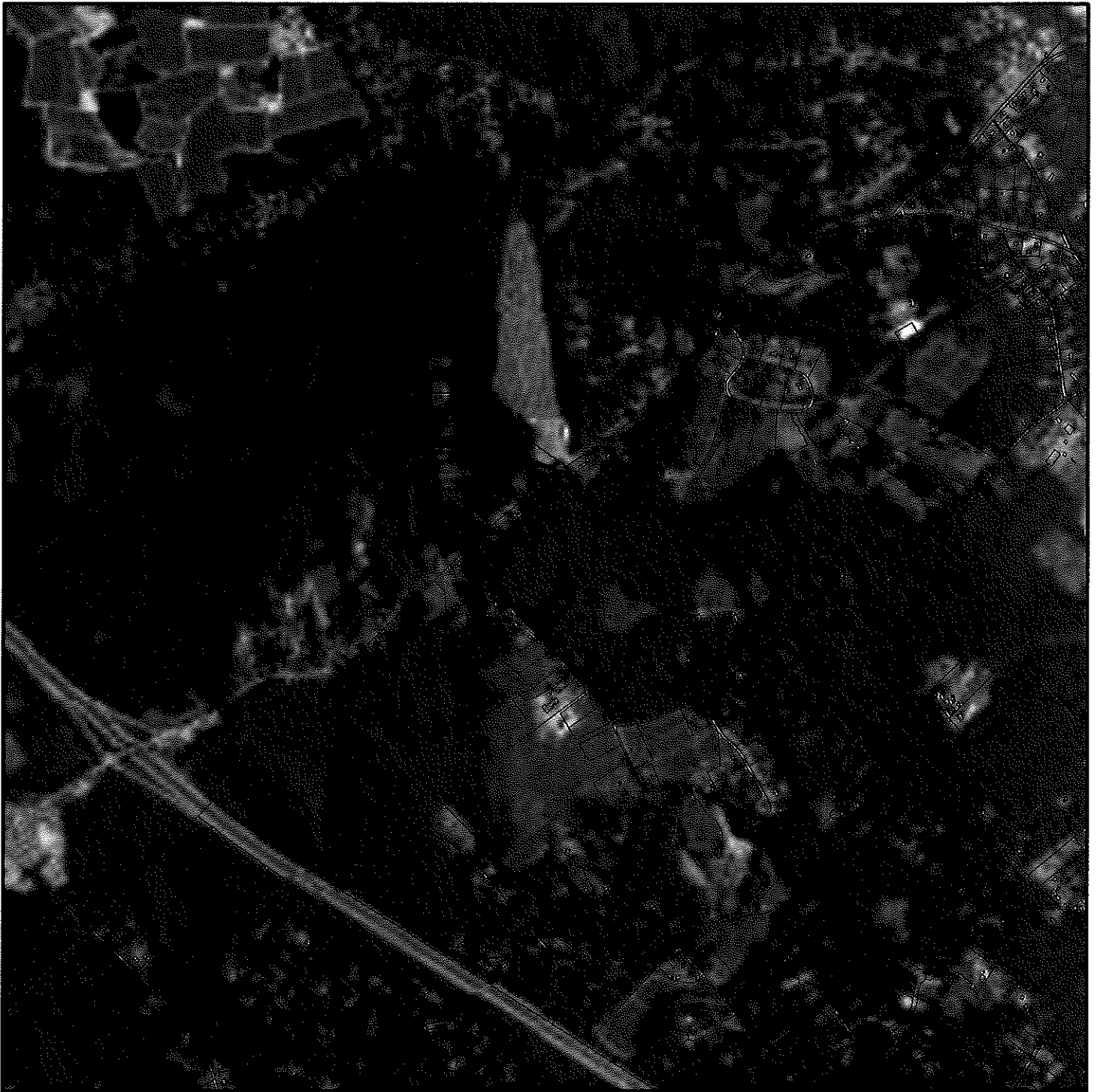
Central Region: (508) 792-7650

Southeast Region: (508) 946-2700

Northeast Region: (617) 932-7600

Western Region: (413) 784-1100

Massachusetts Natural Heritage Atlas



SHEET NAME:

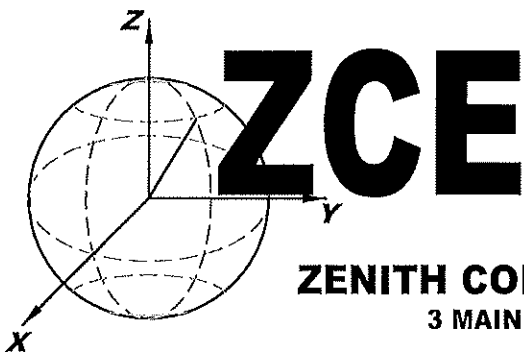
NHESP MAP

PROJECT SITE:

**STOWE ESTATES
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JIJ PROPERTIES, INC
6 SAND TRAP LANE LAKEVILLE, MA 02347**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette



70°59'50"W 41°51'9"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°59'13"W 41°50'43"N

Legend

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

| | |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> |
| | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone C</i> |
| | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i> |
| OTHER AREAS | Area with Flood Risk due to Levee <i>Zone D</i> |
| | Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMIRs |
| GENERAL STRUCTURES | Area of Undetermined Flood Hazard <i>Zone X</i> |
| | Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | Digital Data Available |
| | No Digital Data Available |
| | Unmapped |



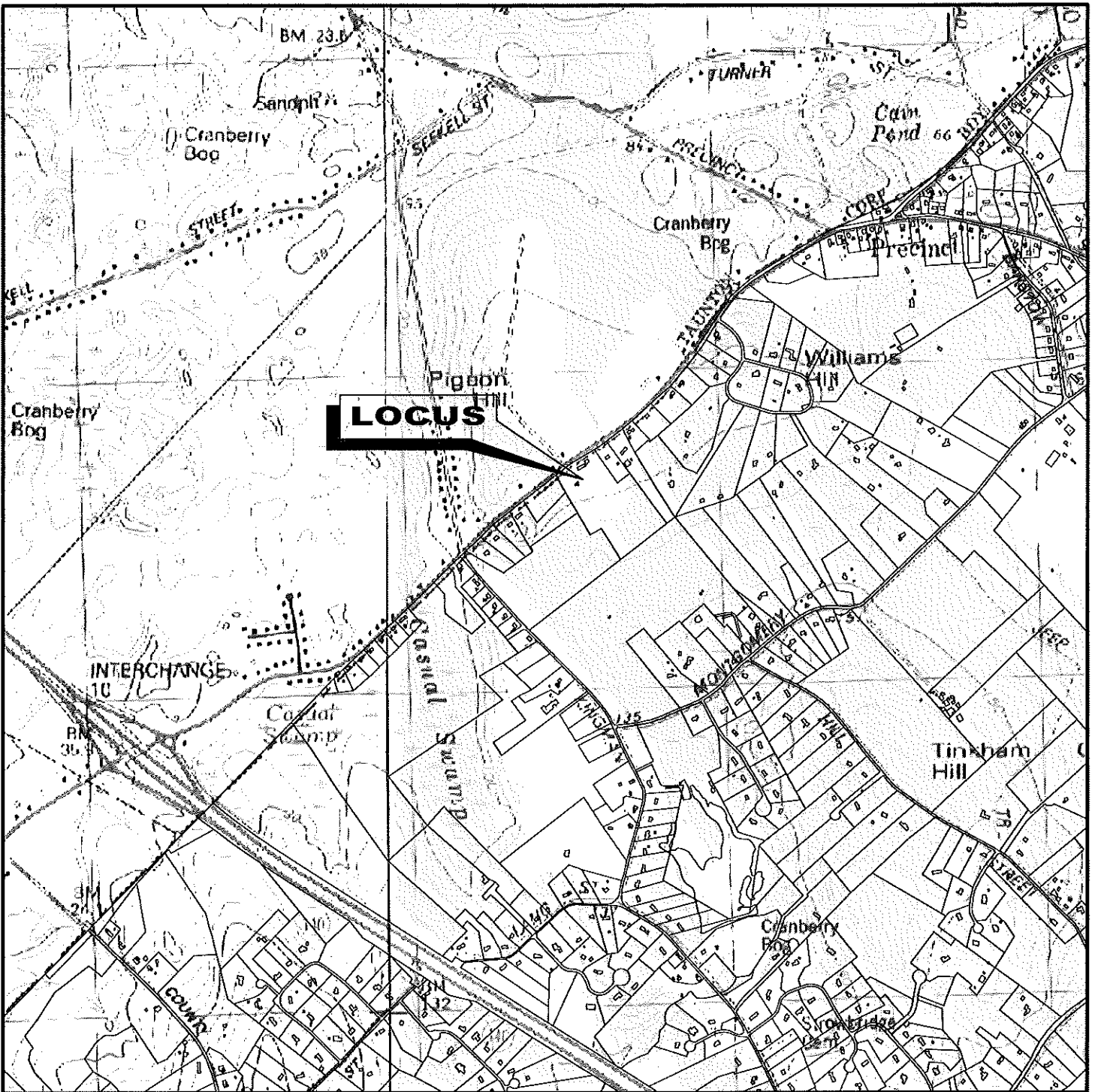
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/15/2023 at 8:31 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Area of Critical Environmental Concern Map



SHEET NAME:

ACEC MAP

PROJECT SITE:

**STOWE ESTATES
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JIJ PROPERTIES, INC
6 SAND TRAP LANE LAKEVILLE, MA 02347**

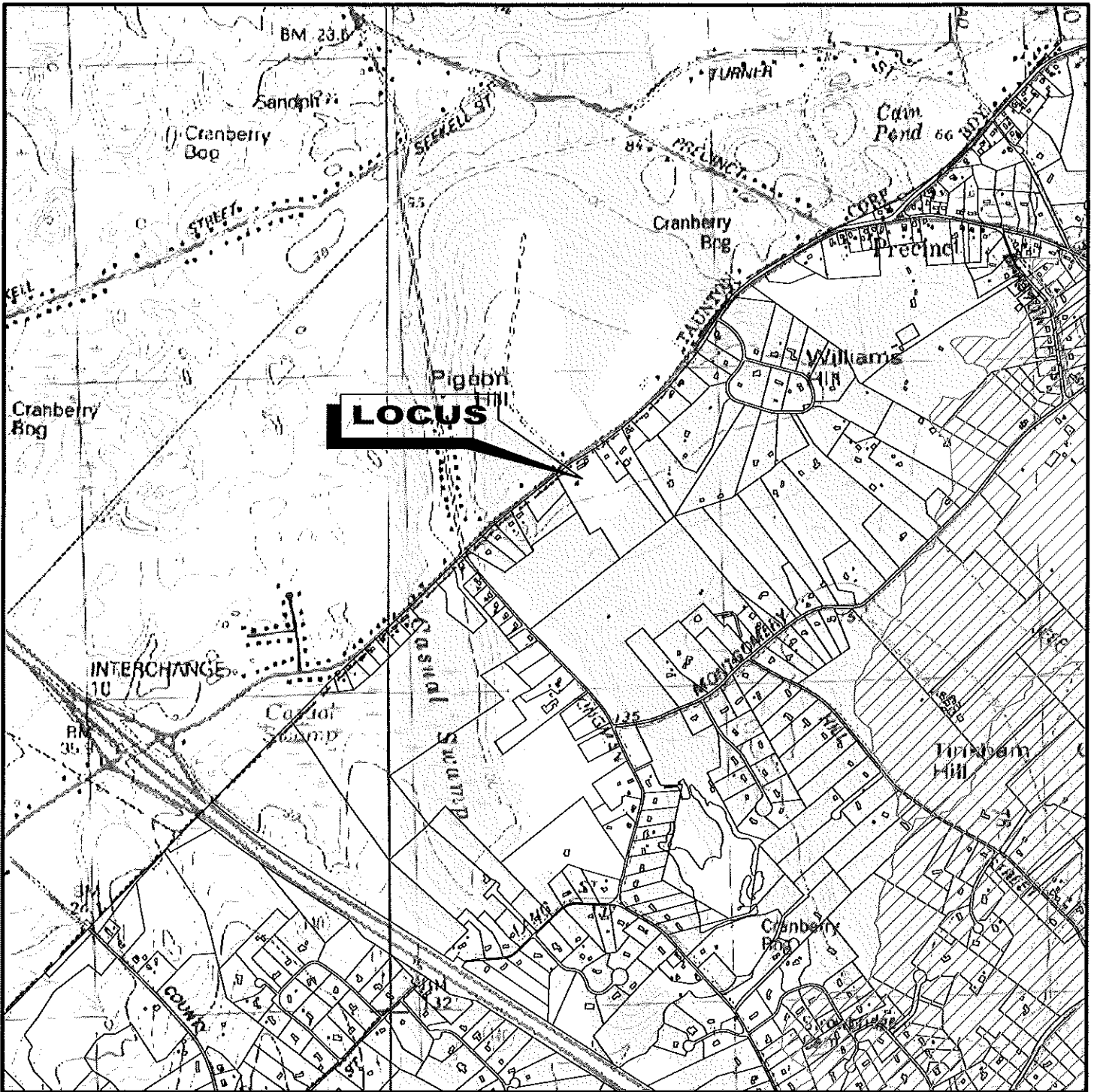


ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Outstanding Resource Water Map



SHEET NAME:

ORW MAP

PROJECT SITE:

**STOWE ESTATES
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JIJ PROPERTIES, INC
6 SAND TRAP LANE LAKEVILLE, MA 02347**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Copies of Checks

PAY TO THE ORDER OF Town of Lakeville

\$**787.50

Seven hundred eighty-seven and 50/100 ***** DOLLARS

PROTECTED AGAINST FRAUD

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

MEMO

Stowe Estates



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

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

Rockland Trust Company
83-447/113

5144

06/26/2023

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$**762.50

Seven hundred sixty-two and 50/100 ***** DOLLARS

PROTECTED AGAINST FRAUD

Commonwealth of Massachusetts

MEMO

Stowe Estates, Lakeville



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

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

Rockland Trust Company
83-447/113

5145

06/26/2023

PAY TO THE ORDER OF Nemasket Week

\$**75.00

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

PROTECTED AGAINST FRAUD

Nemasket Week

MEMO

Stowe Estates, Lakeville



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

Rockland Trust Company
63-447/113

5146

06/26/2023

PAY TO THE
ORDER OF Town of Lakeville

\$**75.00

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

DOLLARS

PROTECTED AGAINST FRAUD

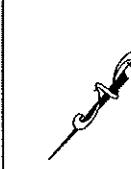


Town of Lakeville
Town Office Building
346 Bedford St.
Lakeville, MA 02347

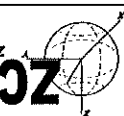
[Handwritten signature]

MEMO
Stowe Estates





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



| REV. | DATE | DESCRIPTION |
|------|---------|-------------------------------|
| 1 | 6-26-23 | PER REVIEW & PREPARE COMMENTS |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

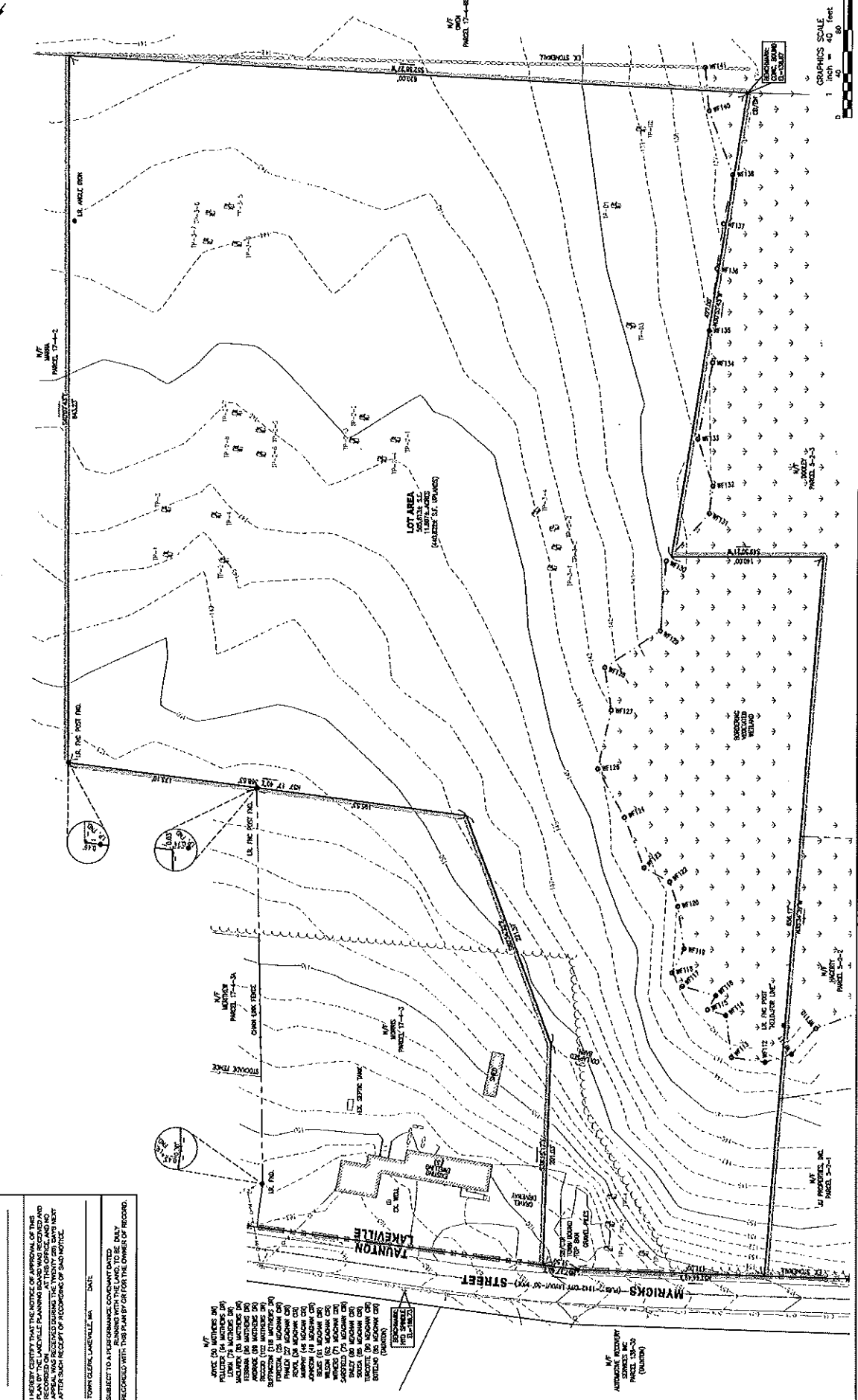
| | |
|--------------|----------------------|
| DATE | 2-13-23 |
| PROJECT NO. | 0992-01-01 |
| PROJECT NAME | STONE EVATERS |
| OWNER | JJI PROPERTIES, INC. |
| SCALE | 1"=40' |
| SHEET NO. | 1 |
| TOTAL SHEETS | 1 |

DEFINITE SUBDIVISION
EXISTING CONDITIONS PLAN
LAKEVILLE, MASSACHUSETTS
LAKEVILLE, MASSACHUSETTS
LAKEVILLE, MASSACHUSETTS

SURVEY COMPANY OF RECORD:

ZLS
ZENITH LAND SURVEYORS, LLC
1162 WOODDALE AVENUE
NEW BEDFORD, MA 02746
(508) 924-9100

| DESCRIPTION | AREA (SQ. FT.) | PERCENTAGE |
|--------------|-----------------|---------------|
| WOODS | 1,000.00 | 10.00% |
| WATER | 500.00 | 5.00% |
| ROADS | 200.00 | 2.00% |
| OTHER | 1,300.00 | 13.00% |
| TOTAL | 2,000.00 | 20.00% |



LAKEVILLE PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____
ENDORSED: _____

MASSACHUSETTS PLANNING BOARD NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND APPEAL WAS RECEIVED DURING THE THIRTY (30) DAY PERIOD AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ MAY _____ 2023, RECORDED WITH THIS PLAN BY THE OWNER OF RECORD.

- 1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

APPROVED FOR THE SUBDIVISION CONTROL LAW
DATE: 2-13-23
PROJECT NO.: 0992-01-01

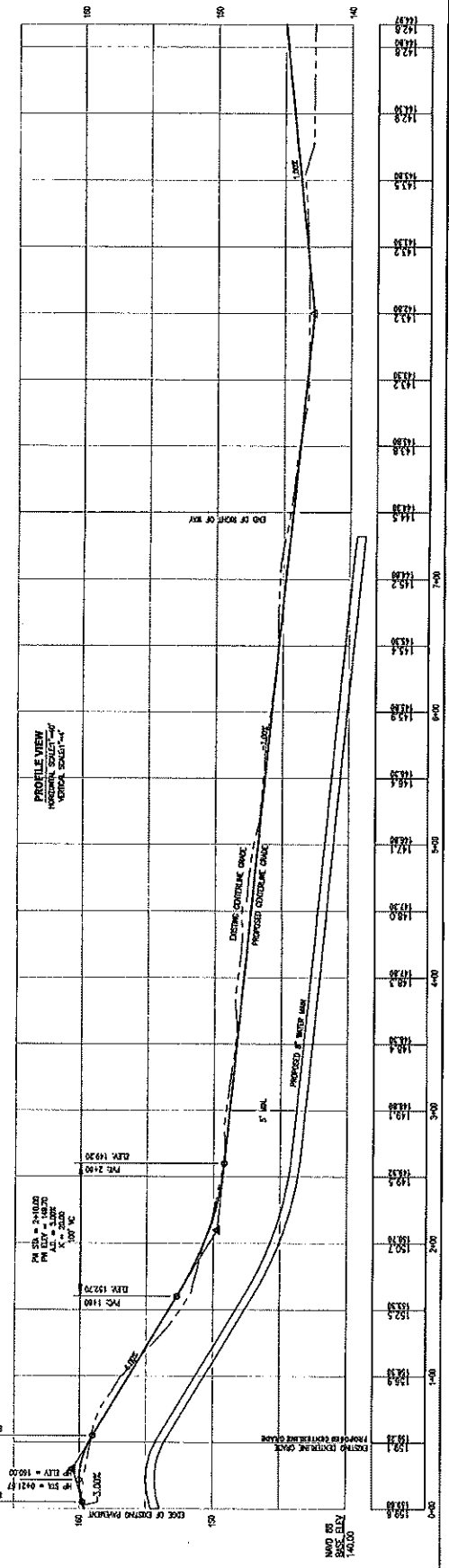
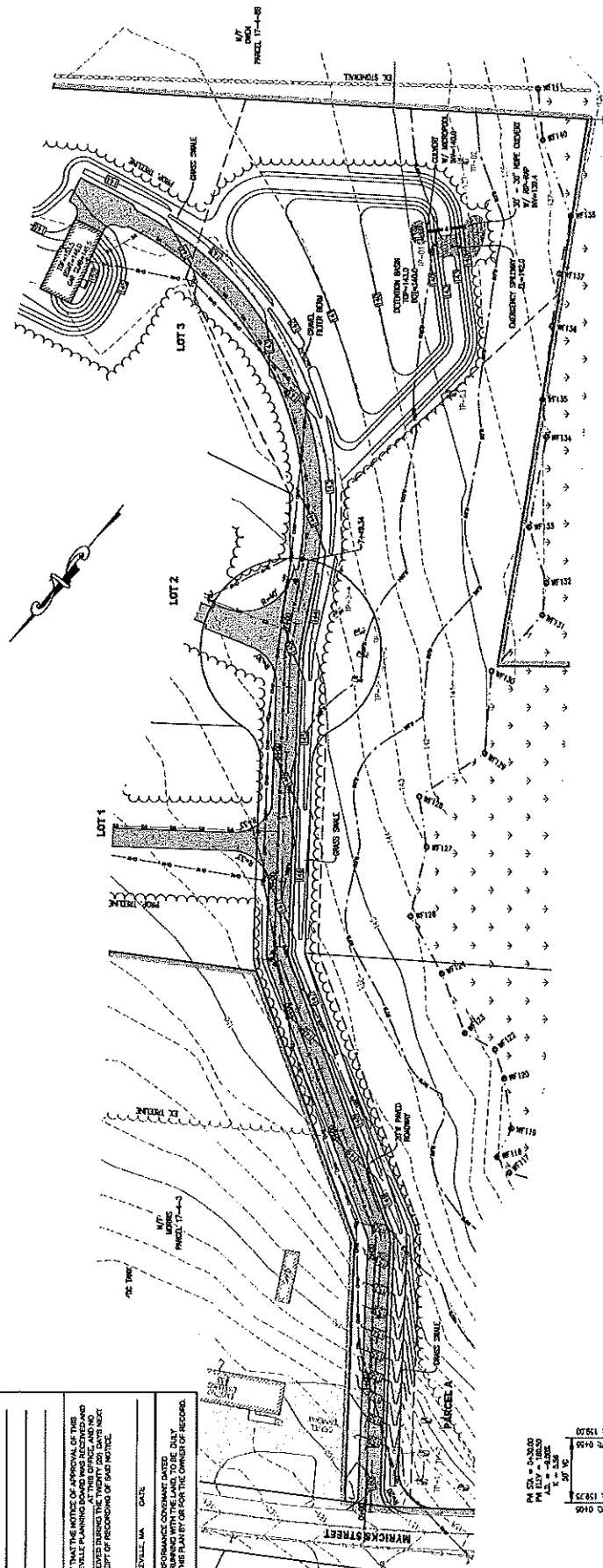
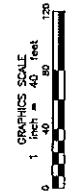
GRAPHIC SCALE
1" = 40'
0 20 40 60 80 100 120 140 160 180 200



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

| REV. | DATE | DESCRIPTION |
|------|---------|-----------------------------|
| 1 | 6-26-23 | REV FOR A PRE COND COMMENTS |
| 2 | | |
| 3 | | |
| 4 | | |

| | |
|----------------|-----------------------------------------------|
| DATE | 2-15-23 |
| PROJECT NUMBER | 0992-01-01 |
| PROJECT NAME | STOWE ESTATES |
| CLIENT NAME | JJJ PROPERTIES, INC. |
| CLIENT ADDRESS | 6 SAND TRAIL LANE LAKEVILLE, MASSACHUSETTS |
| PROJECT SITE | |
| PROJECT SHEET | |
| APPROVED BY | SHEET D |
| SCALE | 1"=40' |



LAKEVILLE PLANNING BOARD
 APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____
 ENDORSED: _____

I HEREBY CERTIFY THAT THE NOTICE OF APPEAL AS TO THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND APPROVED BY THE TOWN CLERK AND THE TOWN ENGINEER AND THAT THE APPEAL WAS RECEIVED DURING THE TWENTY (20) DAY NOTICE PERIOD AFTER EACH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE: _____

SUBJECT TO A PERFORMANCE COMMITMENT DATED _____ ONLY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

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

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

213 County St. - Certificate of Compliance - SE192-729. Chairman Bouchard said the work at 213 County had been completed a while ago. Chairman Bouchard said it was a very small site and had been stabilized. He recommended approval.

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

Voted: to issue a Certificate of Compliance for Paul and Donna Wabrek, 213 County Street, DEP file number SE192-729.

Unanimous approval.

Documents: Amended Notice of Intent Package, sept

310 Kenneth Welch Drive - Notice of Intent - SE192-891 - (continued). Chairman Bouchard said at the request of the applicant the hearing would be continued until the next meeting.

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

Voted: to continue 310 Kenneth Welch Drive hearing for the Notice of Intent until May 9th at 7pm.

Unanimous approval.

Residences at LeBaron Hills - Notice of Intent - SE192-885 (continued). Jason Youngquist from Outback Engineering was present to go over the site walk and a few plan revisions. Member Yeatts asked if the revised plans had been brought in to the office. Mr. Youngquist said the revisions hadn't been made yet because he wanted to talk to the Commission first. There was a brief discussion. Mr. Youngquist said he would be back at the next meeting with any revisions.

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

Voted: to continue the discussion about the Residences at LeBaron Hills until May 9th at 7pm.

Unanimous approval.

9 Harding Street - Order of Conditions Extension - SE192-818. Jamie Bissonnette from Zenith Consulting Engineers was present for discussion. He said the applicant has requested a 3-year extension on the existing Order of Conditions. They have done some work on the billboard and they did just finish having the turtle fencing inspected as required on an annual basis. The report has been submitted to Natural Heritage by the biologist. They would like an extension so they can continue to construct part of the site under the existing Order of Conditions. The billboard has been designed and permitted, but there have been some delays with endangered species. With the Covid tolling period,

the Order of Conditions would be up in July. Member Yeatts asked if the extension would be from when the Commission approved it for 3-years, or from when it would have ended for 3-years. Member Faherty said it would be at the end of the extension of the Covid tolling. Mr. Bissonnette said he could send a copy of the calculator that he was given by the state. He wasn't sure of the exact date, but it would be some time in July 2026.

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

Voted: to extend the Order of Conditions for 9 Harding Street, SE192-818, for a 3-year period to July of 2026 with the exact date being forwarded to the Agent.

Discussion: Member Faherty asked if the project would take the full 3-years. Mr. Bissonnette said it might. Chairman Bouchard asked roughly what percentage of the project was done. Mr. Bissonnette replied that about 2% was complete. A little bit of clearing and the erosion control is up. He also thought in about a year or two he could be back for a project change. Member Faherty asked about the erosion control. Mr. Bissonnette said it was just inspected by the biologist for the turtles.

Unanimous approval.

Mr. Bissonnette asked about re-signing the signature page for the original Order of Conditions. Chairman Bouchard said he had the form and would pass it around for signatures. Mr. Bissonnette said the original Order of Conditions was never recorded so when he requested the extension, he included the fee for the replacement signature page. He will take it to the registry of deeds to be recorded. He also said he had a digital copy of the original signature page and would forward it to the Commission. Chairman Bouchard said he thought they could sign it tonight. Member Faherty said they could take the digital copy and get it certified and attested as true by the Town Clerk and record that one.

2 Bedford Street - Certificate of Compliance SE192-856. Chairman Bouchard said the engineers were requesting a Certificate of Compliance for no work. No work was ever done on the site. Member Yeatts said there has been a lot of stuff dumped on this site. So, who is responsible for that and how close is it to the wetland. Member Chamberlain said there were new buyers, which was why they were looking for a Certificate of Compliance. Member Yeatts questioned if they were enabling him to sell something that is now in violation if its been dumped in the buffer zone. Member LeBlanc said they would be issuing a Certificate of Compliance for no work. Member Yeatts said she didn't know if they had started to tear up the parking lot. There has been stuff done on that site. Member Yeatts asked if they could continue this and go and take a look at the site. Member Knox asked if the form had a box that just says the work was not completed. Member Chamberlain said the letter from Cape and Islands Engineering states the work never commenced, their ultimate plan never commenced. But there was digging and drilling and test pits done there. There was some work done there. Member LeBlanc agreed that maybe they should do a site visit before signing. There was continued discussion regarding the site. The Commission reviewed the existing Order of Conditions. There were standard conditions issued with two special conditions, to provide an illicit discharge statement prior to work, and that any changes made by the Planning Board would be subject to review by Conservation. Member Knox asked if Chairman Bouchard wanted to do a site visit and discuss with the Commission at the next meeting.

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

Voted: to continue the review for the request for a Certificate of Compliance on 2 Bedford St. SE192-856 so the Commission can make a site visit to determine site conditions, May 9th at 7pm.

Discussion: Member Chamberlain thought that Cape & Islands Engineering should be at the site visit. Member Yeatts said they shouldn't make them come all the way out here if there's nothing there.

Unanimous approval.

103 Staples Shore Rd. - Order of Conditions extension - SE192-845. Chairman Bouchard said he had been out to this site a couple of times. He spoke with Prime Engineering about what they're planning on doing. It's a small site and they're going to raze the existing house and rebuild. Member Yeatts said the Order of Conditions wasn't for razing the house, it was for repairing the sea wall. Chairman Bouchard said the information in the file was limited and he was waiting for a copy of the original Order of Conditions.

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

Voted: to continue the Order of Conditions extension for 103 Staples Shore Road, SE192-845 until the May 9th meeting at 7pm.

Unanimous approval.

Ratify vote to send letter to Select Board regarding parking at 310 Kenneth Welch Drive - The Commission reviewed the letter to be sent to the Select Board. Member Knox said he had a conversation with a member of the Select Board and they are willing to work with all the boards and commissions. He suggested adding to the letter that destabilization from the parking is a violation to the Wetlands Protection Act. Member LeBlanc asked if the Commission should request a response. There was some discussion.

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

Voted: to accept the letter as amended and send it to the Select Board.

Unanimous approval.

Cowboy Shack - Chairman Bouchard said he had spoken to the Building Inspector, Nate Darling, and he will speak to Paul Nee the Facilities Manager about what can be done for financing. Chairman Bouchard said he would follow up as soon as possible.

Meeting Minutes - February 28, 2023.

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

Voted to accept the minutes of the Lakeville Conservation Commission for February 28, 2023 as written.

Unanimous approval.

Old Business - Member Faherty provided some information on what wetland fees can be used for. The Department of Revenue guidance from 1998 says expenditures directly related to the administration and enforcement of the Wetland Protection Act may be paid from the revolving fund. There was a brief discussion.

Adjournment - (7:52pm)

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

Voted: to adjourn.

Unanimous approval.