

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>August 22, 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>

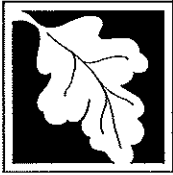
Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. Vote taken on 8/8/23 on item #5 - discussion and possible vote to rescind or ratify.
2. 310 Kenneth Welch Drive - Notice of Intent - SE192-891 - continued from 8/8/23.
3. 13 Main St. - Notice of Intent - SE192-900. Construction of an infiltration basin within 100' of a bordering vegetated wetland. Zenith Consulting Engineers.
4. 113 Staples Shore Rd. - Notice of Intent - SE192-901. Raze an existing 3-bedroom dwelling and construct a new FEMA compliant 3-bedroom dwelling. Zenith Consulting Engineers.
5. Charles River Wheelers - Request to use Tamarack Park as a water stop for their Cranberry Harvest bike ride on 10/15/23 from 8:45am to 12:30pm.
6. Meeting Minutes - Review and approve meeting minutes 5/23/23.
7. Conservation By-law - discussion and possible vote.
8. Open Space Residential Development - discussion and possible vote.

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Conservation Commission arise after the posting of this agenda, they may be addressed at this meeting.



WPA Form 3 – Notice of Intent

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

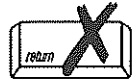
MassDEP File Number

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):

13 Main Street	Lakeville	02347
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	41d 52' 39" N	70d 55' 29" W
	d. Latitude	e. Longitude
060/007	001A	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

a. First Name		b. Last Name	
Main Street Real Estate Holdings, LLC			
c. Organization			
530B Harkle Road, Suite 100			
d. Street Address			
Santa FE	NM	87501	
e. City/Town	f. State	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):

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

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

\$110.00 & \$100.00	\$42.50	\$67.50 & \$100.00
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

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A. General Information (continued)

6. General Project Description:

Construction of an infiltration basin within 100' of a bordering vegetated wetland

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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

56090

c. Book

b. Certificate # (if registered land)

178

d. Page Number

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

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

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



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

Provided by MassDEP:

MassDEP File Number _____

Document Transaction Number _____

Lakeville

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Lakeville _____

City/Town _____

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 _____

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

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

_____ a. square feet of BVW

_____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings



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MassDEP File Number _____

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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

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

MassDEP File Number

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Lakeville

City/Town

D. Additional Information (cont'd)

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

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

Site Plan 13 Main Street Lakeville, Massachusetts (Sheets 1 -8)

a. Plan Title

Zenith Consulting Engineers, LLC.

Nyles Zager, P.E.

b. Prepared By

c. Signed and Stamped by

7-25-23

varies

d. Final Revision Date

e. Scale

Stormwater Management Report

6-8-2023

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:

5277

2. Municipal Check Number

7-27-23

3. Check date

5278

4. State Check Number

7-27-23

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

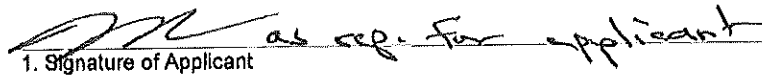
Lakeville

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.

 as rep. for applicant

1. Signature of Applicant

7-27-23

2. Date

3. Signature of Property Owner (if different)

4. Date

 Signature of Representative (if any)

7-27-23

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:

13 Main Street	Lakeville
a. Street Address	b. City/Town
5278	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name		b. Last Name	
Main Street Real Estate Holdings, LLC			
c. Organization			
530B Harkle Road, Suite 100			
d. Mailing Address			
Santa Fe	NM	87501	
e. City/Town	f. State	g. Zip Code	
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

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

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1b (site work w/o house)	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$110.00</u>
State share of filing Fee:	<u>\$42.50</u>
City/Town share of filling Fee:	<u>\$67.50 & 100.00</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.

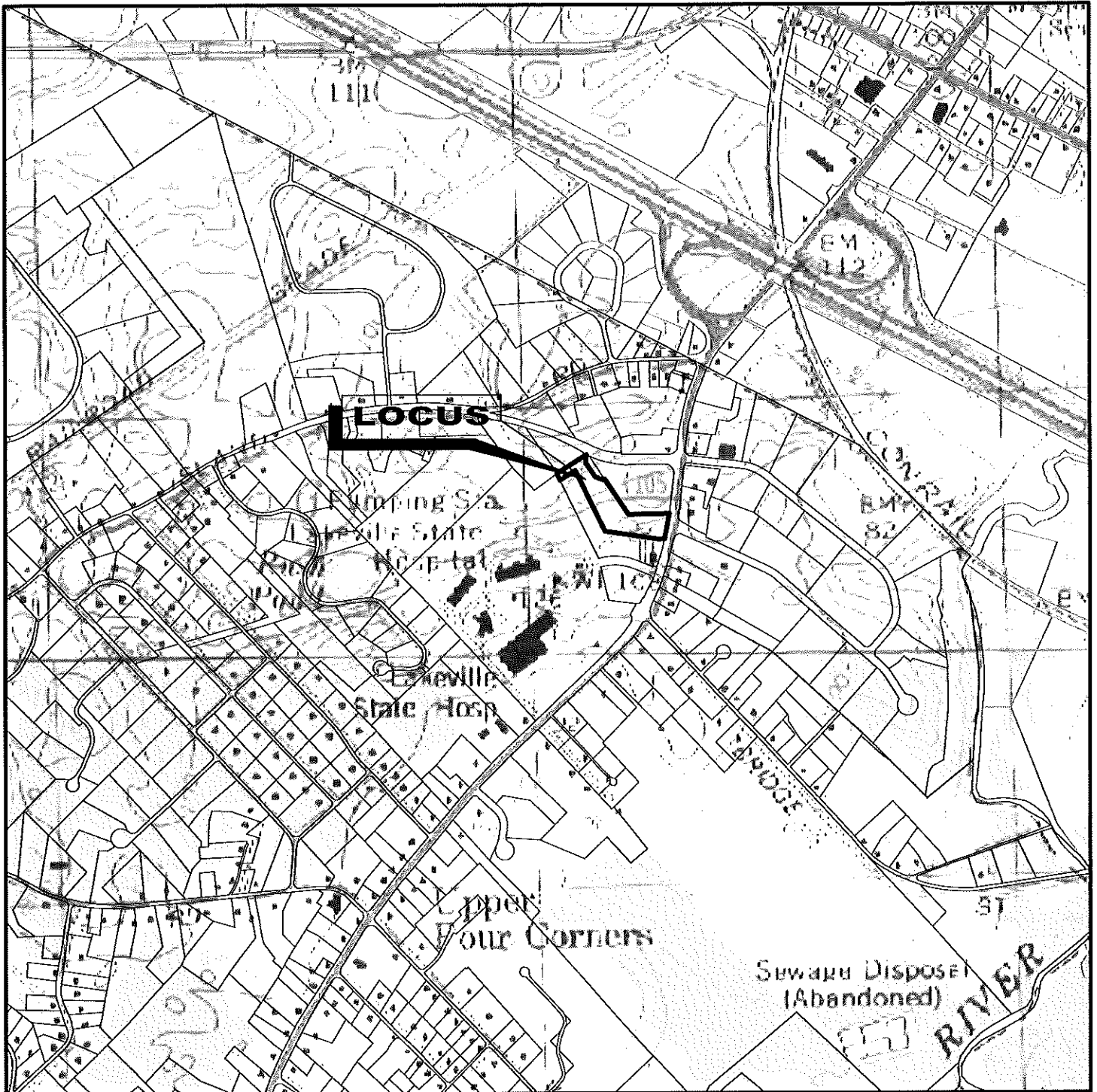
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Locus: 13 Main Street in Lakeville, MA
Assessors Map 060 Block 007 Lot 001A

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:

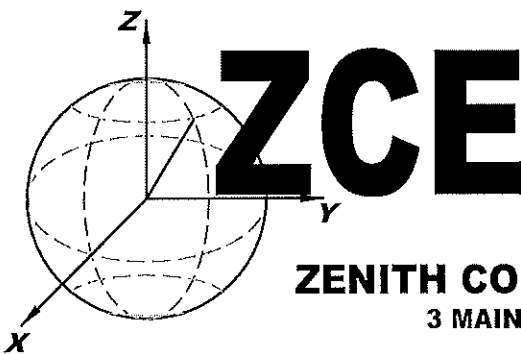
USGS MAP

PROJECT SITE:

**13 MAIN STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NM 87505**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Abutters List with Assessors Map



100 feet Abutters List Report

Lakeville, MA

July 06, 2023

Subject Property:

Parcel Number: 060-007-001A
CAMA Number: 060-007-001A
Property Address: 13 MAIN ST

Mailing Address: MAIN STREET REAL ESTATE HOLDINGS
LLC
530-B HARKLE RD SUITE 100
SANTE FE, NM 87505

*Also includes abutters 100 feet from
Parcel A on attached plan, which has been combined with 13 Main St.*

Abutters:

Parcel Number: 060-007-001
CAMA Number: 060-007-001
Property Address: 43 MAIN ST

Mailing Address: LAKEVILLE OWNER LLC DELAWARE
LIMITED LIABILITY CO
3953 MAPLE AV SUITE 300 WOODLAWN
HALL OLD PARKLAND
DALLAS, TX 75219

Parcel Number: 060-007-001B
CAMA Number: 060-007-001B
Property Address: 15 MAIN ST

Mailing Address: COMMUNITY SQUARE STORAGE LLC
556 CENTER ST SUITE D
MIDDLEBORO, MA 02346

Parcel Number: 060-007-001E
CAMA Number: 060-007-001E
Property Address: 20 RHODE ISLAND RD

Mailing Address: LAKEVILLE TOWN OF
346 BEDFORD ST
LAKEVILLE, MA 02347

Parcel Number: 060-007-001L
CAMA Number: 060-007-001L
Property Address: REAR MAIN ST

Mailing Address: LAKEVILLE OWNER LLC DELAWARE
LIMITED LIABILITY CO
3953 MAPLE AV SUITE 300 WOODLAWN
HALL OLD PARKLAND
DALLAS, TX 75219

Parcel Number: 062-003-008
CAMA Number: 062-003-008
Property Address: 12 MAIN ST

Mailing Address: BROWN WILLIAM SCOTT TRUSTEE
STS1 REALTY TRUST
1 TREMONT ST
KINGSTON, MA 02364

Parcel Number: 062-003-010H
CAMA Number: 062-003-010H
Property Address: 10 RIVERSIDE DR

Mailing Address: CANPRO INVESTMENTS LTD
10 RIVERSIDE DR SUITE 101
LAKEVILLE, MA 02347

Parcel Number: 062-003-011
CAMA Number: 062-003-011
Property Address: 20 MAIN ST

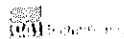
Mailing Address: THOMAS KIMBERLEY A
2 HITCHING POST RD
LAKEVILLE, MA 02347

Parcel Number: 062-004-001
CAMA Number: 062-004-001
Property Address: 7 MAIN ST

Mailing Address: SEVEN MAIN LLC
695 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865

Parcel Number: 062-004-002A
CAMA Number: 062-004-002A
Property Address: 11 MAIN ST

Mailing Address: STATION STREET DEVELOPMENT LLC
C/O CVS #5407-01/OCC EXP DEPT
1 CVS DRIVE
WOONSOCKET, RI 02895



www.cai-tech.com

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



100 feet Abutters List Report

Lakeville, MA

July 06, 2023

Parcel Number: 062-004-002C
CAMA Number: 062-004-002C
Property Address: 1 RHODE ISLAND RD EXTENSION

Mailing Address: RADKE REALTY LLC
48C SHORE DR
MATTAPOISETT, MA 02739

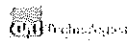
CERTIFIED

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.

060-007-001A
Map, Block, Lot of Applicant

German Lopez
Board of Assessors

7.6.23
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.

7/6/2023

Page 2 of 2



MIDDLEBOROUGH

Crest Dr

Rhode Island Rd

Riverside Dr

Main St

Patrick Thomas Ct

BRIDGE ST

105

105

105

105

105



UTILITY LEGEND	
[Symbol]	12" WATER
[Symbol]	6" WATER
[Symbol]	4" WATER
[Symbol]	3" WATER
[Symbol]	2" WATER
[Symbol]	1.5" WATER
[Symbol]	1" WATER
[Symbol]	0.75" WATER
[Symbol]	0.5" WATER
[Symbol]	0.375" WATER
[Symbol]	0.25" WATER
[Symbol]	0.1875" WATER
[Symbol]	0.125" WATER
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Notification to Abutters

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

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

- A. The name of the applicant is **Main Street Real Estate Holdings, LLC**
- 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 **13 Main Street Lakeville, Massachusetts (Assessors Map 060, Block 007, Lot 1A).**
- 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 Nemasket Week.

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

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

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

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

Massachusetts Natural Heritage Atlas



SHEET NAME:

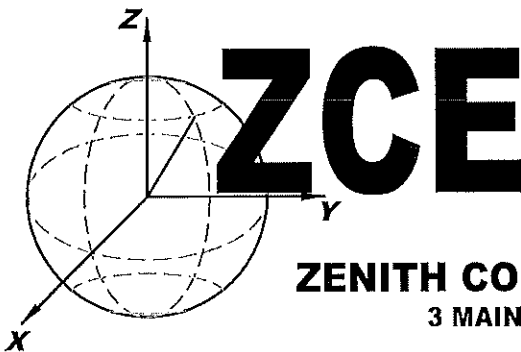
NHESP MAP

PROJECT SITE:

**13 MAIN STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NM 87505**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

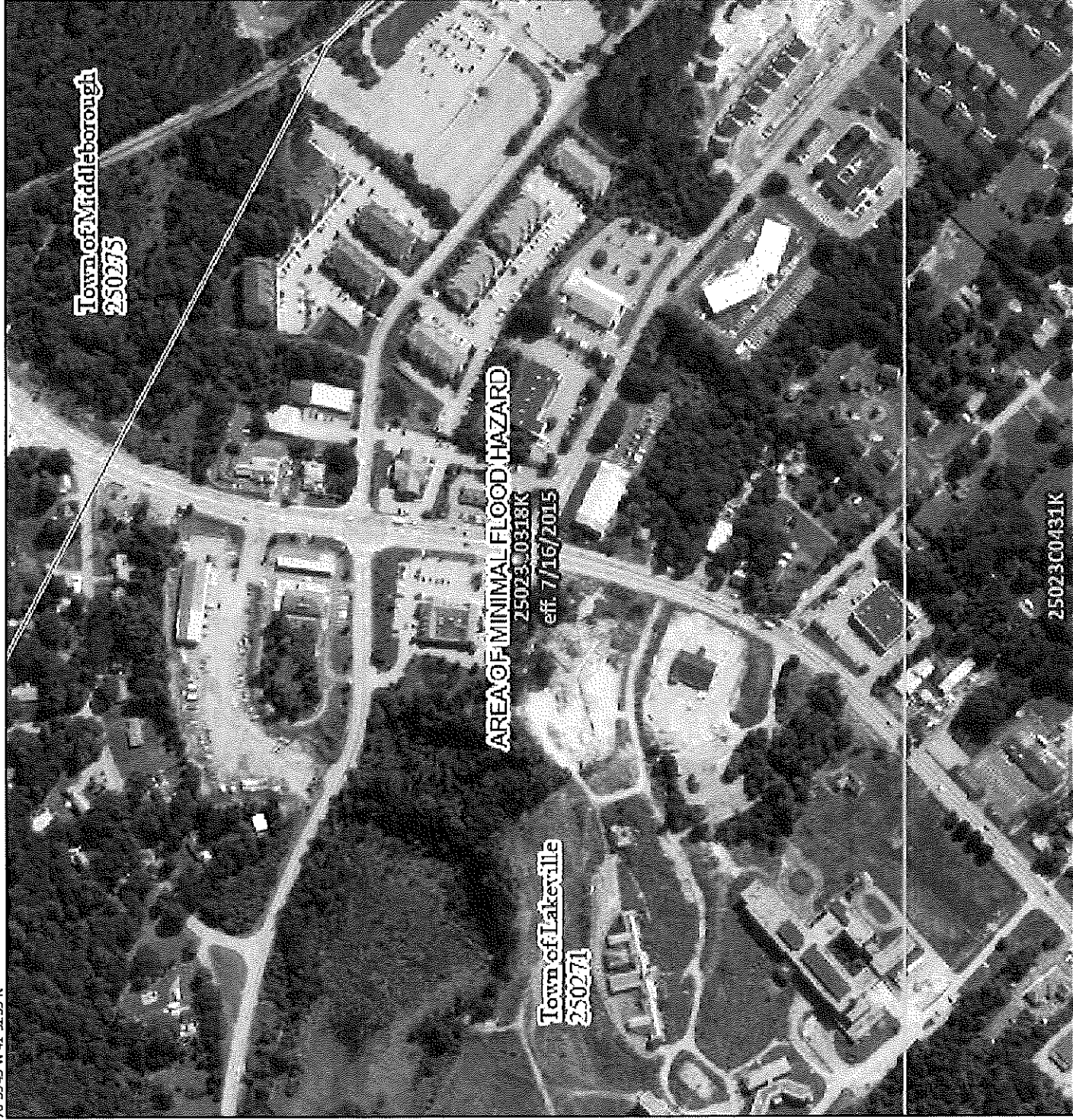
PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette



70°55'45"W 41°52'53"N



Legend

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

SPECIAL FLOOD HAZARD AREAS
 Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AP
 With BFE or Depth Zone AE, AO, AH, VE, AP
 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 Zone D
 Future Conditions 1% Annual Chance Flood Hazard Zone X
 Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 Area with Flood Risk due to Levee Zone D

OTHER AREAS
 Area of Minimal Flood Hazard Zone X
 Effective LOMRS
 Area of Undetermined Flood Hazard Zone X

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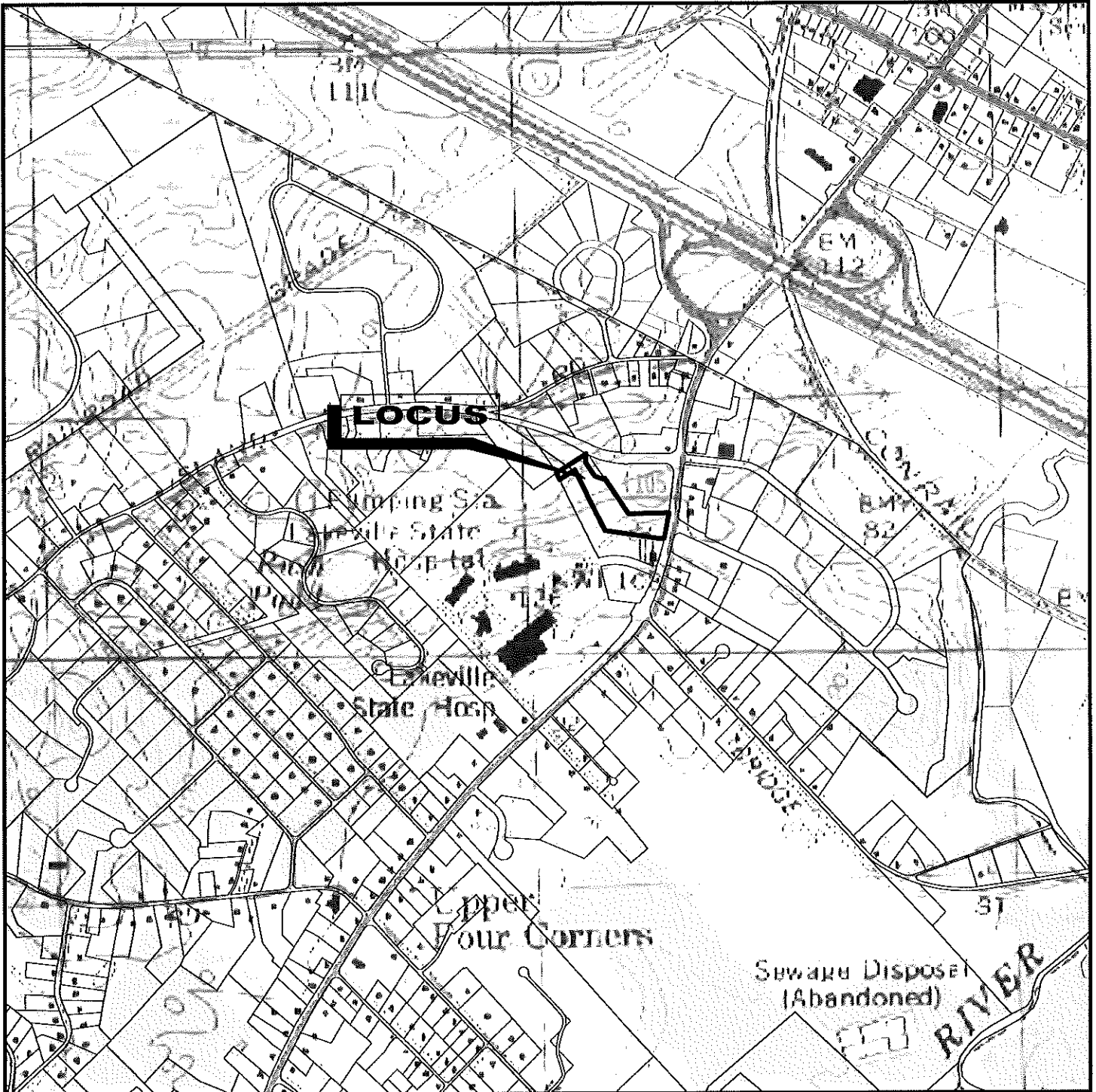
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 7/27/2023 at 11:48 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:

**13 MAIN STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NM 87505**

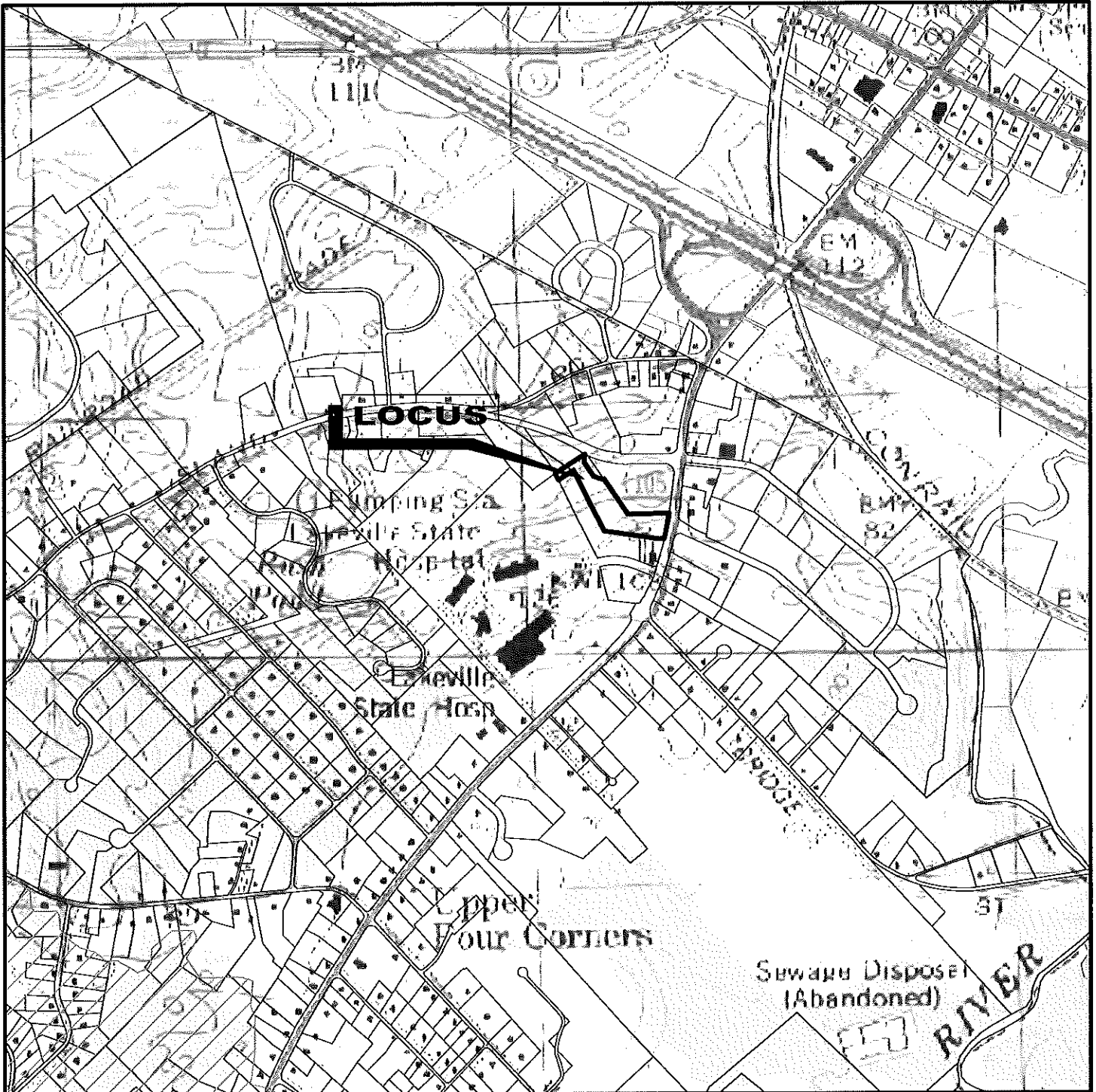


ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Outstanding Resource Water Map



SHEET NAME:

ORW MAP

PROJECT SITE:

**13 MAIN STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NM 87505**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

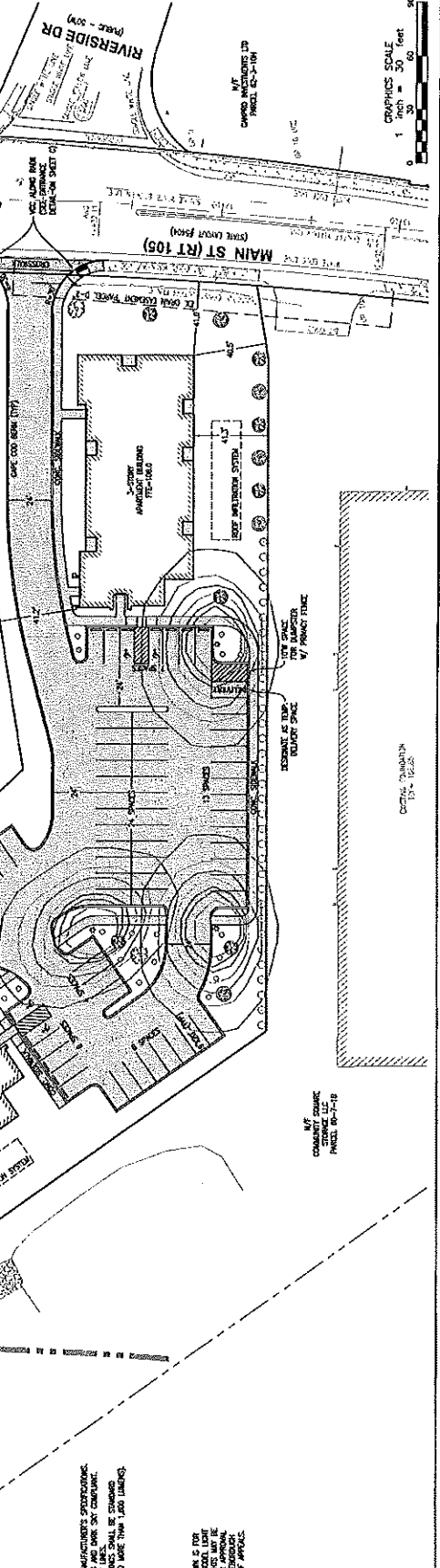
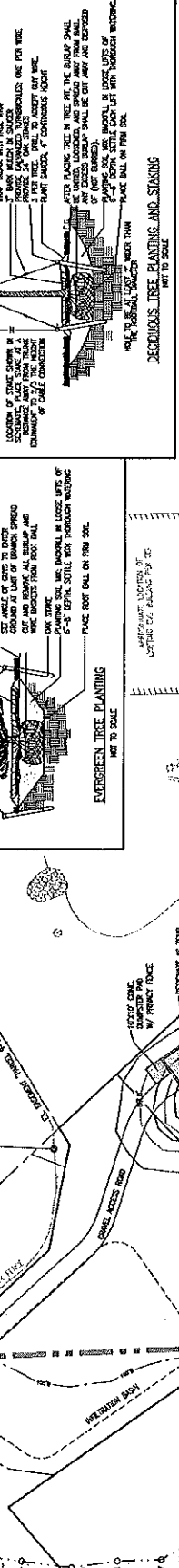
PLANTING NOTE
 ALL PLANTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 1. ALL PLANTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. NO LIGHT SHALL CAST ON ADJACENT DRIVEWAYS.
 3. EXISTING LIGHTING IN ADJACENT BALCONIES SHALL BE MAINTAINED.
 4. EXISTING LIGHTING SHALL BE MAINTAINED.
 5. EXISTING LIGHTING SHALL BE MAINTAINED.

PLANTING LEGEND

SYMBOL	COMMON NAME	SIZE
○	HYDRANGEA	4" HEIGHT (MIN)
○	WINTER AZALEA	2" HEIGHT (MIN)
○	HYDRANGEA	4" HEIGHT (MIN)
○	RED MAPLE	6" HEIGHT (MIN)
○	BLACK WALNUT	2-3" CALIPER (MIN)
○	EVERGREEN	6" HEIGHT (MIN)
○	EVERGREEN	2-3" CALIPER (MIN)
○	EVERGREEN	6" HEIGHT (MIN)
○	EVERGREEN	2-3" CALIPER (MIN)

* EXCLUDING CHERRY BING VARIETY

PLANTING BOARD
 APPROVED: _____
 ENDORSED: _____
 NOTES: THESE PLANTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 1. ALL PLANTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. NO LIGHT SHALL CAST ON ADJACENT DRIVEWAYS.
 3. EXISTING LIGHTING IN ADJACENT BALCONIES SHALL BE MAINTAINED.
 4. EXISTING LIGHTING SHALL BE MAINTAINED.
 5. EXISTING LIGHTING SHALL BE MAINTAINED.

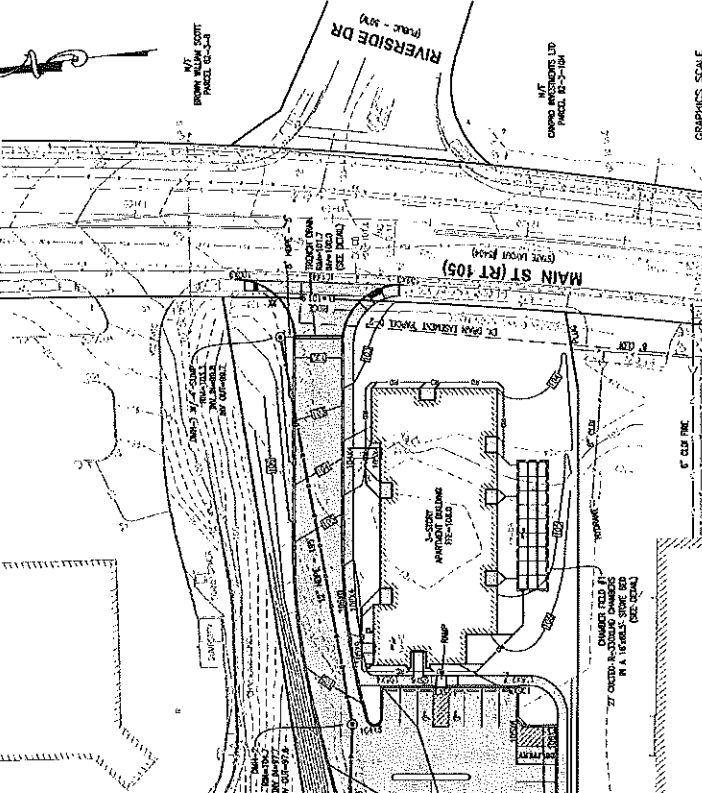
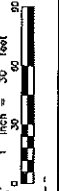
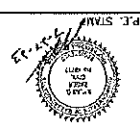


PROJECT: 13 MAIN STREET
 CLIENT: MAIN STREET REAL ESTATE HOLDINGS, LLC
 8308 HARKLE ROAD SUITE 100
 SAUTE REE, NEW MEXICO

DATE: 6-2-23
 DRAWN BY: RVT/RS
 CHECKED BY: RVT/RS
 PROJECT NUMBER: 21-01-01
 DRAWING SCALE: 1" = 30'

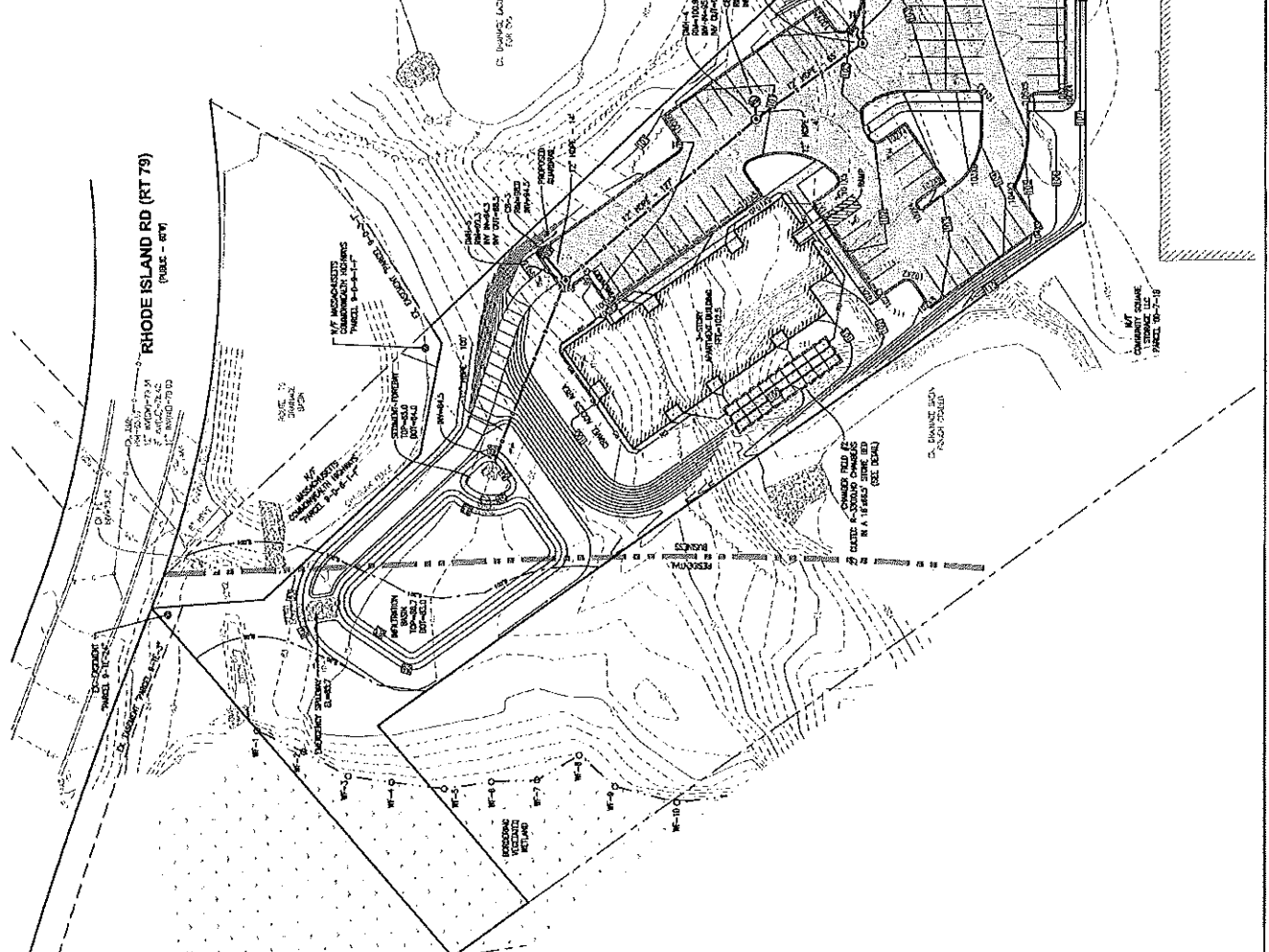
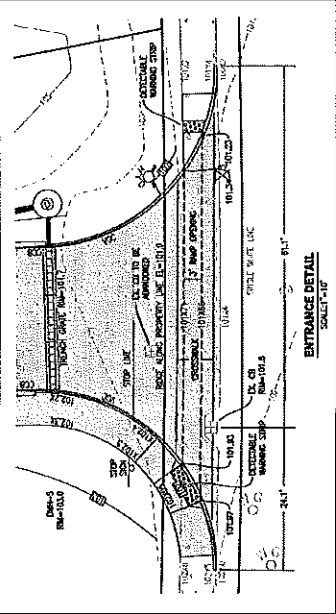
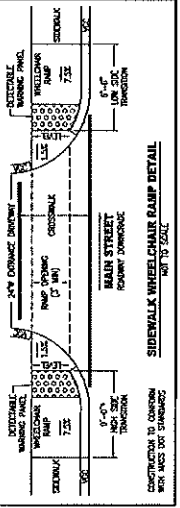
REV.	DATE	DESCRIPTION	BY
1	6/21/23	RESPONSE TO REVIEW COMMENTS	RVT/RS
2	7/25/23	RESPONSE TO REVIEW COMMENTS	RVT/RS

ZCE
 ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02447
 PHONE: (508) 947-4208
 P.L.C. STATE



LAKEVILLE PLANNING BOARD

APPROVED:	
PROCESSED:	





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

REV	DATE	DESCRIPTION
1	8-23-23	ISSUE FOR PERMITS
2	7/25/23	RESPONSE TO REVIEW COMMENTS
3	7/25/23	RESPONSE TO REVIEW COMMENTS

EROSION CONTROL PLAN
PROJECT SITE:
13 MAIN STREET
LAKEVILLE, MASSACHUSETTS
CLIENT: MAIN STREET REAL ESTATE HOLDINGS, LLC
8908 LAKEVILLE ROAD SUITE 100
LAKEVILLE, MASSACHUSETTS
DATE: 8-23-23
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: [Number]

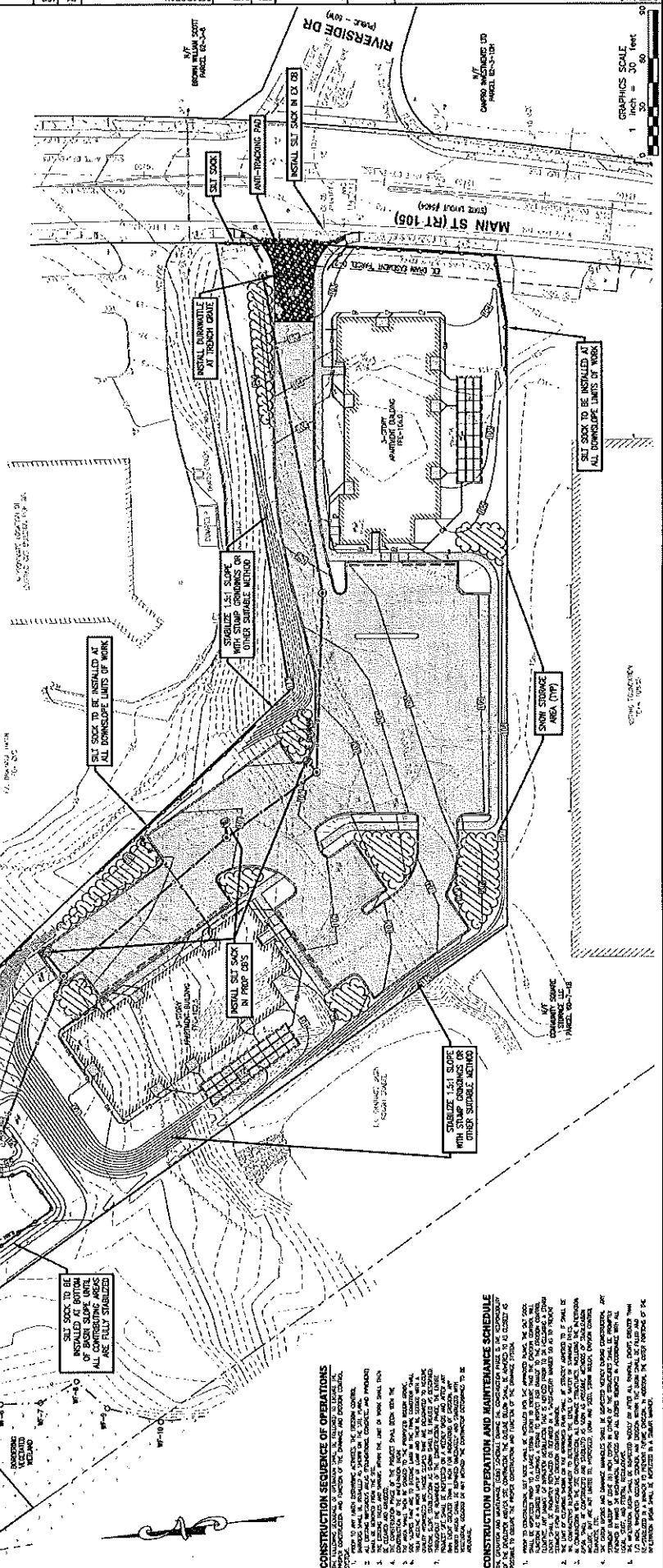
LAKEVILLE PLANNING BOARD
APPROVED: _____
DATE: _____

SEE EROSION CONTROL DETAILS ON SHEET 02

SLOPE STABILIZATION NOTE
SLOPE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PERMITS AND REGULATIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS.

EROSION & SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL PLAN THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE PLAN SHALL BE REVISED AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION SCHEDULE, METHODS, OR MATERIALS.
- THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL PLAN THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE PLAN SHALL BE REVISED AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION SCHEDULE, METHODS, OR MATERIALS.
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CONSTRUCTION SEQUENCE OF OPERATIONS

- PREPARE EROSION CONTROL PLAN AND SUBMIT FOR PERMIT REVIEW.
- INSTALL EROSION CONTROL MEASURES AT ALL CONSTRUCTION SITES.
- MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- REMOVE EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION.

CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

CONSTRUCTION SHALL BE COMPLETED BY [Date]. MAINTENANCE SHALL BE COMPLETED BY [Date].

RHODE ISLAND RD (RT 79)
(Phase - any)

SILT SOCK TO BE INSTALLED AT ALL DOWN-SLOPE LIMITS OF WORK

STABILIZE 1:1 SLOPE WITH STAMP OR OTHER SURFACE METHOD

INSTALL SILT SOCK AT TRUCK DRIVE

INSTALL SILT SOCK IN TRAP LOS

SNOW STORAGE AREA (TYPE)

SILT SOCK TO BE INSTALLED AT ALL DOWN-SLOPE LIMITS OF WORK

GRAPHICS SCALE
1 inch = 30 feet

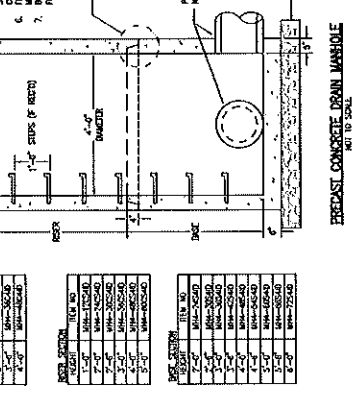
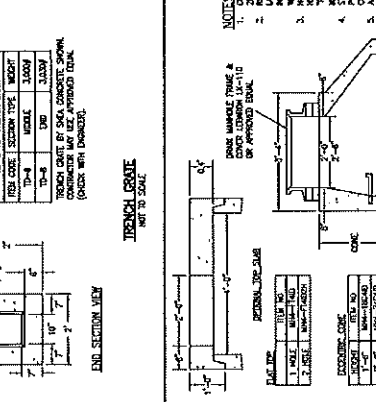
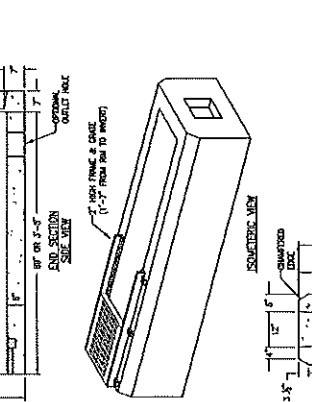
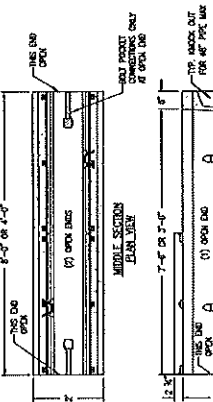
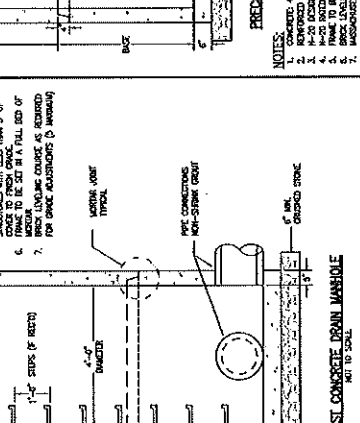
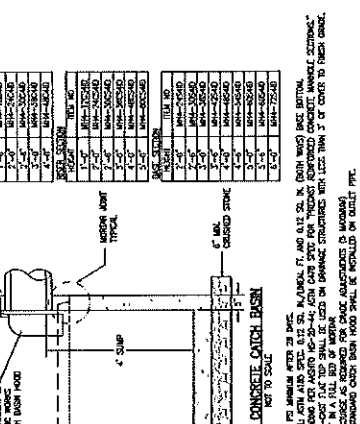
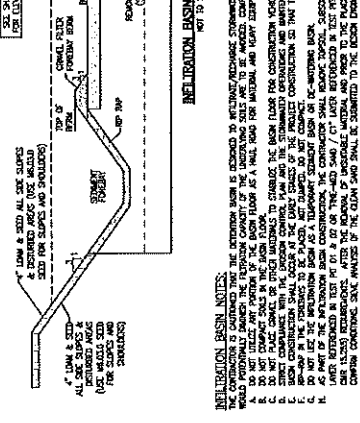
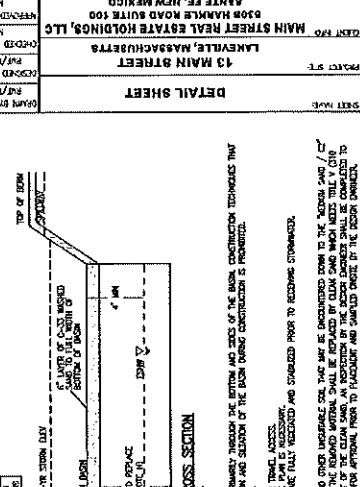
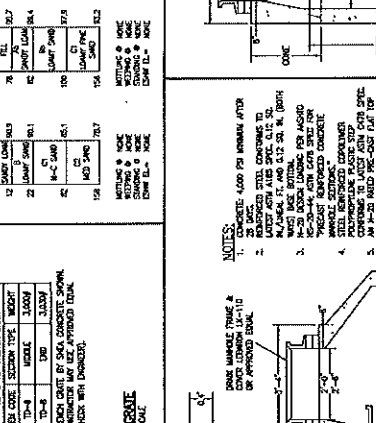
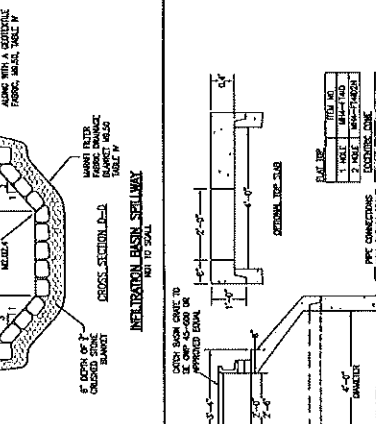
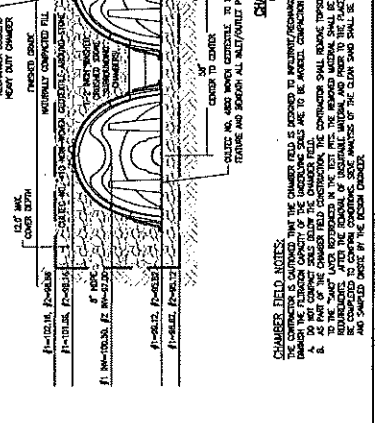
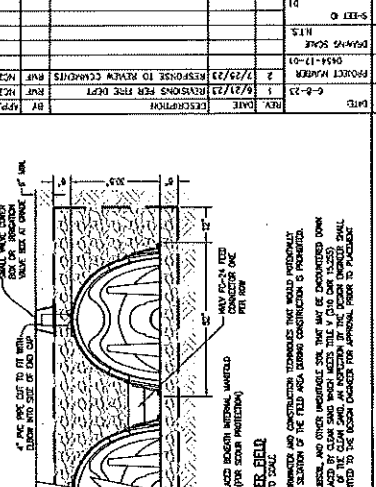
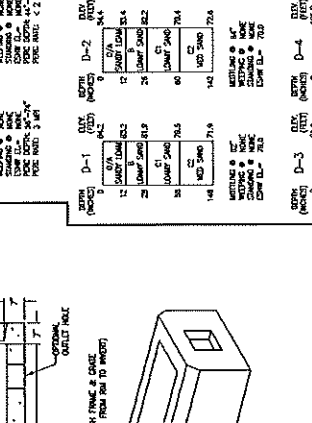
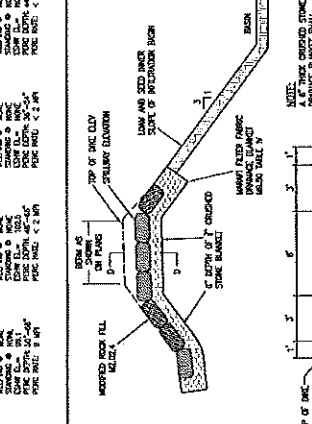
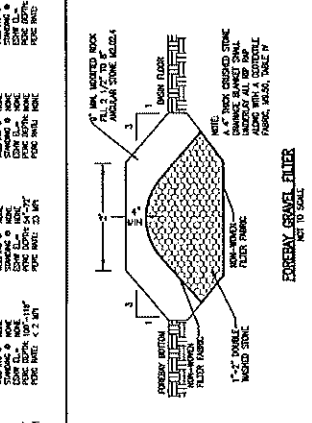
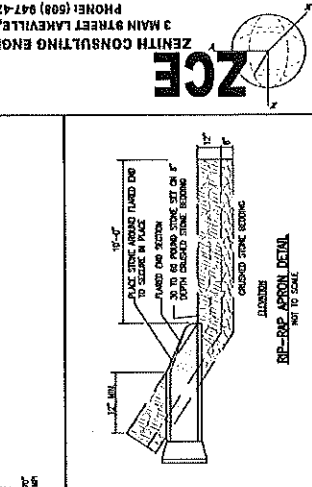


ZCE
 ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02447
 PHONE: (978) 947-4208

LAKEVILLE PLANNING BOARD

APPROVED: _____
 ENDORSED: _____

STATION	TP-1	TP-2	TP-3	TP-4	TP-5	TP-6	TP-7	TP-8	TP-9	TP-10	TP-11
DATE	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03
DESCRIPTION	1.0' CONC. CURB	2.0' CONC. CURB	3.0' CONC. CURB	4.0' CONC. CURB	5.0' CONC. CURB	6.0' CONC. CURB	7.0' CONC. CURB	8.0' CONC. CURB	9.0' CONC. CURB	10.0' CONC. CURB	11.0' CONC. CURB
DATE	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03	10/1/03
DESCRIPTION	1.0' CONC. CURB	2.0' CONC. CURB	3.0' CONC. CURB	4.0' CONC. CURB	5.0' CONC. CURB	6.0' CONC. CURB	7.0' CONC. CURB	8.0' CONC. CURB	9.0' CONC. CURB	10.0' CONC. CURB	11.0' CONC. CURB



SOIL LOSS
 TABLE 10-2
 PERFORMED BY: [Name]
 WITNESSED BY: [Name]

CHAMBER FIELD NOTES
 1. THE CHAMBER FIELD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 2. THE CHAMBER FIELD SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.
 3. THE CHAMBER FIELD SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.
 4. THE CHAMBER FIELD SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.

REINFORCING BASKET NOTES
 1. THE REINFORCING BASKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 2. THE REINFORCING BASKET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.
 3. THE REINFORCING BASKET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.
 4. THE REINFORCING BASKET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.

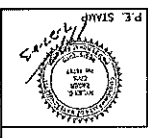
REINFORCING BASKET NOTES
 1. THE REINFORCING BASKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 2. THE REINFORCING BASKET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.
 3. THE REINFORCING BASKET SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF 12" DIA. REINFORCING BARS.
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LAKEVILLE PLANNING BOARD

ZCE

CHAMBER FIELD

REINFORCING BASKET

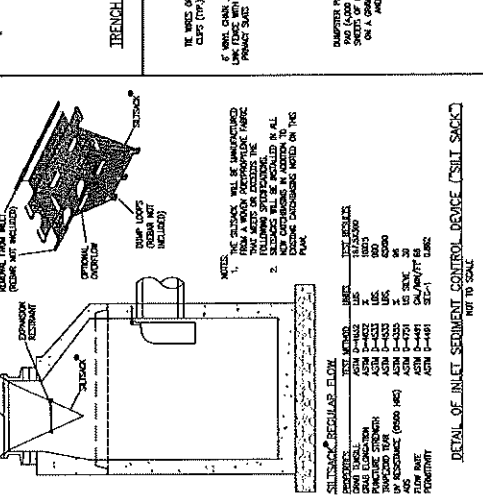
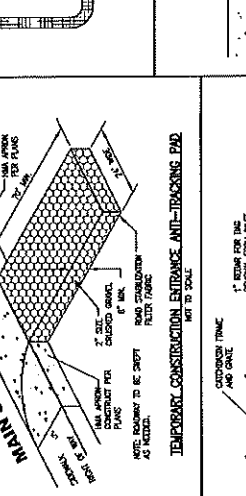
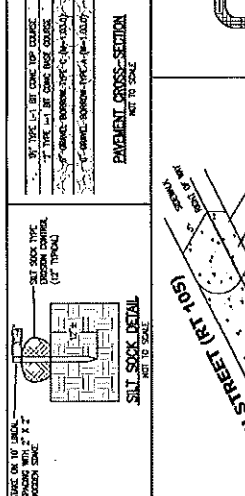
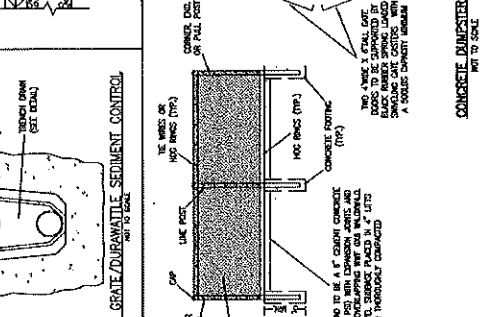
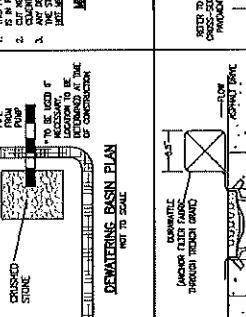
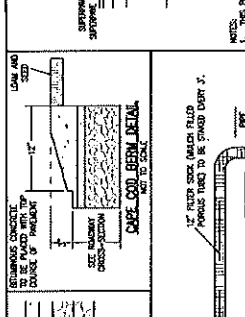
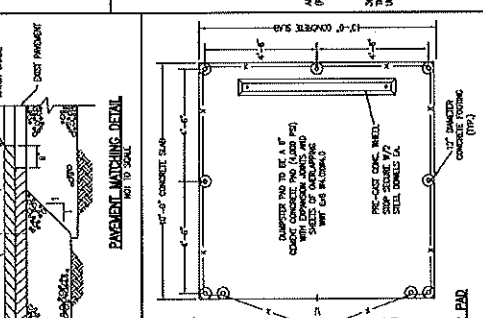
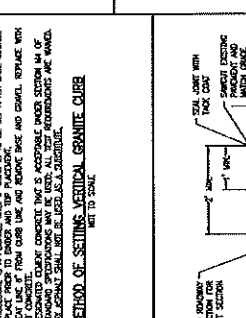
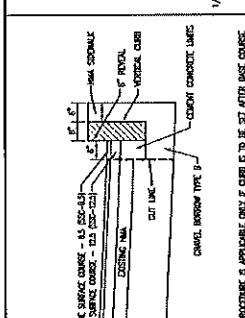
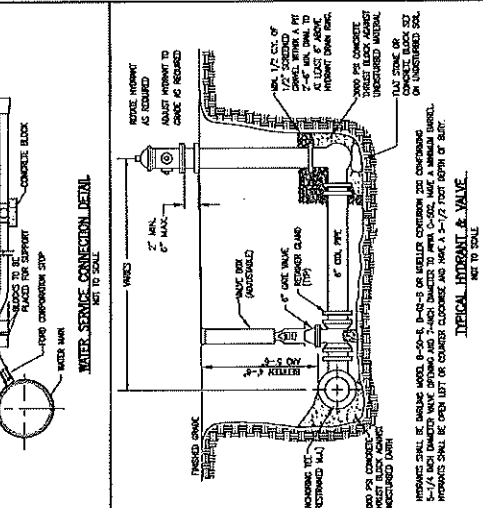
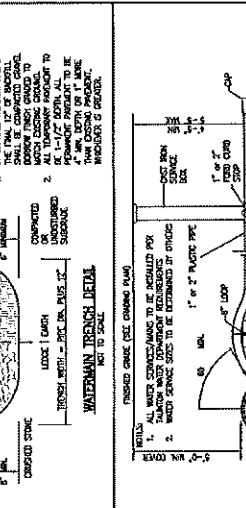
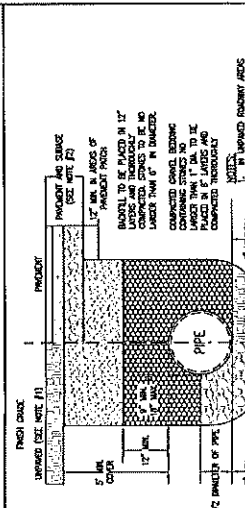
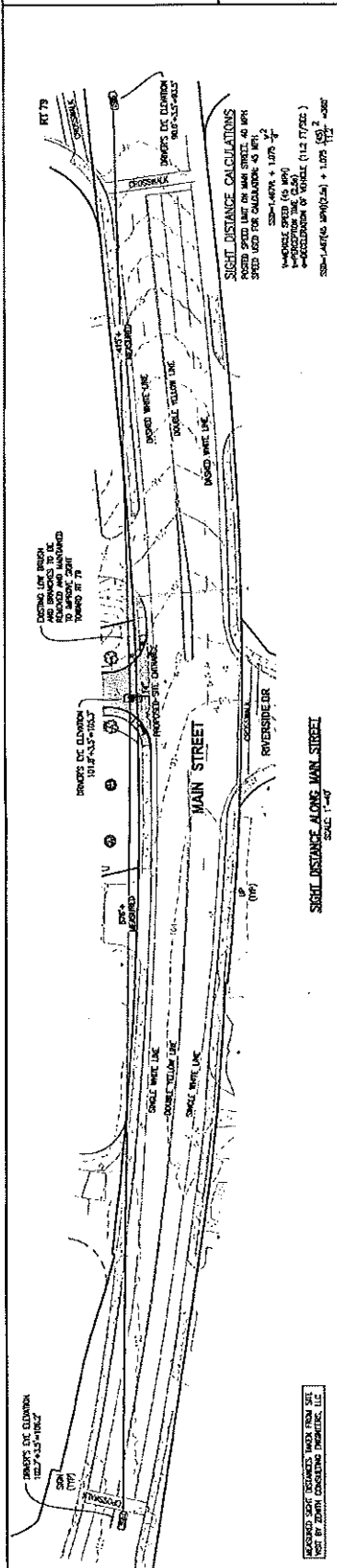


3 MAIN STREET
LAKEVILLE, MA 02347
PHONE: (508) 847-4208

NO.	DATE	DESCRIPTION
1	6-8-21	ISSUES PER FREE MEET
2	7/13/21	RESPONSE TO OWNER COMMENTS
3	7/13/21	RESPONSE TO OWNER COMMENTS
4	7/13/21	RESPONSE TO OWNER COMMENTS
5	7/13/21	RESPONSE TO OWNER COMMENTS
6	7/13/21	RESPONSE TO OWNER COMMENTS
7	7/13/21	RESPONSE TO OWNER COMMENTS
8	7/13/21	RESPONSE TO OWNER COMMENTS
9	7/13/21	RESPONSE TO OWNER COMMENTS
10	7/13/21	RESPONSE TO OWNER COMMENTS

APPROVED: _____
ENGINEERED: _____

LAKEVILLE PLANNING BOARD





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>113 Staples Shore Road</u>	<u>Lakeville</u>	<u>02347</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41d51'10" N</u>	<u>70d55'24" W</u>
	d. Latitude	e. Longitude
<u>064 / 003</u>	<u>021 and 006-991</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Jeffrey</u>	<u>Bell, Trustee</u>	
a. First Name	b. Last Name	
<u>Jeffrey C. Bell Living Trust</u>		
c. Organization		
<u>12 Crest Drive</u>		
d. Street Address		
<u>Middleboro</u>	<u>MA</u>	<u>02346</u>
e. City/Town	f. State	g. Zip Code
<u>781-249-9529</u>	<u>mrrootersma@gmail.com</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>Jamie</u>	<u>Bissonnette</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>jamie@zcellc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500.00</u>	<u>\$237.50</u>	<u>\$262.50 + \$75.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

A. General Information (continued)

6. General Project Description:

Raze an existing 3 bedroom dwelling and construct a new fema compliant 3 bedroom dwelling

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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

56479

c. Book

b. Certificate # (If registered land)

87

d. Page Number

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

- 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.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

Provided by MassDEP:

MassDEP File Number _____

Document Transaction Number _____

Lakeville

City/Town

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	6900 1. square feet _____ 0 3. cubic feet of flood storage lost _____	6900 2. square feet _____ 0 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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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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	67% / 0.13+/- ac
	percentage/acreage
(b) outside Resource Area	14% / 0.028+/- ac
	percentage/acreage

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

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Lakeville _____

City/Town _____

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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

South Shore - 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
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Lakeville

City/Town

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

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

D. Additional Information (cont'd)

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

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

Plan to Accompany a Notice of Intent

a. Plan Title

Zenith Consulting Engineers, LLC.

Jamie L. Bissonnette, P.E.

b. Prepared By

c. Signed and Stamped by

7/22/2023

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:

5257

2. Municipal Check Number

07/24/2023

3. Check date

5258

4. State Check Number

07/24/2023

5. Check date

Zenith Consulting Engineers, LLC.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

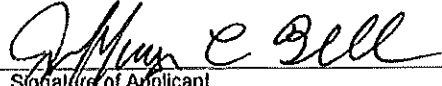
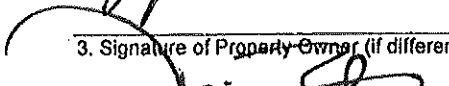
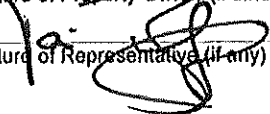
Lakeville

City/Town

F. Signatures and Submittal Requirements

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

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

	
1. Signature of Applicant	2. Date
	
3. Signature of Property Owner (if different)	4. Date
	7-28-2023
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.



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:

113 Staples Shore Road Lakeville
a. Street Address b. City/Town
5258 \$237.50
c. Check number d. Fee amount

2. Applicant Mailing Address:

Jeffrey Bell, Trustee
a. First Name b. Last Name
Jeffrey C. Bell Living Trust
c. Organization
12 Crest Drive
d. Mailing Address
Middleboro MA 02346
e. City/Town f. State g. Zip Code
781-249-9529 mrrootersma@gmail.com
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
Cat. 2a Construction of a SFH	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: \$500.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
State share of filing Fee:	<u>a. Total Fee from Step 5</u> <u>\$237.50</u>
City/Town share of filing Fee:	<u>b. 1/2 Total Fee less \$12.50</u> <u>\$262.50 + \$75.00</u> <u>c. 1/2 Total Fee plus \$12.50</u>

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

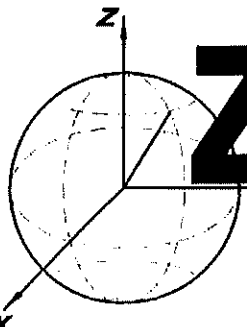
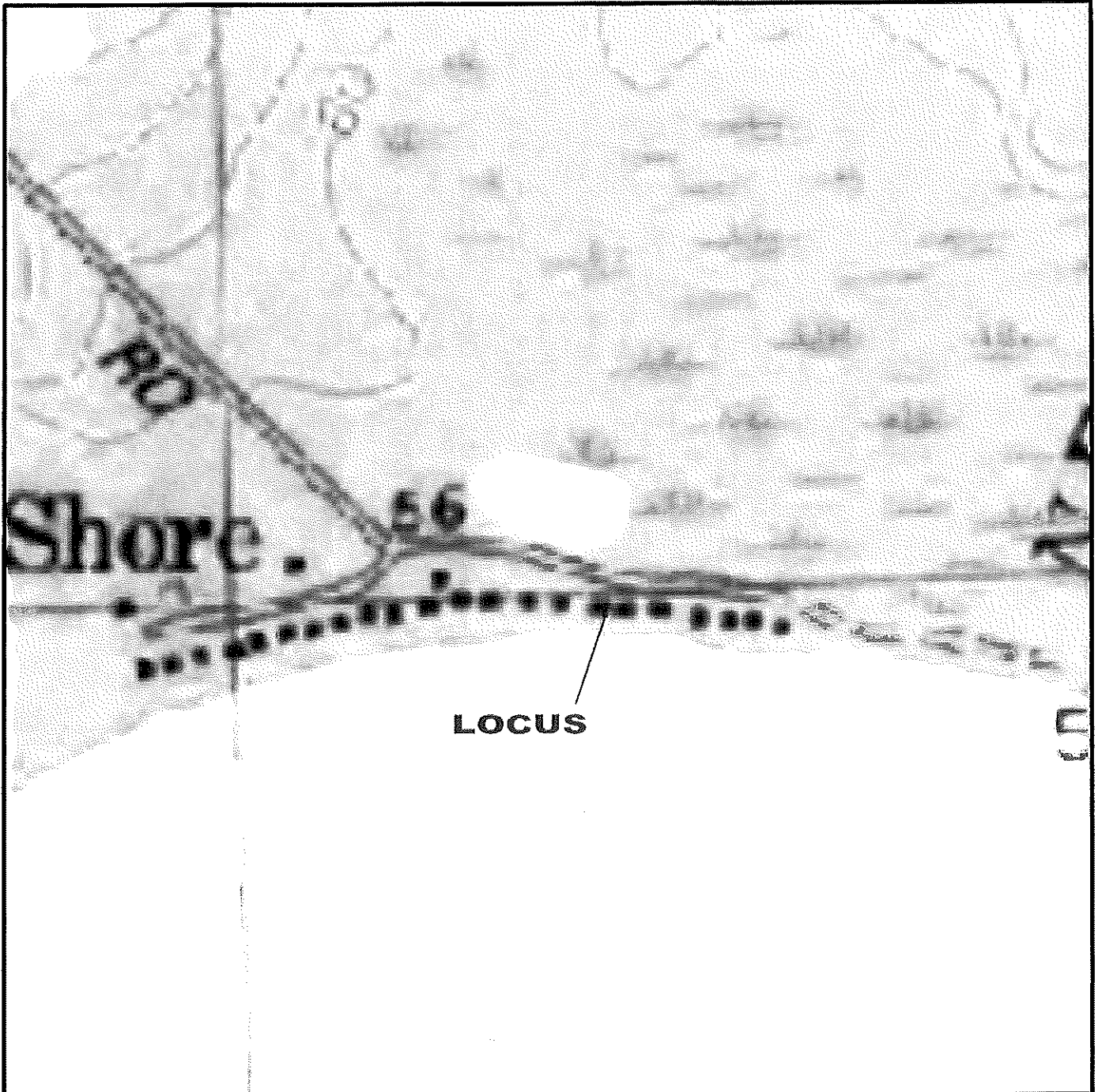
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Locus: 113 Staples Shore Road. in Lakeville, MA
Assessors Map 064 Block 003 Lot 021 and Map 064 Block 003 Lot 006-991

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 Outstanding Resource Water Map**
- 7 Deed**
- 8 Copies of Checks**

USGS Map



ZCE

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

SHEET NAME:

USGS MAP

PROJECT SITE:

**113 STAPLES SHORE ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JEFF BELL
MIDDLEBORO, MASSACHUSETTS**

Abutters List with Assessors Map



100 foot Abutters List Report

Lakeville, MA
May 01, 2023

Subject Property:

Parcel Number: 064-003-021
CAMA Number: 064-003-021
Property Address: 113 STAPLES SHORE RD

Mailing Address: BELL JEFFREY C & LORI A BAKIRAKIS-BELL
12 CREST DR
MIDDLEBORO, MA 02346

Abutters:

Parcel Number: 057-001-001-01
CAMA Number: 057-001-001-01
Property Address: ASSAWOMPSET POND

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

Parcel Number: 064-001-006
CAMA Number: 064-001-006
Property Address: STAPLES SHORE RD

Mailing Address: LAKEVILLE CONSERVATION
COMMISSION
346 BEDFORD ST
LAKEVILLE, MA 02347

Parcel Number: 064-003-004-991
CAMA Number: 064-003-004-991
Property Address: 117 STAPLES SHORE RD

Mailing Address: HARRISON PAUL & NORA
117 STAPLES SHORE RD
LAKEVILLE, MA 02347

Parcel Number: 064-003-005-991
CAMA Number: 064-003-005-991
Property Address: 115 STAPLES SHORE RD

Mailing Address: ARNESON LORNA L & ROBERT V
ARNESON TRUST
115 STAPLES SHORE RD
LAKEVILLE, MA 02347

Parcel Number: 064-003-006-991
CAMA Number: 064-003-006-991
Property Address: 113 STAPLES SHORE RD

Mailing Address: BELL JEFFREY C & LORI A BAKIRAKIS-BELL
12 CREST DR
MIDDLEBORO, MA 02346

Parcel Number: 064-003-007-991
CAMA Number: 064-003-007-991
Property Address: 111 STAPLES SHORE RD

Mailing Address: O'KEEFE DENNIS J & JENNIFER L G
370 SHAGBARK RD
TAUNTON, MA 02780

Parcel Number: 064-003-019
CAMA Number: 064-003-019
Property Address: 117 STAPLES SHORE RD

Mailing Address: HARRISON PAUL & NORA
117 STAPLES SHORE RD
LAKEVILLE, MA 02347

Parcel Number: 064-003-020
CAMA Number: 064-003-020
Property Address: 115 STAPLES SHORE RD

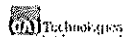
Mailing Address: ARNESON LORNA L & ROBERT V
ARNESON TRUST
115 STAPLES SHORE RD
LAKEVILLE, MA 02347

Parcel Number: 064-003-022
CAMA Number: 064-003-022
Property Address: 111 STAPLES SHORE RD

Mailing Address: O'KEEFE DENNIS J & JENNIFER L G
370 SHAGBARK RD
TAUNTON, MA 02780

Parcel Number: 064-003-023
CAMA Number: 064-003-023
Property Address: 109 STAPLES SHORE RD

Mailing Address: RICHARD E TURNER FAMILY TRUST
C/O CYNTHIA L TURNER-MAFFEI
PO BOX 1490
DENNISPORT, MA 02639



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.

5/1/2023

Page 1 of 2



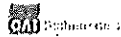
100 foot Abutters List Report

Lakeville, MA

May 01, 2023

Parcel Number: 064-003-023A
CAMA Number: 064-003-023A
Property Address: REAR STAPLES SHORE RD

Mailing Address: RICHARD E TURNER FAMILY TRUST
CYNTHIA L TURNER-MAFFEI
PO BOX 1490
DENNISPORT, MA 02639

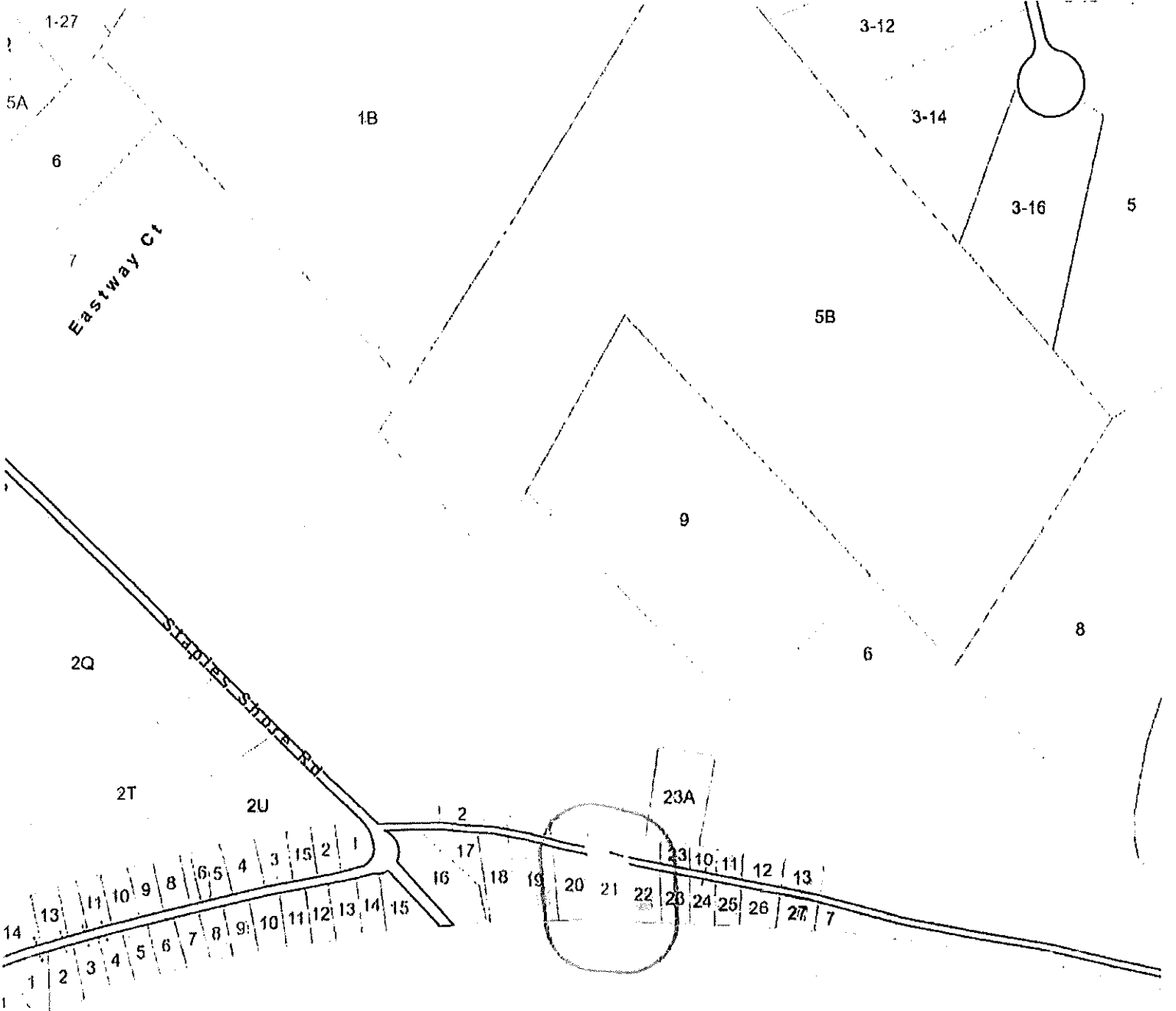


www.cai-tech.com

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5/1/2023

Page 2 of 2



Notification to Abutters

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

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

- A. The name of the applicant is **Jeffrey C. Bell Living Trust**
- 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 **113 Staples Shore Road, Lakeville, Massachusetts (Assessors Map 064, Block 003, Lot 021 and Map 064, Block 003, Lot 006-991).**
- 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 - 4:00 Monday – Thursday** and **9:00 – 12:00 on Friday.**

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

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

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

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

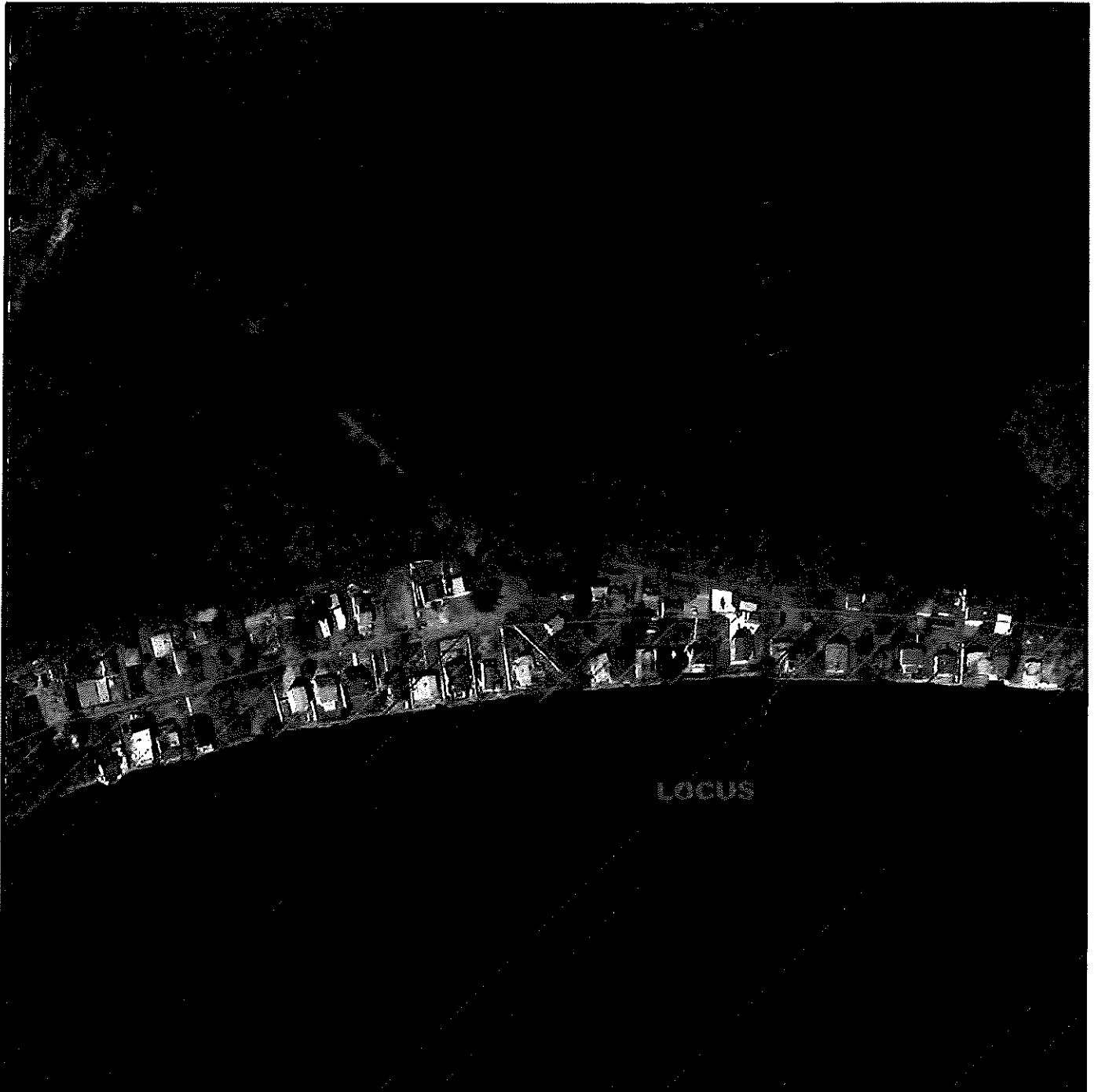
Central Region: (508) 792-7650

Southeast Region: (508) 946-2700

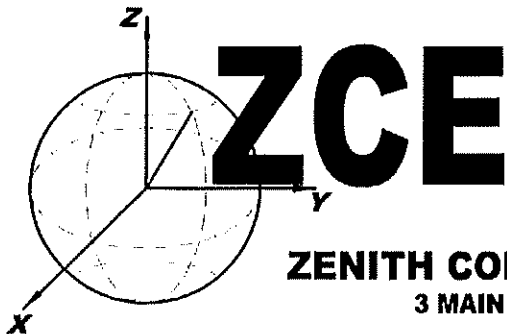
Northeast Region: (617) 932-7600

Western Region: (413) 784-1100

Massachusetts Natural Heritage Atlas



LOCUS



SHEET NAME:

NHESP MAP (8/2021)

PROJECT SITE:

**113 STAPLES SHORE ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JEFF BELL
MIDDLEBORO, MASSACHUSETTS**

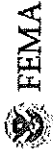
ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

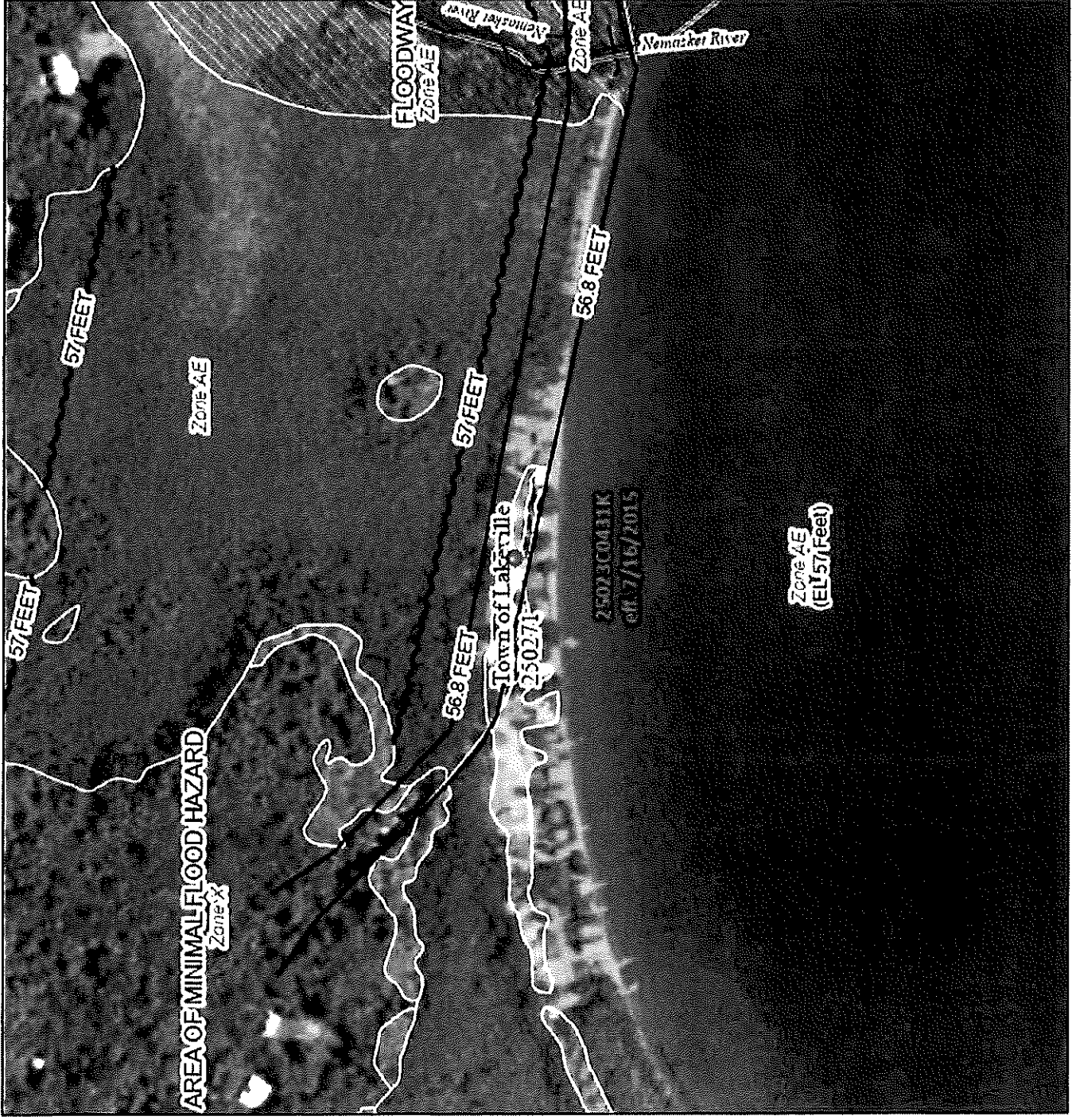
PHONE: (508) 947-4208

Firm Map

National Flood Hazard Layer FIRMette



70°55'43"W 41°51'23"N



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

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

70°55'6"W 41°50'57"N

Legend

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

	SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	Regulatory Floodway	With BFE or Depth Zone AE, AO, AH, VE, AR
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chances flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	
	Future Conditions 1% Annual Chance Flood Hazard Zone X	
	Area with Reduced Flood Risk due to Levees Zone X	
	Area with Flood Risk due to Levees Zone D	
	NO SCREEN	Area of Minimal Flood Hazard Zone X
	Effective LOMRS	
	Area of Undetermined Flood Hazard Zone D	
	Channel, Culvert, or Storm Sewer	
	Levee, Dike, or Floodwall	
	Cross Sections with 1% Annual Chance Water Surface Elevation	
	Coastal Transect	
	Base Flood Elevation Line (BFE)	
	Limit of Study	
	Jurisdiction Boundary	
	Coastal Transect Baseline	
	Profile Baseline	
	Hydrographic Feature	
	Digital Data Available	
	No Digital Data Available	
	Unmapped	

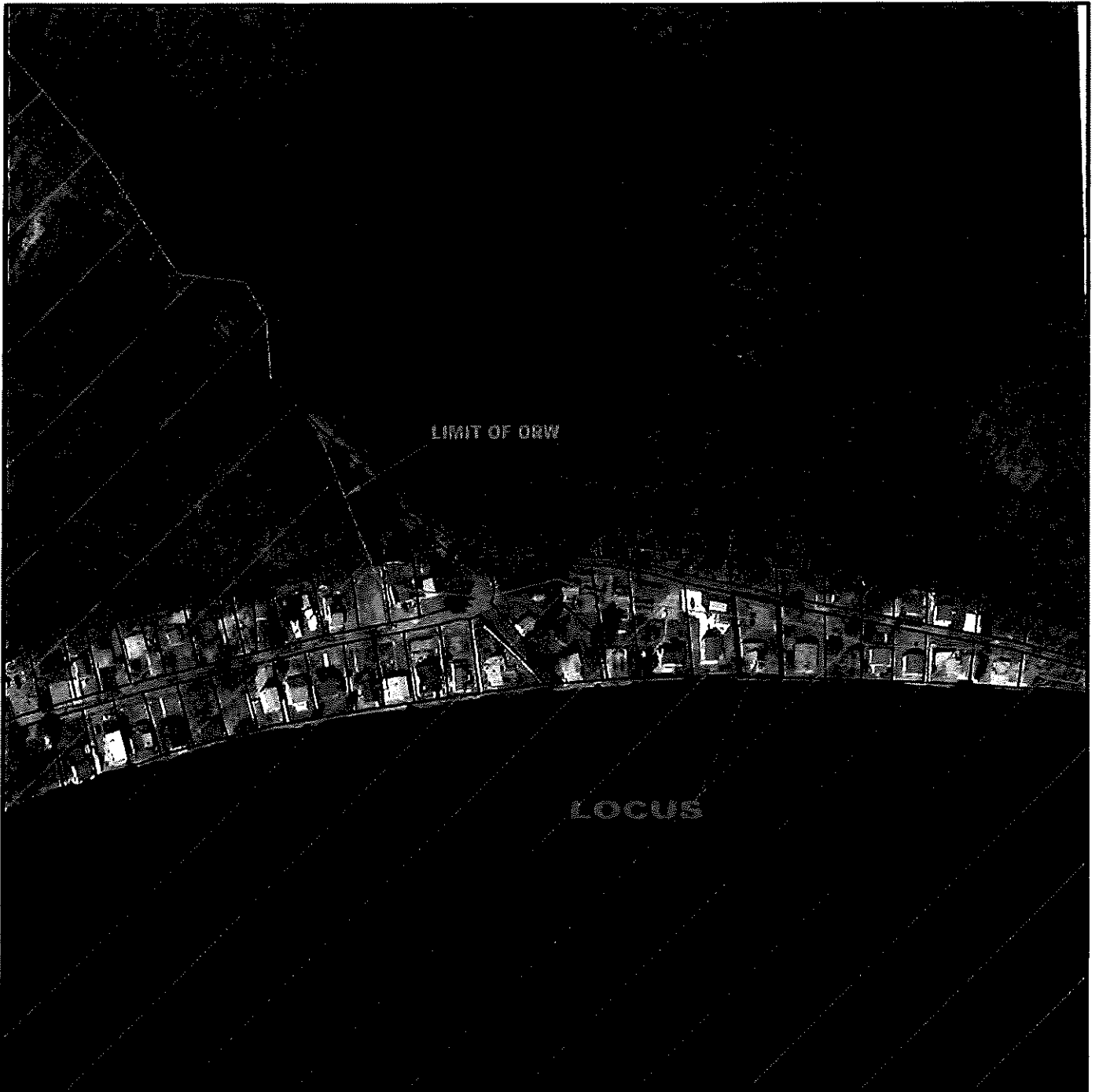
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/12/2023 at 4:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Outstanding Resource Water Map



SHEET NAME:

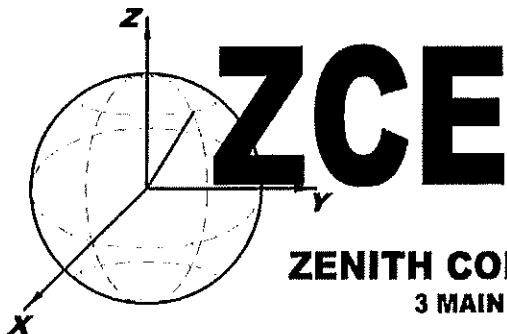
OUTSTANDING RESOURCE WATER MAP

PROJECT SITE:

**113 STAPLES SHORE ROAD
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JEFF BELL
MIDDLEBORO, MASSACHUSETTS**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

Deed

Prepared by/Return to:
Law Offices of James F. Rogers II PC
P.O. Box 1135
Lakeville, MA 02347

*** Electronic Recording ***
Doc#: 00016576
Bk: 56479 Pg: 87 Page: 1 of 2
Recorded: 02/23/2022 04:00 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 02/23/2022 04:00 PM
Ctrl# 154612 04321
Fee: \$2,280.00 Cons: \$500,000.00

QUITCLAIM DEED

I, **KIMBERLY MACDONALD**, Personal Representative of the Estate of Malcolm Duff of Lakeville, Plymouth County Massachusetts, pursuant to a License To Sell issued by the Plymouth County Probate and Family Court dated February 2, 2022, Docket # PL21P1969EA for consideration paid and in consideration of Five Hundred Thousand (\$500,000.00) Dollars grant to **JEFFREY C. BELL** Trustee of the **JEFFREY C. BELL LIVING TRUST** u/d/t August 1, 2007 and **LORI A BAKIRAKIS-BELL**, Trustee of the **LORI A. BAKIRAKIS-BELL LIVING TRUST** u/d/t August 1, 2007 see Trustee's Certificates Pursuant to M.G.L. c. 184 § 35 recorded herewith, of 12 Crest Drive, Middleborough, Massachusetts,

With Quitclaim Covenants

The land in Lakeville, Plymouth County, Massachusetts, with the buildings thereon set forth on a plan entitled "Plan of land Staples Shores, Lakeville-Mass Scale one inch equals 40 feet, December 6th, 1968": The premises here in conveyed are bounded and described on the plan hearing below mentioned as follows:

Beginning at a point situated in the Southwesterly side line of a 20 foot Right of Way as shown on the plan hereinbefore mentioned, which point marks the Northwesterly corner of the premises herein conveyed and the Northeasterly corner of land now or formerly of Joslyn, Thence turning and running Southeasterly by the Southwesterly side line of said 20 foot Right of Way, 84 feet to land formerly of White, Thence turning and running Southwesterly by land formerly of said White 82 feet, more or less, to Lake Assawampsett, thence turning and running Southwesterly by said Lake Assawampsett, 80 feet, more or less, to land now or formerly of Joslyn, Thence turning and running Northeasterly by land now are formerly of said Joslyn, 115.5 feet to the point of the beginning.

Also the land in Lakeville, Plymouth County, Massachusetts, on the Northeasterly side of the Right of Way herebeforementioned, bounded and described as follows;

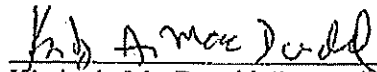
Beginning at a point situated in the Northeasterly side line of said Right of Way, which point marks the Southeasterly corner of land now or formerly of said Joslyn, thence turning and running Northeasterly 45 feet to a point, thence turning and running Southeasterly by land formerly owned by Mildred L Stafford, 88 feet to a point of land formerly of White, thence turning and running Southwesterly by land formerly of said White 46 feet to a point in the Northeasterly side line of said 20 foot Right of Way, thence turning

Property Address: 113Staples Shore Road, Lakeville, MA 02347
Grantor's Address: 113 Staples Shore Road, Lakeville, MA 02347
Grantees Address: 12 Crest Drive, Middleboro, MA 02346

and running Northwesterly by the Northeasterly sideline of said 20 foot Right of Way 84 feet to the point of beginning.

Being the same premises conveyed to Malcolm Duff by deed of Noralie Galipeau, dated February 8, 1977, and recorded with the Plymouth County Registry of Deeds in book 4240, page 294. See also deed dated September 13, 1977 recorded in Book 4338, Page 12.

Witness my hand and seal under the pains of perjury this February 18th, 2022,

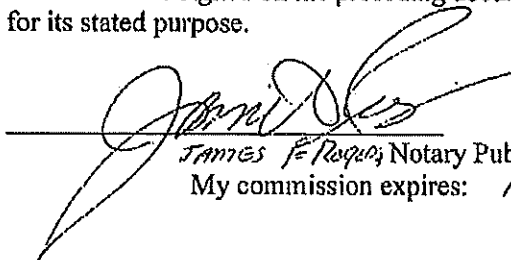


Kimberly MacDonald, Personal Representative

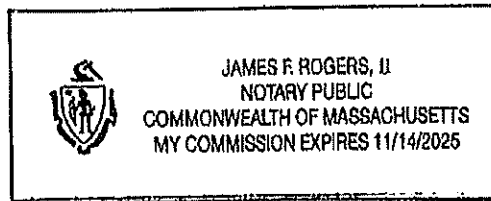
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss:

On this 18th day of February 2022, before me, the undersigned notary public, personally appeared Kimberly MacDonald, proved to me through satisfactory evidence of identification, which was an examination of a driver's license issued by the Commonwealth of Massachusetts, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



JAMES F. ROGERS, II, Notary Public,
My commission expires: 11/14/2025.



Lori Canedy

From: cmsmailer@civicplus.com on behalf of Contact form at Lakeville MA
<cmsmailer@civicplus.com>
Sent: Tuesday, August 15, 2023 12:51 PM
To: Lori Canedy
Subject: [Lakeville MA] Tamarack Park (Sent by Erik D'Entremont, erik.dentremont@crw.org)
Attachments: tamarack_park_traffic_plan.docx

Hello lcanedy,

Erik D'Entremont (erik.dentremont@crw.org) has sent you a message via your contact form (<https://gcco2.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F55%2Fcontact&data=05%7Co1%7Clcanedy%40lakevillema.org%7Co4of80d000734ada7a0408dbgdafcd38%7C742674ageebd4af6gddf31f78e271c2%7Co%7Co%7C638277150643519958%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mno%3D%7C3000%7C%7C%7C&sdata=CXkV28T4%2BnsFLLT%2B5epFbFfAaXnupEm%2BYDUarFCp8%2BQ%3D&reserved=0>) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at <https://gcco2.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F55%2Fedit&data=05%7Co1%7Clcanedy%40lakevillema.org%7Co4of80d000734ada7a0408dbgdafcd38%7C742674ageebd4af6gddf31f78e271c2%7Co%7Co%7C638277150643519958%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mno%3D%7C3000%7C%7C%7C&sdata=qUMv%2FoGmkFGOZr4H8LU6aiONgeF5rFZFgfk4O3jYDk%3D&reserved=0>.

Message:

Lori
For the Lakeville conservation committee consideration, the Charles River Wheelers would like to use Tamarack Park on Sunday morning October 15th, 2023 for our annual cranberry harvest bike ride. We are requesting the same use as we did last year with the same process. We met with conservation committee last year and they approved the request for Lakeville BOS recommendation to use park.

Please let us know if anything has changed in getting the approval for using Tamarack park. We anticipate the same outcomes as last year.

Thank you for the consideration,
CRW Century Committee

Lori Canedy

From: Jennifer Jewell, DPW - Administrative Assistant
Sent: Tuesday, August 15, 2023 11:50 AM
To: erik.dentremont@crw.org
Cc: Robert Bouchard; Lori Canedy; Franklin Moniz, DPW Director
Subject: FW: Charles River Wheelers Public Way License
Attachments: charles_river_wheelers_cranberry_harvest_2023_routes.docx;
tamarak_park_traffic_plan.docx; town_road_permit.pdf; Public Way License
Application_Fillable.pdf

Good Morning,

Thank you for submitting your request for the Cranberry Harvest bike ride. The Town will require additional details and a Public Way License application that is specific to the Town of Lakeville, which I have attached here. When returning the completed application please include: proof of insurance, a detailed map showing all roads to be traveled in Lakeville, payment for the Public Way License fee, and if applicable - proof of your non-profit status.

State approval for use of State owned roads (both Main Street and a large portion of Bedford Street fall into this category, however there may be other roads that I have not listed) should also be obtained in conjunction with this request.

The Lakeville Conservation Commission has jurisdiction over Tamarack Park and use of the park will require approval by the Commission. I've included Bob Bouchard, the Lakeville Conservation Agent in this email as the Commission may have their own application process.

If you have any questions, please don't hesitate to contact me at 508-947-9521 or via email: jjewell@lakevillema.org.

Regards,

Jennifer Jewell | Administrative Assistant
Department of Public Works
Town of Lakeville

Billing: 346 Bedford Street, Lakeville, MA 02347
Delivery: 6 Montgomery Street, Lakeville, MA 02347
Phone: 508-947-9521

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Tuesday, August 15, 2023 9:38 AM
To: Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>
Subject: [Lakeville MA] Tamarak Park (Sent by Erik D'Entremont, erik.dentremont@crw.org)

Hello tcraig,

Erik D'Entremont (erik.dentremont@crw.org) has sent you a message via your contact form (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F51%2Fcontact>)

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F51%2Fedit&data=05%7C01%7Cfmoniz%40lakevillema.org%7C2bcc6c7ebc6847f85b8608db9da0e508%7C742674a9eebd4af69ddfe31f78e271c2%7C0%7C0%7C638277087116428290%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCJQljoiv2luMzliLCJBTiI6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=futtEte7S4A7Y6v%2BC3ePAGxEN%2BylOKMs2o7S3D1NIQ0%3D&reserved=0>) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F51%2Fedit&data=05%7C01%7Cfmoniz%40lakevillema.org%7C2bcc6c7ebc6847f85b8608db9da0e508%7C742674a9eebd4af69ddfe31f78e271c2%7C0%7C0%7C638277087116428290%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCJQljoiv2luMzliLCJBTiI6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=t9r%2B2pEsLAmBdzSmCtrJs7RtaP2yGDBCxt9BQSFMEY%3D&reserved=0>.

Message:

Hello Tracie,
For the Lakville BOS consideration, the Charles River Wheelers would like to use Tamarack Park on Sunday morning October 15th, 2023 for our annual cranberry harvest bike ride. We are requesting the same use as we did last year with the same process. Attached is the approved applications from last year for reference.

Please let us know if anything has changed in getting the approval for using Tamarack park. We anticipate the same outcomes as last year.

Thank you for the consideration,
CRW Century Committee

Lori Canedy

From: erik.dentremont@crw.org
Sent: Tuesday, August 15, 2023 1:08 PM
To: Jennifer Jewell, DPW - Administrative Assistant
Cc: Robert Bouchard; Lori Canedy; Franklin Moniz, DPW Director; treasurer@crw.org; 'Mark Nardone'
Subject: RE: Charles River Wheelers Public Way License
Attachments: Public Way License Application_Fillable.pdf; IRS letter granting 501c3 tax exempt status, 2005 Apr 27.pdf; Tamarak Park traffic plan.docx; ACORD Form 20230424-103922.pdf; Charles River Wheelers Cranberry Harvest 2023 Routes.docx

Hello Jennifer

We have contacted the conservation committee regarding request. Please find the requested information regarding the use of Tamarak Park

- The filled in application is attached, our treasurer will be mailing in Non Profit \$250 fee.
- Non Profit status letter from IRS
- COI
- Planned routes document.

A Mass DOT permit application has been submitted.

Thank you for the consideration.

CRW Century Committee

Permit Number

5-2023-0566

Applicant

Charles River Wheelmen

Location

LAKEVILLE, 105, Tamarak Park

Type

Event - Bike Ride - Renewal

Start Date

8/08/2023

Status

Received

From: Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>

Sent: Tuesday, August 15, 2023 11:50 AM

To: erik.dentremont@crw.org

Cc: Robert Bouchard <rbouchard@lakevillema.org>; Lori Canedy <lcanedy@lakevillema.org>; Franklin Moniz, DPW

Director <fmoniz@lakevillema.org>

Subject: FW: Charles River Wheelers Public Way License

Good Morning,

Thank you for submitting your request for the Cranberry Harvest bike ride. The Town will require additional details and a Public Way License application that is specific to the Town of Lakeville, which I have attached here. When returning the completed application please include: proof of insurance, a detailed map showing all roads to be traveled in Lakeville, payment for the Public Way License fee, and if applicable - proof of your non-profit status.

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If you have any questions, please don't hesitate to contact me at 508-947-9521 or via email: jjewell@lakevillema.org.

Regards,

Jennifer Jewell | Administrative Assistant
Department of Public Works
Town of Lakeville

Billing: 346 Bedford Street, Lakeville, MA 02347
Delivery: 6 Montgomery Street, Lakeville, MA 02347
Phone: 508-947-9521

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Sent: Tuesday, August 15, 2023 9:38 AM
To: Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>
Subject: [Lakeville MA] Tamarack Park (Sent by Erik D'Entremont, erik.dentremont@crw.org)

Hello tcraig,

Erik D'Entremont (erik.dentremont@crw.org) has sent you a message via your contact form (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakevillema.org%2Fuser%2F51%2Fcontact&data=05%7C01%7Cfmoniz%40lakevillema.org%7C2bcc6c7ebc6847f85b8608db9da0e508%7C742674a9eebd4af69ddfe31f78e271c2%7C0%7C0%7C638277087116428290%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=futtEte7S4A7Y6v%2BC3ePAGxEN%2BylOKMs2o7S3D1NIQ0%3D&reserved=0>) at Lakeville MA.

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MEY%3D&reserved=0.

Message:

Hello Tracie,

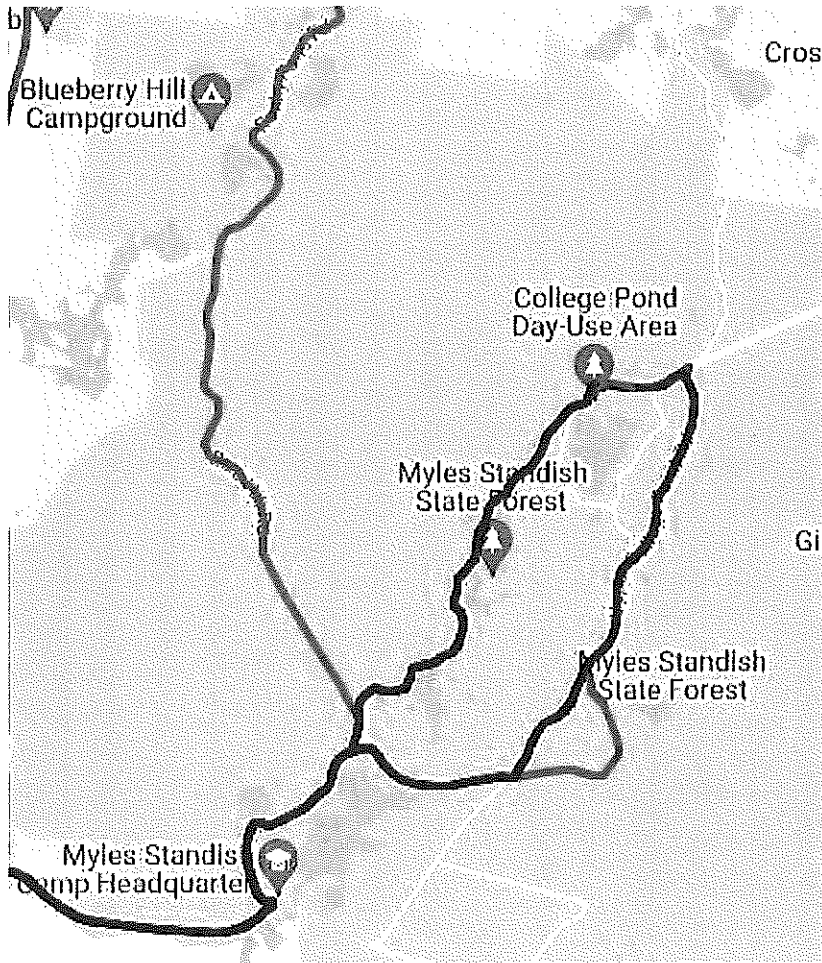
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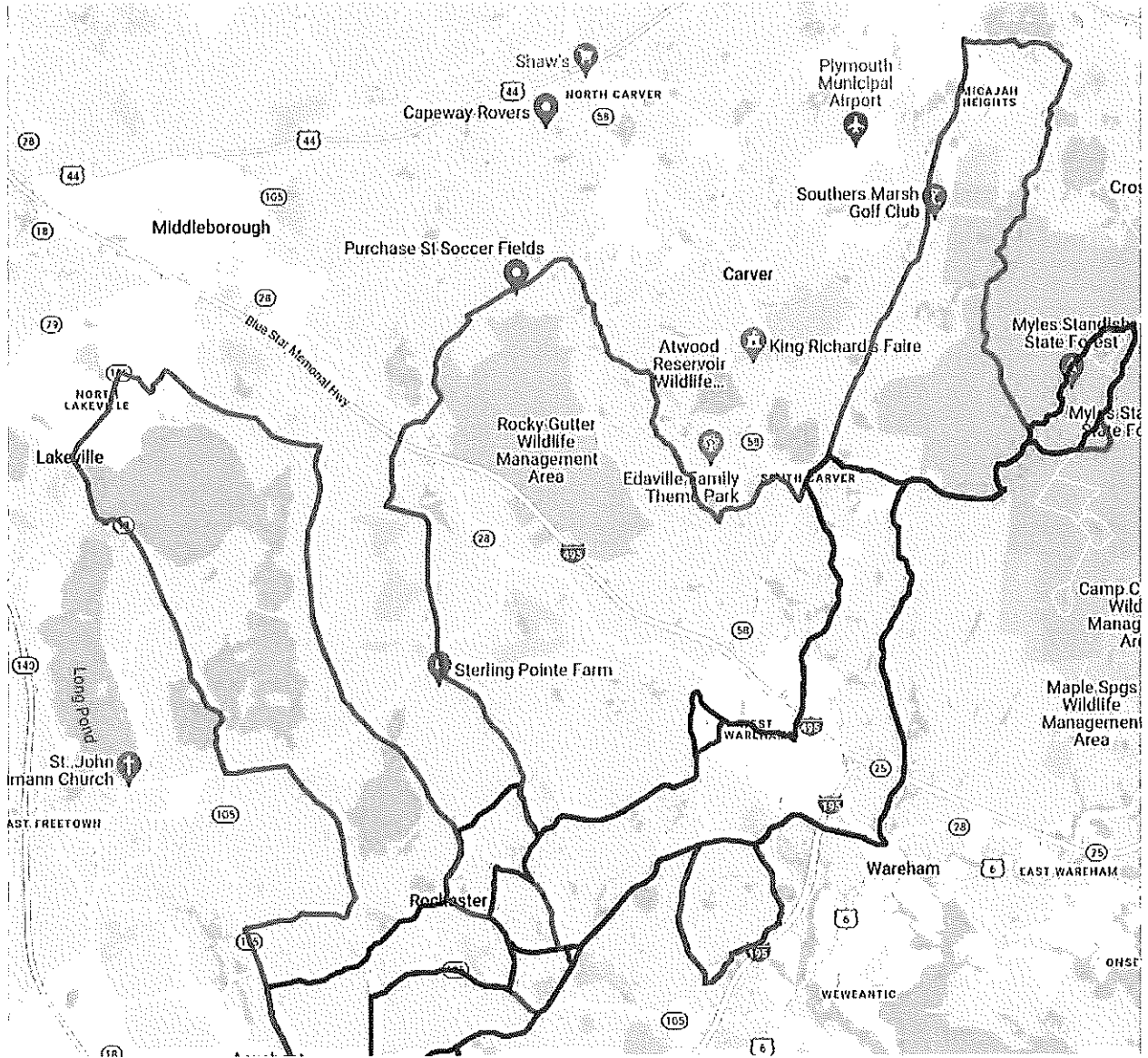
Thank you for the consideration,
CRW Century Committee

Charles River Wheelers Cranberry Harvest Routes

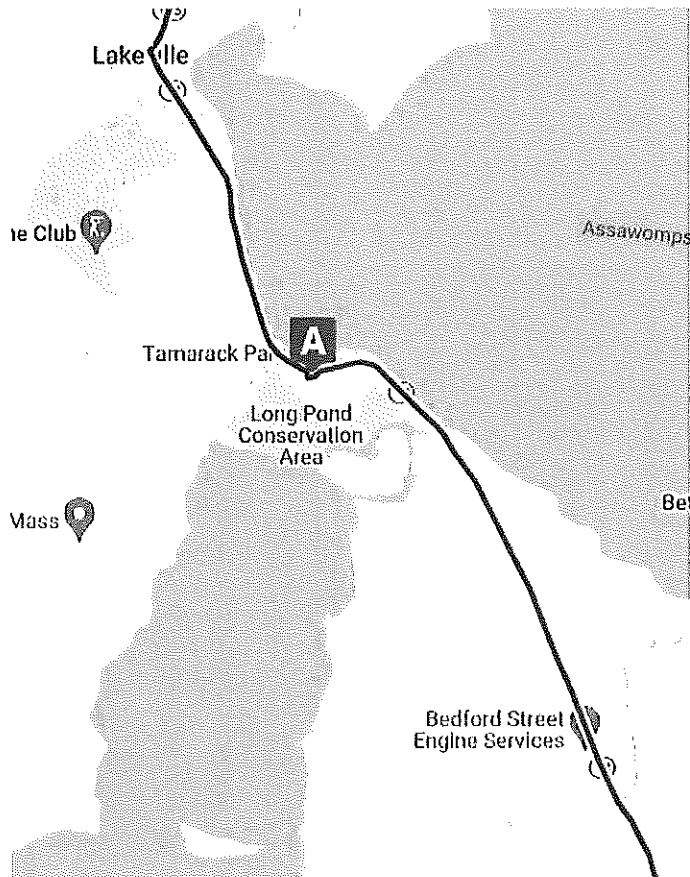
October 15th 2023 Starting and Ending at College Pond Myles Standish state park



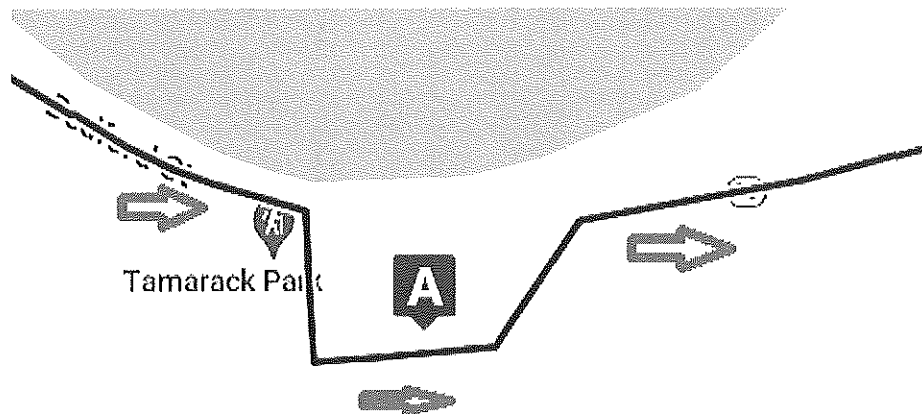
Entire routes for day



Charles River Wheelers
Cranberry Century Oct 15,2023 Routes
Lakeville section – Tamarack Park Water stop details



Tamarack Park will be utilized from 8:45AM to 12:30 PM Oct 15th,2023 For aprox 250 cyclists as a water stop. Cycle traffic will flow into first entrance and then out the other side of park area.



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

APR 27 2005

CHARLES RIVER WHEELMEN INC
C/O DONALD G BLAKE
1 GLEASON RD
BEDFORD, MA 01730

Employer Identification Number:

DLN:

17053004047025

Contact Person:

MICHELLE A GLUTZ

ID# 31213

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

509(a)(2)

Form 990 Required:

Yes

Effective Date of Exemption:

December 31, 2004

Contribution Deductibility:

Yes

Advance Ruling Ending Date:

December 31, 2009

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

If you distribute funds to other organizations, your records must show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence the funds will be used for section 501(c)(3) purposes.

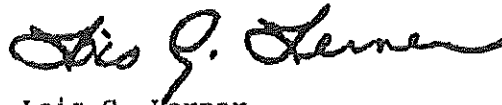
Letter 1045 (DO/CG)

CHARLES RIVER WHEELMEN INC

If you distribute funds to individuals, you should keep case histories showing the recipient's name and address; the purpose of the award; the manner of selection; and the relationship of the recipient to any of your officers, directors, trustees, members, or major contributors.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)

CHARLES RIVER WHEELMEN INC

INFORMATION FOR ORGANIZATIONS EXEMPT UNDER SECTION 501(c)(3)

WHERE TO GET FORMS AND HELP

Forms and instructions may be obtained by calling toll free 1-800-829-3676, through the Internet Web Site at www.irs.gov, and also at local tax assistance centers.

Additional information about any topic discussed below may be obtained through our customer service function by calling toll free 1-877-829-5500 between 8:30 a.m. - 5:30 p.m. Eastern time.

NOTIFY US ON THESE MATTERS

If you change your name, address, purposes, operations or sources of financial support, please inform our TE/GE Customer Account Services Office at the following address: Internal Revenue Service, P.O. Box 2508, Cincinnati, Ohio 45201. If you amend your organizational document or by-laws, or dissolve your organization, provide the Customer Account Services Office with a copy of the amended documents. Please use your employer identification number on all returns you file and in all correspondence with the Internal Revenue Service.

FILING REQUIREMENTS

In your exemption letter we indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. Form 990 (or Form 990-EZ) is filed with the Ogden Submission Processing Center, Ogden UT 84201-0027.

You are required to file a Form 990 only if your gross receipts are normally more than \$25,000.

If your gross receipts are normally between \$25,000 and \$100,000, and your total assets are less than \$250,000, you may file Form 990-EZ. If your gross receipts are over \$100,000, or your total assets are over \$250,000, you must file the complete Form 990. The Form 990 instructions show how to compute your "normal" receipts.

Form 990 Schedule A is required for both Form 990 and Form 990-EZ.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. There are penalties for failing to timely file a complete return. For additional information on penalties, see Form 990 instructions or call our toll free number.

If your receipts are below \$25,000, and we send you a Form 990 Package, follow the instructions in the package on how to complete the limited return to advise us that you are not required to file.

If your exemption letter states that you are not required to file Form 990, you

CHARLES RIVER WHEELMEN INC

are exempt from these requirements.

UNRELATED BUSINESS INCOME TAX RETURN

If you receive more than \$1,000 annually in gross receipts from a regular trade or business you may be subject to Unrelated Business Income Tax and required to file Form 990-T, Exempt Organization Business Income Tax Return. There are several exceptions to this tax.

1. Income you receive from the performance of your exempt activity is not unrelated business income.
2. Income from fundraisers conducted by volunteer workers, or where donated merchandise is sold, is not unrelated business income.
3. Income from routine investments such as certificates of deposit, savings accounts, or stock dividends is usually not unrelated business income.

There are special rules for income derived from real estate or other investments purchased with borrowed funds. This income is called "debt financed" income. For additional information regarding unrelated business income tax see Publication 598, Tax on Unrelated Business Income of Exempt Organizations, or call our toll free number shown above.

PUBLIC INSPECTION OF APPLICATION AND INFORMATION RETURN

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return, or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

FUNDRAISING

Contributions to you are deductible only to the extent that they are gifts and no consideration is received in return. Depending on the circumstances, ticket purchases and similar payments in conjunction with fundraising events may not qualify as fully deductible contributions.

CONTRIBUTIONS OF \$250 OR MORE

Donors must have written substantiation from the charity for any charitable contribution of \$250 or more. Although it is the donor's responsibility to obtain written substantiation from the charity, you can assist donors by

CHARLES RIVER WHEELMEN INC

providing a written statement listing any cash contribution or describing any donated property.

This written statement must be provided at the time of the contribution. There is no prescribed format for the written statement. Letters, postcards and electronic (e-mail) or computer-generated forms are acceptable.

The donor is responsible for the valuation of donated property. However, your written statement must provide a sufficient description to support the donor's contribution. For additional information regarding donor substantiation, see Publication 1771, Charitable Contributions - Substantiation and Disclosure Requirements. For information about the valuation of donated property, see Publication 561, Determining the Value of Donated Property.

CONTRIBUTIONS OF MORE THAN \$75 AND
CHARITY PROVIDES GOODS OR SERVICES

You must provide a written disclosure statement to donors who receive goods or services from you in exchange for contributions in excess of \$75.

Contribution deductions are allowable to donors only to the extent their contributions exceed the value of the goods or services received in exchange. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as fully deductible contributions, depending on the circumstances. If your organization conducts fundraising events such as benefit dinners, shows, membership drives, etc., where something of value is received, you are required to provide a written statement informing donors of the fair market value of the specific items or services you provided in exchange for contributions of more than \$75.

You should provide the written disclosure statement in advance of any event, determine the fair market value of any benefit received, determine the amount of the contribution that is deductible, and state this information in your fundraising materials such as solicitations, tickets, and receipts. The amount of the contribution that is deductible is limited to the excess of any money (and the value of any property other than money) contributed by the donor less the value of goods or services provided by the charity. Your disclosure statement should be made, no later than, at the time payment is received. Subject to certain exceptions, your disclosure responsibility applies to any fundraising circumstances where each complete payment, including the contribution portion, exceeds \$75. For additional information, see Publication 1771 and Publication 526, Charitable Contributions.

EXCESS BENEFIT TRANSACTIONS

Excess benefit transactions are governed by section 4958 of the Code. Excess benefit transactions involve situations where a section 501(c)(3) organization provides an unreasonable benefit to a person who is in a position to exercise substantial influence over the organization's affairs. If you believe there may be an excess benefit transaction involving your organization, you should report the transaction on Form 990 or 990-EZ. Additional information can be

CHARLES RIVER WHEELMEN INC

found in the instructions for Form 990 and Form 990-EZ, or you may call our toll free number to obtain additional information on how to correct and report this transaction.

EMPLOYMENT TAXES

If you have employees, you are subject to income tax withholding and the social security taxes imposed under the Federal Insurance Contribution Act (FICA). You are required to withhold Federal income tax from your employee's wages and you are required to pay FICA on each employee who is paid more than \$100 in wages during a calendar year. To know how much income tax to withhold, you should have a Form W-4, Employee's Withholding Allowance Certificate, on file for each employee. Organizations described in section 501(c)(3) of the Code are not required to pay Federal Unemployment Tax (FUTA).

Employment taxes are reported on Form 941, Employer's Quarterly Federal Tax Return. The requirements for withholding, depositing, reporting and paying employment taxes are explained in Circular E, Employer's Tax Guide, (Publication 15), and Employer's Supplemental Tax Guide, (Publication 15-A). These publications explain your tax responsibilities as an employer.

CHURCHES

Churches may employ both ministers and church workers. Employees of churches or church-controlled organizations are subject to income tax withholding, but may be exempt from FICA taxes. Churches are not required to pay FUTA tax. In addition, although ministers are generally common law employees, they are not treated as employees for employment tax purposes. These special employment tax rules for members of the clergy and religious workers are explained in Publication 517, Social Security and Other Information for Members of the Clergy and Religious Workers. Churches should also consult Publications 15 and 15-A. Publication 1828, Tax Guide for Churches and Religious Organizations, also discusses the various benefits and responsibilities of these organizations under Federal tax law.

PUBLIC CHARITY STATUS

Every organization that qualifies for tax-exemption as an organization described in section 501(c)(3) is a private foundation unless it falls into one of the categories specifically excluded from the definition of that term [referred to in section 509(a)(1), (2), (3), or (4)]. In effect, the definition divides these organizations into two classes, namely private foundations and public charities.

Public charities are generally those that either have broad public support or actively function in a supporting relationship to those organizations.

Public charities enjoy several advantages over private foundations. There are certain excise taxes that apply to private foundations but not to public charities. A private foundation must also annually file Form 990-PF, Return of Private Foundation, even if it had no revenue or expenses.

CHARLES RIVER WHEELMEN INC

The Code section under which you are classified as a public charity is shown in the heading of your exemption letter. This determination is based on the information you provided and the request you made on your Form 1023 application. Please refer to Publication 557 for additional information about public charity status.

GRANTS TO INDIVIDUALS

The following information is provided for organizations that make grants to individuals. If you begin an individual grant program that was not described in your exemption application, please inform us about the program.

Funds you distribute to an individual as a grant must be made on a true charitable basis in furtherance of the purposes for which you are organized. Therefore, you should keep adequate records and case histories that demonstrate that grants to individuals serve your charitable purposes. For example, you should be in a position to substantiate the basis for grants awarded to individuals to relieve poverty or under a scholarship or education loan program. Case histories regarding grants to individuals should show names, addresses, purposes of grants, manner of selection, and relationship (if any) to members, officers, trustees, or donors of funds to you.

For more information on the exclusion of scholarships from income by an individual recipient, see Publication 520, Scholarships and Fellowships.

Part X Public Charity Status (Continued)

- e 509(a)(4)—an organization organized and operated exclusively for testing for public safety.
- f 509(a)(1) and 170(b)(1)(A)(iv)—an organization operated for the benefit of a college or university that is owned or operated by a governmental unit.
- g 509(a)(1) and 170(b)(1)(A)(vi)—an organization that receives a substantial part of its financial support in the form of contributions from publicly supported organizations, from a governmental unit, or from the general public.
- h 509(a)(2)—an organization that normally receives not more than one-third of its financial support from gross investment income and receives more than one-third of its financial support from contributions, membership fees, and gross receipts from activities related to its exempt functions (subject to certain exceptions).
- i A publicly supported organization, but unsure if it is described in 5g or 5h. The organization would like the IRS to decide the correct status.

6 If you checked box g, h, or i in question 5 above, you must request either an advance or a definitive ruling by selecting one of the boxes below. Refer to the instructions to determine which type of ruling you are eligible to receive.

- a Request for Advance Ruling: By checking this box and signing the consent, pursuant to section 6501(c)(4) of the Code you request an advance ruling and agree to extend the statute of limitations on the assessment of excise tax under section 4940 of the Code. The tax will apply only if you do not establish public support status at the end of the 5-year advance ruling period. The assessment period will be extended for the 5 advance ruling years to 8 years, 4 months, and 15 days beyond the end of the first year. You have the right to refuse or limit the extension to a mutually agreed-upon period of time or issue(s). Publication 1035, *Extending the Tax Assessment Period*, provides a more detailed explanation of your rights and the consequences of the choices you make. You may obtain Publication 1035 free of charge from the IRS web site at www.irs.gov or by calling toll-free 1-800-829-3676. Signing this consent will not deprive you of any appeal rights to which you would otherwise be entitled. If you decide not to extend the statute of limitations, you are not eligible for an advance ruling.

Consent Fixing Period of Limitations Upon Assessment of Tax Under Section 4940 of the Internal Revenue Code

For Organization

William S. Widnall
(Signature of Officer, Director, Trustee, or other authorized official)

William S. Widnall 30 DECEMBER 2004
(Type or print name of signer) (Date)
President
(Type or print title or authority of signer)

For Director, Exempt Organizations

Lois G. Lerner Director, Exempt Organizations
Group Manager Rulings and Agreements

By *Peggy Combs* Date APR 26 2005

- b Request for Definitive Ruling: Check this box if you have completed one tax year of at least 8 full months and you are requesting a definitive ruling. To confirm your public support status, answer line 6b(i) if you checked box g in line 5 above. Answer line 6b(ii) if you checked box h in line 5 above. If you checked box i in line 5 above, answer both lines 6b(i) and (ii).

- (i) (a) Enter 2% of line 8, column (e) on Part IX-A, Statement of Revenues and Expenses.
- (b) Attach a list showing the name and amount contributed by each person, company, or organization whose gifts totaled more than the 2% amount. If the answer is "None," check this box.
- (ii) (a) For each year amounts are included on lines 1, 2, and 9 of Part IX-A, Statement of Revenues and Expenses, attach a list showing the name of and amount received from each disqualified person. If the answer is "None," check this box.
- (b) For each year amounts are included on line 9 of Part IX-A, Statement of Revenues and Expenses, attach a list showing the name of and amount received from each payer, other than a disqualified person, whose payments were more than the larger of (1) 1% of line 10, Part IX-A, Statement of Revenues and Expenses, or (2) \$5,000. If the answer is "None," check this box.

- 7 Did you receive any unusual grants during any of the years shown on Part IX-A, Statement of Revenues and Expenses? If "Yes," attach a list including the name of the contributor, the date and amount of the grant, a brief description of the grant, and explain why it is unusual. Yes No



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/24/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McKay Insurance Agency, Inc. 106 East Main Street P O Box 151 Knoxville IA 50138		CONTACT NAME: Megan Stanley PHONE (A/C, No, Ext): (641) 842-2135 E-MAIL ADDRESS: meg@mckayinsagency.com FAX (A/C, No): (641) 828-2013	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Evanston Insurance Company	NAIC # 35378
		INSURER B: Gerber Life Insurance Company	70939
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Silent Sports Association - NBTS Club Charles River Wheelers 23 Ledgelawn Ave Lexington MA 02420			

COVERAGES

CERTIFICATE NUMBER: CL232262781

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Includes Athletic Participants GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Event	Y	N	3607AH010099-5	02/01/2023	02/01/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ Excluded
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COM/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	ANY AUTO						BODILY INJURY (Per person)	\$
	OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A				PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Accident Insurance			15-070177-0068-22	02/01/2023	02/01/2024	Medical Expense	\$25,000/\$5,000
							Deductible \$500	
							AD&D	\$5,000/\$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Club Coverage - Members Only Rides: June 10, 2023; June 17, 2023; October 7, 2023. The Commonwealth of Massachusetts, Department of Conservation and Recreation is an additional insured but only with respect to liability arising out of the operations of the above named insured. "This policy is issued, pursuant to Iowa Code section 515.147, by a nonadmitted company in Iowa and as such is not covered by the Iowa Insurance Guaranty Association."

CERTIFICATE HOLDER**CANCELLATION**

Commonwealth of Massachusetts, Department of Conservation & Recreation 251 Causeway St, 9th Floor Boston MA 02114	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Town of Lakeville

346 Bedford Street
Lakeville, MA 02347

Revised: Sept 20, 2021

Public Way License Application

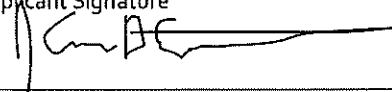
Must be Submitted No Less Than 60 Days Before Event

This license application is for parties who wish to use public ways for private events. All license applications shall be subject to review and approval by the Select Board in its sole discretion.

Public Way License Fee: \$500. Fee is reduced to \$250 for nonprofit organizations providing proof of legal status.

Additional charges for Police details and EMS coverage may apply. All requesting organizations must provide a map of the impacted streets and evidence of insurance.

Section 1 - Request Summary/Contact Info.

Organization/Applicant Charles River Wheelers		Event/Project Name Cranberry Ride		Event/Project Location Myles Standish State Park	
Primary Contact Erik D'Entremnt		Phone # 617-9053044	Email erik.dentremont@crw.org		
Application Date 8/15/2023	Date(s) of Event 10/15/2023	Time(s) of Event 7AM	Applicant Signature 		

Section 2 - Description of Request

Please use this space to describe your request. Include an overview of anticipated activities and specific requirements (EMS coverage, Police detail, road maintenance, etc.) Attach additional pages and information as needed.

Use of Tamarak Park for cycling water stop from 8AM to 12:30 on October 15.

Section 3 - Reviews (Date of Approval)

1. DPW	2. Inspectional Svcs	3. Police	4. Fire	5. Town Admin	6. Select Board	Board/Commission	7. DOT Approval Required <input type="checkbox"/>
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Section 4 - Process/Comments

Evidence of Insurance (Date)	Payment Received (Amount/Date))	Additional Comments
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Section 5 - Fee Estimates

Base License Fee:
Police Detail:
Fire/EMS Coverage:
Other (Describe):
Total Estimate:

Other Fees Description:

Town of Lakeville
Conservation Commission
May 23, 2023 at 7pm

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

Residences at LeBaron Hills - Notice of Intent SE192-885- Phase 5 modifications - Outback Engineering. Continued from 5/9/23. Jason Youngquist from Outback and Zoe Krouner from Goddard Consulting were present for discussion. Mr. Youngquist said that Ms. Krouner had done the wetland flagging and some reports on the wetlands. The peer reviewer, Beals & Thomas had submitted a letter dated May 17th where everything was addressed. The modifications have been approved by the Zoning Board. Member Yeatts said she had one problem. In the past, at LeBaron, when the Commission has asked for the Stormwater Pollution Prevention Plan (SWPPP) it was never received. She would like to make the motion that the Order of Conditions (OOC) wouldn't be released until the SWPPP is received. Mr. Youngquist said the problem with that is they need to know who the contractor is, that's why it usually isn't done in advance. Member Yeatts suggested that it be sent prior to any work. Mr. Youngquist agreed to get the SWPPP to the Commission prior to work starting. Stacy Menahan from Beals & Thomas said she would concur that their comments were adequately addressed. The only comment that doesn't have a concrete answer is the wetland change information. Back in the 90's and early 2000's it's hard to determine whether there was a wetland change or not. Beals & Thomas felt the provided information was acceptable. They also asked for percentage of riverfront area impacted across the whole project. Since it's a multi-phase project, they provided that information. An alternatives analysis was provided for the riverfront area, which they found to be adequate. The latest letter provided by Beals & Thomas had nothing outstanding from their perspective. Member Knox asked if more explanation of the wetland change could be given. Ms. Menahan said the wetland change mapping that the state has put forth is not something that they necessarily look at independently as peer reviewers. The reason they don't look at it is that the changes represented on these maps are determined solely through photo-interpretation. They should not be used as wetland delineation under the Wetlands Protection Act and to implement regulations. It is a good starting point, but additional research would be needed. Beals & Thomas felt that the analysis that the applicant did was reasonable in terms of addressing the historic use of the property. Member Yeatts said she thought the Commission's concern was how much fill was in that area. Member Knox said one of the things discussed at a previous hearing was that the amount of fill was equivalent to the distance down to the watermark. Member Chamberlain said he thought the test pits went down to 25. Mr. Youngquist said in some of the test pits there was about 17-feet of fill. But, that whole area where this is going has been disturbed since the 60's and 70's, so it's been pushed and moved. Ms. Menahan referenced the Goddard Consulting letter dated February 24th that shows the aerial analysis of the site in 1961, then in 1971 it was cleared. There's an aerial with an overlay of the wetland change area. The areas where they pushed the earth around was getting compacted and they would have shown up as dark areas on the photo, which DEP flags as a potential wetland, and when it disappears in the later aerials they flag it as a wetland change. Member Knox asked about a statute of limitations. How far back jurisdictionally this should be addressed. Ms. Menahan said there was no straightforward answer. There is a statute of

limitations on some types of wetland violations, but not fill. Everyday the fill remains in place, it's considered the start of a new violation, it renews that violation. Over the years, however, with various regulatory revision and court cases, there are different time frames within which the self-renewing violation was made clear. She explained that if it's post '91, then there's potential to take enforcement action. Chairman Bouchard asked about some wetland flags that needed to be replaced. Ms. Menahan said there were some flags that were missing. There was also a revision to the wetland delineation that Beals & Thomas had commented made the area a little larger based on the wetland features. They had asked that the notes be updated on the plans to reflect the revised delineation. There is a standard condition in the Order of Conditions that all flagging be in place for construction. There was enough in place for them to do their review, but if the flagging needs refreshing or isn't present prior to construction, it will need to be reset in its approved location as shown on the plans. Chairman Bouchard asked about the alternatives analysis. Ms. Menahan said the alternatives analysis they looked at was essentially a no build. It's not really an alternative because they want to do the project. They did look at moving the project outside the riverfront area buffer zone, but they would lose a building, which was stated as an unacceptable economic equivalent. Ms. Krouner said they looked at three: no change to existing conditions, relocating the limit of work, and current proposed design. Member Yeatts asked if this was the last phase of development. Mr. Youngquist said they were well below the permitted use which was 385. They are at 275, but they're running out of land. They went before the Zoning Board of Appeals for something off Fern Ave, farther away from this, but that was withdrawn. This was pretty much the last big area that they had to work with. It was supposed to be two more of the 54-unit buildings. Member Yeatts said she thought there was going to be a phase-6, and if there was enough room for a phase-6 that would be an alternative. Mr. Youngquist said they're looking at the land on Fern Ave, and they've bought a couple of pieces. Chairman Bouchard asked if they would run into the same problem with fill over in that area. Mr. Youngquist said not so much over there, they would also be out of the riverfront area. Chairman Bouchard asked if Beals & Thomas was satisfied with the responses. Ms. Menahan said they were. The stormwater was addressed, and the documentation was provided.

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

Voted: to close the hearing and issue an Order of Conditions for LeBaron Hills, SE192-885 with our conditions for before, during, and after construction. Additionally, the Commission wants to see the SWPPP before start of work.

Unanimous approval.

310 Kenneth Welch Drive - Notice of Intent - SE192-891. Continued from 5/9/23. Chairman Bouchard said at the request of the applicant, there will be a continuation.

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

Voted: to continue the 310 Kenneth Welch Drive Notice of Intent until June 13th at 7pm.

Unanimous approval.

160 Bedford St. - Violation. Chairman Bouchard said everyone is probably aware of the parking situation on the corner of Bedford Street and Route 79. A violation has been issued. Member Knox explained that the occupants of 310 Kenneth Welch Drive are looking for a temporary parking overflow space. Chairman Bouchard stated a temporary 30-day permit has been issued. This will need to go to the Planning Board because that use is by special permit. Member Yeatts asked for clarification.

Member Knox explained that the Bedford Street issues are caused by 310 Kenneth Welch Drive's desired use of Bedford Street for parking, rather than parking on Town property. Member Yeatts asked who issued the 30-day permit to park. Member Knox explained that the Building Department issued a temporary emergency use until Planning Board and Conservation can work out what needs to be fixed there. Chairman Bouchard said a joint cease and desist was issued and there was to be no filling, no asphalt spreading, or excavation. Member Knox added that a lot of work had been done at 160 Bedford Street without a permit. They originally had a problem about two years ago, when they were warned no more work in the wetlands without filing, and a cease and desist was issued. Member Yeatts said she had done a site visit and had taken pictures of all the asphalt. She distributed pictures of the site showing wetland flags. Chairman Bouchard said he had spoken to Prime Engineering and they will be doing a Notice of Intent after-the-fact. That will be the Commission's chance to add conditions for restoration of the property. Member Yeatts noted that it looks like it's right on the line where the property drops off. They will need some kind of drainage. Member Knox thought the Planning Board and Conservation Commission should work in conjunction on this. He thought they would be asking for a special permit for a commercial parking facility. It could be conditional to have a finite term for parking until they finish the parking lot at 310 Kenneth Welch Drive, and would they require them to pave it or just pitch it away from the wetlands so the water doesn't shed the wrong way. Member Yeatts voiced a concern that to alleviate one problem where the wetland was disturbed, we're now going to another place where the wetland is going to be disturbed, or already has been. She also asked if there was a berm. Chairman Bouchard said all the way around the property there's a 2 ½ foot berm that's covered with wood chips. There is also an old silt fence in some of the wetlands, but they have not added a new one. Member Knox said they have been told they can't do anything else, and Prime Engineering will come in with a plan to proceed. Chairman Bouchard added that they can park there for 30 days. Member Knox said they were looking into using a different property for the parking that is a paved lot at the other end of Kenneth Welch Drive. TAC Vega has offered to put up a guardrail along the side of the road to keep the cars from parking there on town property. Member Knox believed the highway superintendent was going to review that due to snow removal and mowing issues. There was some continued discussion. Member Knox said he would hate to see this parking temporarily allowed and then it becomes in perpetuity. The Planning Board does not want to see a permanent commercial parking facility. Member Yeatts said once there's a violation, the property owners need to come to Conservation with a plan on how they're going to rectify it, before they begin work again. Member LeBlanc asked if the violation needed a vote. Chairman Bouchard said he signed the violation, there can be one signature under emergency conditions, but the Commission still needs to vote.

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

Voted: to affirm the stop work order already provided for 160 Bedford Street for any work within the buffer zone with the condition that the applicant come back with a plan to rectify and proceed with whatever the plan is.

Discussion: Member Faherty wanted to make sure he was understanding everything correctly. He said 310 Kenneth Welch Drive had a parking violation, so it was addressed through Planning and Conservation. Their alternative was to find a new place to park, 160 Bedford Street. At their alternative place to park, the owner of 160 Bedford Street already had a violation before they came with the plan. So, now the Planning Board has the ability to issue a special permit to allow this type of use. He asked if there was a time frame on special permits. Member Knox answered that they have the ability to put a sunset or shelf life on this, which would be their intent if this is only temporary. They are currently still

looking for other potential places to park. Member Yeatts asked if they now have permission from the Building Inspector to park there for 30 days. Chairman Bouchard stated that they have permission for 30 days while they come up with a mitigation plan. Member Knox said they were hoping to see a plan from Prime Engineering on 160 Bedford Street, to improve that site to make it a more viable parking spot for these cars. They still need to apply to the Planning Board for a special permit, which can be conditioned. At this point, the parking appears temporary, so they would put a shelf life on the special permit. Member LeBlanc asked if the Commission should get a peer review. Member Yeatts agreed that once they get a plan, they should get a peer review. Member Faherty said 160 Bedford is a pretty deep lot, and it looks like their current grading is right on the wetland line. Would it be possible for them to get out of the 100' buffer while maintaining enough parking spots. Member Knox said he thought they put up some concrete barriers and ropes to at least stay out of the buffer zone by a certain distance. Member Yeatts added that the material is down, right up to the edge. It was up to the wetland flags. Member Faherty stated that they were now voting to ratify the violation that Chairman Bouchard issued.

Unanimous approval.

Member LeBlanc asked if this would go through the Planning Board first. Member Knox said it should, but they won't approve it until ConCom approves it because the plan could be changed. Planning Board doesn't like to sign a plan unless its final.

Notice of Intent for septic systems - Member Yeatts said they had discussed this before, but had never come to a conclusion about whether an NOI would be required for a septic. Member Knox said he knew they had two filings on the same night, one was an RDA, one was an NOI. Could there be standards they could use. Member Yeatts said she was thinking the 50' buffer, but then they come right up to the 50' and they're not accounting for the over dig. She thought anything that was on one of the ponds should have a NOI. Member Chamberlain brought up the fact that the RDA does not require a buffer notification. Member Faherty said in Wareham, a NOI is required for any septic system within 150' of a wetland. That is written into their by-law. Member Yeatts said she doesn't like for people to come in with an RDA and then send them away to do an NOI. People putting in a septic system need to do an NOI so they don't waste their time. Member Chamberlain said he thought there was a big difference whether they're constructing a new system, or replacing an existing failed system. The failed system may be on a small lot. Member Yeatts said they can set a policy. All they need to do is vote a policy. Member LeBlanc wanted to run it by town council, if it was legal for this Board to create a policy. Chairman Bouchard said they were allowed, it was at their discretion. Member Faherty said the RDA is basically a tool to say the Commission is adequately satisfied that this would not do any damage to a jurisdictional area. The Board could deem that every septic replacement or new construction could be a potential hazard. If it's not in the 100' buffer, it doesn't have to come to Conservation. Member Knox asked if there would be a criteria for a system that would be so low impact, that everybody could agree could allow an RDA for a septic. There was more discussion.

Meeting Minutes - March 28, 2023.

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

Voted: to approve with the one typo changed, and the five buildings changed to four.

Unanimous approval.

Adjournment - (8:11pm)

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

Voted: to adjourn.

Unanimous approval.