

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>March 14, 2023 @ 7pm</u>
Location of Meeting:	<u>Lakeville Police Station 323 Bedford St. Lakeville, MA</u>
Clerk/Board Member posting notice:	<u>Lori Canedy</u>

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. 142 County St.- Request for Certificate of Compliance SE192-780 - Foresight Engineering.
2. 310 Kenneth Welch Drive - Notice of Intent, increase in parking and wetland replication - Goddard Consulting.
3. Residences at LeBaron Hills - Phase 5 modification - Outback Engineering (continued).
4. Meeting Minutes - December 13, 2022, and January 10, 2023.
5. 13 Main St. - discussion.

NEW BUSINESS:
OLD BUSINESS
APPROVAL OF MINUTES
CORRESPONDENCE
ANNOUNCEMENTS

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

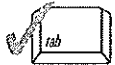
SE192-780
Provided by DEP

A. Project Information

RECEIVED

MAR 7 - 2023

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Brian Soldevilla & Nrong Srey Samohins

Name

142 County St

Mailing Address

Conservation Commission

Lakeville

City/Town

MA

State

02347

Zip Code

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

DBT Investments

Applicant

11/15/17

Dated

SE192-780

DEP File Number

3. The project site is located at:

142 County St

Street Address

14/04

Assessors Map/Plat Number

Lakeville

City/Town

2A

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)

Plymouth

County

49259

Book

304

Page

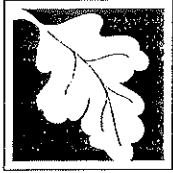
Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

Foresight Engineering

518 County Road
(Wishbone Way)
West Wareham, MA 02576
508-245-2148
FORESIGHT_ENGINC@YAHOO.COM

March 6, 2023

Lakeville Conservation Commission

RE: Notice of Intent, 142 County Street

Dear Commission Members:

On behalf of *Brian Soldevilla & Nrong Srey Samohins* we are requesting the release of the order of conditions for her property at 142 County St. All work for the new construction dwelling and septic system has been completed and all ground cover has been stabilized. The entire disturbed area has sufficient growth. All work was done per the approved plan as shown on the as-built plan attached.

Should you have any questions, require additional information, or desire to walk the site, please do not hesitate to contact me at the above listed phone number. Thank you.

Sincerely,
Foresight Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Darren Michaelis', is written over a horizontal line. The signature is fluid and cursive.

Darren Michaelis
Design Engineer

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
SAMOHINS SREY NRONG & SOLDEV	1 Level	5 Well	1 Paved	4 Bus. District	Description	Code	Assessed
	4 Rolling	6 Septic			RESIDENTL	1010	490,300
		7 Electric			RES LAND	1010	207,200
142 COUNTY ST	SUPPLEMENTAL DATA						490,300
LAKEVILLE MA 02347	Alt Ptrl ID 1442A						207,200
	GIS ID F_798737_2755829						207,200
	Assoc Ptd#						207,200
	Foundation						207,200

VISION

RECORD OF OWNERSHIP		BK VOLUME	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed		
SAMOHINS SREY NRONG & SOLDEV	50316	0019	09-21-2018	Q	I	620,000	00	2023	1010	490,300	2022	1010	437,300		
DBT INVESTMENTS LLC	48878	0309	09-01-2017	U	V	172,000	1P	2023	1010	207,200	2021	1010	187,200		
HUNNEWELL RALPH B	46832	0202	04-22-2016	U	V	149,000	1L								
CITI MORTGAGE INC	45368	0325	03-27-2015	U	V	0	1L								
MALLOCH CONSTRUCTION COMPANY, INC	45368	0325	03-27-2015	U	V	100,000	1L								
Total											697,500	Total	624,500	Total	573,100

EXEMPTIONS		Amount	Code	Description	Number	Amount
Year	Description					
		0.00				
Total		0.00				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	488,700
Appraised Xf (B) Value (Bldg)	1,600
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	207,200
Special Land Value	0
Total Appraised Parcel Value	697,500
Valuation Method	C

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
21-96	05-19-2021		03-24-2022	100		FOP DECK
19-52	07-12-2019			0		NEW HOUSE
17-223	12-18-2017	205,000		0		
Total Appraised Parcel Value		697,500				

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		04-29-2020	NT	02		BP	Building Permits
		08-16-2018	NT	01		BP	Building Permits
		05-24-2018	NT	01		BP	Building Permits
		04-05-2018	NT	01		BP	Building Permits

LAND LINE VALUATION SECTION

Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010 Single Fam			Land	70,000	2.37	1,000,000	5	1.00	240	1,190		1,000	2,82	197,400
1	1010 Single Fam			Rear Acres	1,950	5,000.00	1,000,000	0	1.00		1,000		1,000	5,000	9,800
Total Card Land Units 3.561 SF Parcel Total Land Area 3.56															
Total Land Value 207,200															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model:	01	Residential			
Grade:	110				
Stories:	2				
Occupancy:	1				
Exterior Wall 1:	25	Vinyl Siding			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Fir 1:	12	Hardwood			
Interior Fir 2:	14	Carpet			
Heat Fuel:	07	Propane			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms:	04	4 Bedrooms			
Total Bathrms:	2				
Total Half Baths:	1				
Total Xtra Fixtrs:	3				
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Custom			
Basement:	1	Area Full			

CONDO DATA

Parcel ID	C	B	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

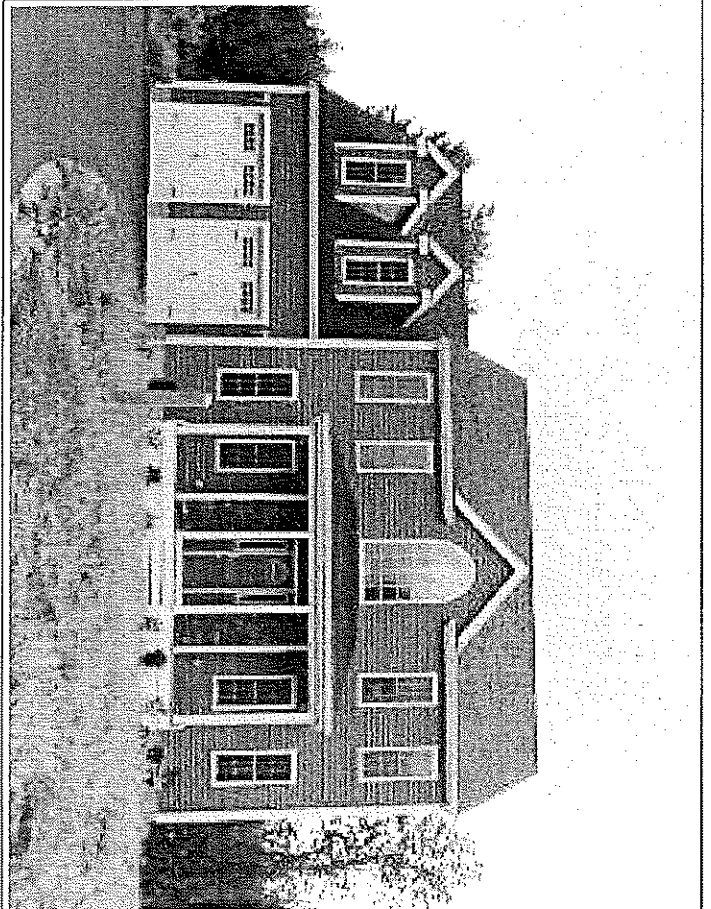
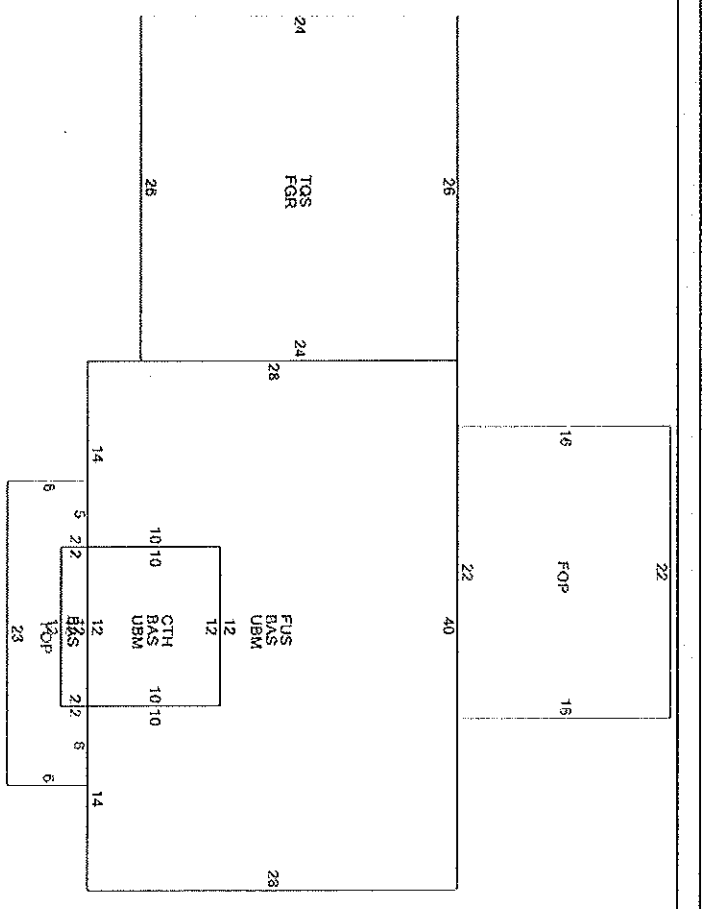
Building Value New	488,672
Year Built	2017
Effective Year Built	2020
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	488,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	FIREPLACE	B	1	1568.00	2020			100		0.00	1,500

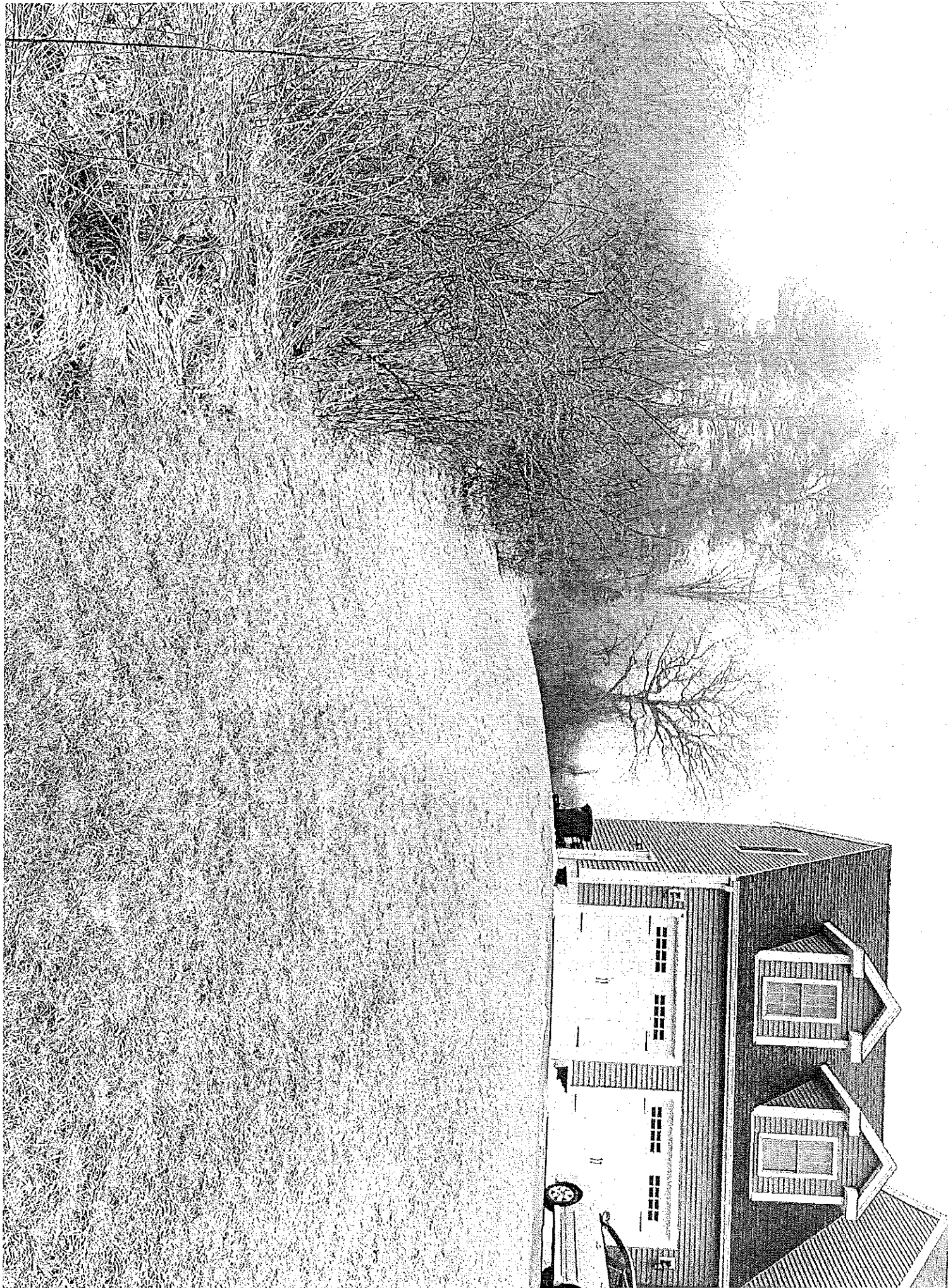
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underprec Value
BAS	First Floor	1,144	1,144	1,144	145.89	166,902
CTH	Cathedral Ceiling	0	120	0	0.00	0
FGR	Garage Attached	0	624	250	58.45	36,473
FOP	Porch, Open, Finished	0	466	93	29.12	13,568
FUS	Upper Story, Finished	1,000	1,000	1,000	145.89	145,893
TOS	Three Quarter Story	499	624	499	116.67	72,801
UBM	Basement, Unfinished	0	1,120	224	29.18	32,660
Ttl Gross Liv / Lease Area		2,643	5,098	3,210		468,317









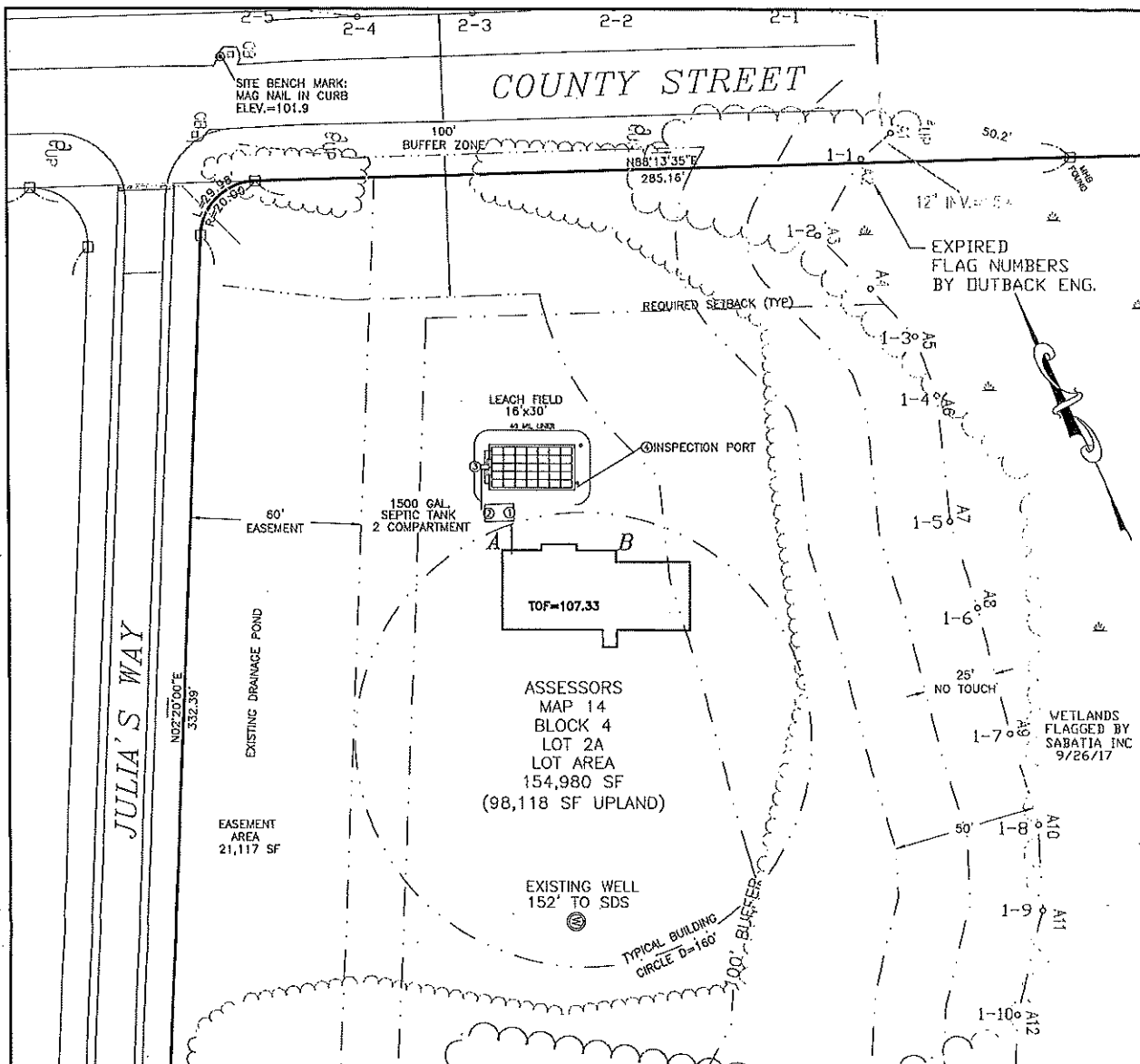












SYSTEM ELEVATIONS			DISTANCE TO COMPONENTS	
	PLAN	FIELD	A-1	B-1
TOP OF FOUNDATION	107.0	107.33	13.3	40.1
FOUNDATION OUTLET	103.65	103.52	13.6	47.0
SEPTIC TANK INLET	103.40	103.30	29.3	54.4
SEPTIC TANK OUTLET	103.15	103.05	35.4	27.5
DIST. BOX INLET	103.00	102.95	<p>SYSTEM CAPACITY PROVIDED 142 L.F.(4.73 S.F./L.F.)= 672 S.F. 672 S.F. x 0.74 GPD/S.F. = 498 GPD</p>	
DIST. BOX OUTLET	102.83	102.78		
QUICK4 INLET	102.67	102.69		
BASE OF SYSTEM	102.00	102.00		
GROUNDWATER TABLE	97.0	5' SEPARATION	ASSESSORS MAP/LOT: 14 / 04 / 2A	

<p>SEWAGE DISPOSAL SYSTEM AS-BUILT QUICK4 CHAMBERS GENERAL USE APPROVAL</p>			<p>ALL TANK COVERS ARE SECURABLE, WATERTIGHT & AT GRADE. AN EFFLUENT FILTER HAS BEEN INSTALLED IN THE SEPTIC TANK OUTLET TEE & REQUIRES ROUTINE MAINTENANCE.</p>	
<p>PREPARED FOR: DBT INVESTMENTS 340 MILLER STREET MIDDLEBORO, MA 02346</p>			<p>I CERTIFY THAT THE SEWAGE SYSTEM AS-BUILT CONFORMS TO THE PROPOSED PLAN AND THE <u>LAKEVILLE</u> RULES AND REGULATIONS OF THE BOARD OF HEALTH AND THE STATE SANITARY CODE (TITLE V).</p>	
<p>LOCATED AT: 142 COUNTY STREET LAKEVILLE, MASSACHUSETTS</p>			<p>RECEIVED MAR 7 - 2023</p> <p>Conservation Commission</p>	
DATE	SCALE	DESIGN ENG.		
4/27/18	1" = 40'	DJM	K.W.	FS17-121
<p>FORESIGHT ENGINEERING INC. 618 COUNTY ROAD (WISHBONE WAY) WEST WARHAM, MA 02676 TEL. (508) 245-2148 foresight_engrnc@yahoo.com</p>			<p>6/4/18 ENGINEER DATE</p>	

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

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

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

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

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

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

Unanimous approval.

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

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

Unanimous approval.

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

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

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

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

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

Unanimous approval.

Documents: Letter from Natural Heritage & Endangered Species Program.

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

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

Voted: to make a Positive 2A determination.

Unanimous approval.

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

Adjournment - (7:27pm)

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

Voted: to adjourn.

Unanimous approval.

Town of Lakeville
Conservation Commission
January 10, 2023 at 7pm

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

Staples Shore Rd. - Notice of Intent, removal of trees and brush within 20-feet of Assawompset Pond Dam - Tighe & Bond - continued.

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

Voted: to continue the hearing to the February 14th meeting at 7pm.

Unanimous approval.

415 Millennium Circle - Notice of Intent - installation for storm water drain - Zenith Consulting Engineers. Jamie Bissonnette from Zenith was present for discussion. This is a project to install a drainage pipe. There is currently work being done on the site for a septic repair outside the buffer zone. There is limited work that will be in the buffer zone and endangered species habitat. They have filed with Natural Heritage and have received a letter stating it would not be a take. A DEP file number has been issued and there were no comments. Mr. Bissonnette said this is hopefully phase one of a two phase process. The second phase is to add on to the back of the building. This is a marijuana grow facility and if things go well, within the next year they could be back with a Notice of Intent with more substantial plans. Under that proposal there will be a large underground drainage infiltration structure. Member LeBlanc asked what kind of work was being done. Mr. Bissonnette explained that it would be a 12" pipe with a rip rap apron. There has been a ponding issue since there was less than ½% in pitch. They had brought the pavement to a .8%, which is still flat, and install a catch basin. A Stormceptor unit was installed that takes the water and treats it, cleans it, and discharges it out. Member Chamberlain asked if they were tearing out a paved area and putting in rip rap. Mr. Bissonnette said they were. It was located outside the buffer zone. This would be part of phase two that would include architectural and landscaping improvements. Member Knox asked if the catch basin they are installing to take the water out of the low spot would be used in phase two. Mr. Bissonnette pointed out on the plan that one catch basin would be utilized while the other would be ripped out and all new drainage would be going in around the building. Member Knox asked if all the drainage would be re-routed to an infiltration basin. Mr. Bissonnette said he didn't think the new pipe they are currently putting in would be re-routed, but everything else would be. Member Knox asked if it would be left an overflow. Mr. Bissonnette said the roofs would be taken and infiltrated, and stormwater from the asphalt would be taken treated and infiltrated. There are rapid infiltrating soils and a low water table on site. Member Knox asked if they would be re-excavating the drainage with phase two. Mr. Bissonnette answered that they would not. He explained that they think of fail-safe when it comes to drainage. If they were to put a cover over the catch basin and the depression fills up, where would the water go. With phase two of the project and the building is larger, the fail-safe would block up and cause ponding. They plan to add a culvert with a flared end headwall. Member Yeatts asked where they would be digging up the asphalt. She was concerned about the upper corner of the plan and how they would define the area of work.

Mr. Bissonnette said it was just the asphalt, there was gravel beyond it. The plan is to rip out the asphalt and pull it back and mark out where the existing asphalt will stay. Member Yeatts said the 200' buffer for the riverfront comes close to there. Mr. Bissonnette agreed that it did. What they will do is saw cut the asphalt and pull it back. The plan is to put crushed stone down in its place. Member Yeatts asked if there would be some type of barrier to keep it in place. There was a discussion about the site. Mr. Bissonnette explained that this will be a fully gated site with limited access. Member Chamberlain asked where the plowed snow would be placed. Mr. Bissonnette said there would be some landscaped areas they could push it to. They could also push it to the gravel area in the back.

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

Voted: to close the hearing and issue a standard Order of Conditions for construction for 415 Millennium Circle.

Unanimous approval.

Fee schedule - There was a discussion regarding the fee schedule and if fees should be changed. This item will be revisited at a later date.

Meeting Minutes - October 11, 2022.

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

Voted: to approve the October 11, 2022 meeting minutes.

Unanimous approval.

Adjournment - (7:36pm)

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

Voted: to adjourn.

Unanimous approval.