



Received & posted: Jan 12, 2021
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 Town Clerk **LAKEVILLE TOWN CLERK**
 2021 JAN 12 AM 10:18

REMOTE MEETING NOTICE/ AGENDA

Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25

Name of Board, Committee or Commission:	Planning Board
Date & Time of Meeting:	Thursday, January 14, 2021 at 7:00 p.m.
Location of Meeting:	REMOTE MEETING
Clerk/Board Member posting notice	Cathy Murray

AGENDA

1. In accordance with the Governor’s Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the January 14, 2021, public meeting of the **Planning Board** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**
2. **Site Plan Review – 271 Bedford Street – Meet with Jamie Bissonnette from Zenith Consulting Engineers, LLC (ZCE)**
3. **Master Plan Implementation – Update**
4. **Development Opportunities District – Update**
5. **Review the following Zoning Board of Appeals petitions:**
 - a. Bedford Holdings-33 Bedford Street
 - b. Vermette-5 Ash Street
 - c. Chapin-41 Clark Road
 - d. Chapin-31 Pilgrim Road
6. **Discuss Possible Warrant Articles for a public hearing in February**
 - January 7, 2021 correspondence-Board of Selectmen
7. **Old Business**
8. **New Business**
 - a. Discuss Planning Board member appointment to Master Plan Implementation Committee
9. **Next meeting. . . January 28, 2021**
10. **Any other business that may properly come before the Planning Board.**
11. **Adjourn**

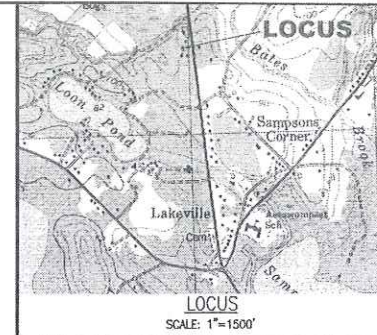
Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Planning Board arise after the posting of this agenda, they may be addressed at this meeting.

#1

Read the following into the record:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the January 14, 2021, public meeting of the **Planning Board** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

#2



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BUILDING	
---	CONTOUR	100
---	SPOT GRADE	100X0
---	SILT FENCE/SILT SOCK	---
---	HAYBALE FENCE	---
---	CHAINLINK FENCE	---
---	STOCKADE FENCE	---
---	WIRE FENCE	---
---	SIGN	---
---	CATCH BASIN	---
---	DRAIN MANHOLE	---
---	GRAVITY SEWER MAIN	---
---	SEWER MANHOLE	---

ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS ZONE)

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	72,181± S.F.	72,181± S.F.
UPLAND AREA	52,500 S.F.	72,181± S.F.	72,181± S.F.
FRONTAGE	175'	204.39'	204.39'
FRONT BUILDING SETBACK	40'	71.6'	71.6'
SIDE BUILDING SETBACK	40'	40.0'	40.0'
REAR BUILDING SETBACK	40'	120.6'	50.4'
BUILDING HEIGHT	35' OR 3 STORIES	1 STORY <35'	2 STORIES <35'
IMPERVIOUS COVER	50%/70%*	80.4% (58,051± S.F.)	69.9% (50,438± S.F.)

* INCLUDING BONUSES BY THE PLANNING BOARD
 TOTAL PAVEMENT AREA TO BE REMOVED: 9,337 S.F.
 TOTAL PAVEMENT AREA TO BE ADDED: 724 S.F.

- #### SITE NOTES:
- THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS MAP 027, BLOCK 002 PARCEL 027.
 - PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
 - PLYMOUTH COUNTY REGISTRY OF DEEDS:
 DEED REFERENCE: BOOK 43640 PAGE 135
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25023C0427K, MAP REVISED JULY 16, 2015.
 - THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST, 2017.
 - THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
 - THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
 - THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
 - THE SITE IS LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORWA).
 - ALL UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE. LOCATIONS WERE TAKEN FROM PLANS OF RECORD WITH THE MUNICIPALITY, DIG SAFE LOCATIONS OR FIELD EVIDENCE. IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) AND ALL UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS PRIOR TO THE START OF WORK.

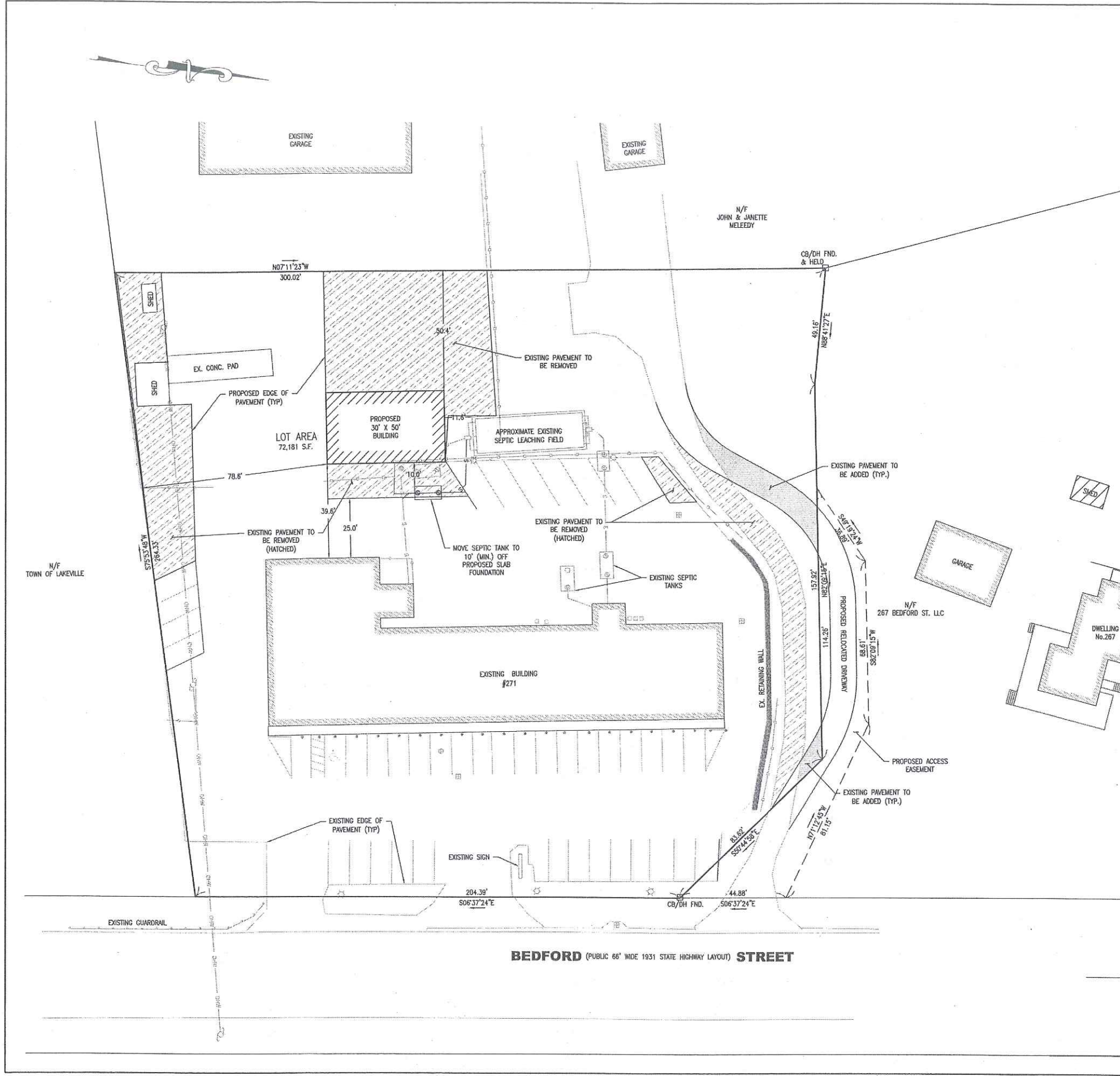
- #### CONSTRUCTION NOTES:
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC OF ANY DISCREPANCIES.
 - IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
 - SITE IS SERVED BY PRIVATE WELL WATER AND ON-SITE SEPTIC.
 - EXISTING SEPTIC SYSTEM INFORMATION TAKE FROM AN AS-BUILT PLAN BY AZOR ENGINEERING.
 - PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
 - ALL WORK SHALL CONFORM TO THE TOWN OF LAKEVILLE RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.



SURVEY COMPANY OF RECORD:

ZLS
 ZENITH LAND SURVEYORS, LLC
 1162 ROCKDALE AVENUE
 NEW BEDFORD, MA 02740
 (508) 995-0100

07-22-2020



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

P.E. STAMP

DATE	REV.	DESCRIPTION
12-14-2020	1	DATE

SITE PLAN

PROJECT SITE: 271 BEDFORD STREET LAKEVILLE, MASSACHUSETTS

OWNER INFO: JOHN MELEEDY, 271 BEDFORD ST LAKEVILLE, MA 02347

DRAWN BY: RLG
 DESIGNED BY: RLG
 CHECKED BY: JLB
 APPROVED BY: JLB

DATE: 12-14-2020
 PROJECT NUMBER: 0807-02-01
 DRAWING SCALE: 1" = 20'
 SHEET ID: L

S:\Civil Engineering Projects\Lakeville\Bedford Street\271 Bedford Street\Site Plan - 271 Bedford St Lakeville.dwg



Town of Lakeville
Lakeville Town Office Building
346 Bedford Street
Lakeville, Massachusetts 02347

OFFICE OF
ZONING BOARD OF APPEALS
Secretary: Cathy Murray

TO: Building Department
Planning Board ✓
Conservation Commission
Board of Health

FROM: Board of Appeals

DATE: January 4, 2021

RE: Attached Petitions for Hearing
Bedford Holdings – 33 Bedford Street
Vermette - 5 Ash Street
Chapin - 41 Clark Road
Chapin - 31 Pilgrim Road

Attached please find copies of four (4) Petitions for Hearing, which have been submitted to the Board of Appeals. The hearings for these petitions will be held on January 19, 2021.

Please review and forward any concerns your Board may have regarding these petitions to the Board of Appeals, if possible, no later than Thursday, January 14, 2021.

Thank you.

Petition to be
filed with Town Clerk

EXHIBIT "A"

#50

TOWN OF LAKEVILLE
MASSACHUSETTS

RECEIVED
NOV 18 2020
BOARD OF APPEALS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: Bedford Holdings, LLC

Mailing Address: 275 Martime St. Fall River, MA 02723

Name of Property Owner: Bedford Holdings, LLC

Location of Property: 33 Bedford Street Lakeville, MA 02347

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 37741 Page No. 198

Map 024 Block 004 Lot 003

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.6.3.4 & 7.4 of the Zoning Bylaws

Variance from Section (s) _____ of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial _____

Brief to the Board: (See instructions on reverse side – use additional paper if necessary.)

See attached

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: RICHARD CARRIGG TREASURER Date: 11/18/20

Signed: [Signature] Telephone: 508-677-9234

Owner Signature: _____ Owner Telephone: _____
(If not petitioner)

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

Jamie Bissonnette, Manager
(Name and Title)



3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

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

NARRATIVE IN SUPPORT
OF A SPECIAL PERMIT
FOR 33 BEDFORD STREET
LAKEVILLE, MA 02347

PREPARED FOR:

BEDFORD HOLDINGS, LLC
275 MARTIME ST.
FALL RIVER, MA 02723

PREPARED BY:

ZENITH CONSULTING ENGINEERS, LLC.
3 MAIN STREET
LAKEVILLE, MA 02347

NOVEMBER 17, 2020

EXISTING SITE CONDITIONS

The locus site, 33 Bedford Street, is located on the westerly side of Bedford Street and the southern side of Taunton Street. The site is presently a Mobil gas station with convenience store on approximately 42,225 sf of land. A special permit for the existing sign was issued in 2016 by the Lakeville Zoning Board of Appeals see Plymouth County Registry of Deeds book 37741 page 198. In October of 2020 the sign was damaged and is in need of replacement.

PROPOSED SITE IMPROVEMENTS

The applicant is proposing to remove the existing damaged sign and install a new sign with associated landscape area. This sign will be approximately 59.7 sf and the top of the sign will be approximately 17'-3" above grade.

SPECIAL PERMIT CONDITIONS

The client is looking to remove the existing damaged sign and install a new sign in the same area. The new sign will meet the town of Lakeville zoning requirements with the exception of overall area. The improvements, as proposed, will not negatively impact the neighborhood and will, in fact, enhance the aesthetics.

Locus: 33 Bedford Street in Lakeville, MA
Assessors Map 024 Block 004 Lot 003

Zoning Board of Appeals Petition for Hearing Attachments

- 1 Notice to Tax Collector**
- 2 Copy of Current Deed**
- 3 USGS Map**
- 4 Firm Map**
- 5 Copies of Checks**
- 6 Proposed Sign**
- 7 Reduced Proposed Site Plan Package (11 x 17)**

Copy of Current Deed

PLYMOUTH
DEEDS REG#18
PLYMOUTH

CANCELLED

09/23/09 3:18PM 01
000000 #4691

FEE \$8892.00

CASH \$8892.00

DEED

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
23 SEP 2009 02:51PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 37741 Pg 198-199

Alexander Argiros, Trustee of Lakevillage Realty Trust under a Declaration of Trust dated November 9, 2000 and recorded with Plymouth Registry of Deeds in Book 19057, Page 123 for consideration paid of One Million Nine Hundred Fifty Thousand (\$1,950,000.00) Dollars grants to Bedford Holdings, LLC, a Massachusetts limited liability company, 291 MIDDLE ST. FALL RIVER MA 02724

The land in Lakeville, Plymouth County, Massachusetts, with the buildings thereon bounded and described as follows:

PARCEL ONE:

The land with any improvements thereon situated on the Westerly side of Bedford Street in Lakeville, Plymouth County, Massachusetts, and being shown as Lot "A" on the plan entitled "A Plan of property in Lakeville, MA prepared for Gerald R. White" dated July 2, 1984 and recorded with Plymouth County Registry of Deeds in Plan Book 24, Page 830 as Plan #564 of 1984; said Lot A is bounded and described as follows:

Beginning at a point on the Westerly side of Bedford Street at the Northeasterly corner of Lot "B" on said Plan;
thence North 51° 41' West 50.40 feet by land now or formerly of K. E. Belben as shown on said plan;
thence by said Belben land South 81° 02' 13" West 65.00 feet;
thence by said Belben land North 8° 57' 47" West 71.30 feet;
thence South 81° 02' 13" West 100.00 feet;
thence by land now or formerly of E. Holloway South 8° 57' 47" East 111.60 feet;
thence by said Lot "B" on said plan North 81° 02' 13" East, 200.00 feet to said point of beginning.

Containing 13,897 square feet, more or less according to said plan to which reference is hereby made for a more particular description of said Lot "A".

PARCLE TWO:

Four certain parcels of land, with the buildings thereon, in Lakeville, Plymouth County, Massachusetts. Three parcels situated on the Westerly side of Bedford Street and one parcel situated on the easterly side of Taunton Street, being shown as Lots 1, 2, 3 and 5 on a plan entitled "Plan of Land in Lakeville, Mass., Lot Number-Owner, 1 and 2 Heirs of William J. Belben, 3 Frank M. Jefferson, 4 Kenneth E. Belben, 5 Ester L. Holloway, Scale 1"=40' April 23, 1971, Harry G. Norris-Surveyor," recorded with Plymouth Registry of Deeds on February 25, 1972 as Plan #163 of 1972 in Book 3754, Page 602 to which plan reference may be had for more particular description of said above mentioned lots.

Property - 33 Bedford St. Lakeville

PARCLE THREE:

A triangular parcel of land off the westerly side of Bedford Street, also known as Route 18 in Lakeville, Plymouth County, Massachusetts, being more particularly bounded and described as follows:

Beginning at a point which is situated North 51° 41' West 50.40 feet from a point in the Westerly sideline of Bedford Street which latter point forms the northeasterly corner of Lot "B" shown on a plan entitled: A Plan of Property in Lakeville, MA prepared for Gerald R. White" dated July 2, 1984 and duly recorded with Plymouth County Registry of Deeds;

thence by Lot "A" on said plan South 81° 02' 13" West by Lot "A" on said plan, 65.00 feet;

thence by said Lot "A" North 8° 57' 47" West 71.30 feet to the northerly corner of said Lot "A";

thence by land now or formerly of Leslie L. Belben, South 51° 41' East to the point of beginning.

The above described premises are conveyed together with the benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force an applicable.

For title see Deed recorded with Plymouth Registry of Deeds in Book 19057, Page 130.

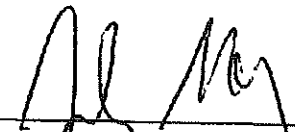
Property Address: 33 Bedford Street, Lakeville, MA 02347.

Witness my hands and seals this 33^d day of SEPTEMBER, 2009.

Alexander Argiros, Trustee of Lakevillage Realty Trust

STATE OF MASSACHUSETTS
COUNTY OF FREMONT

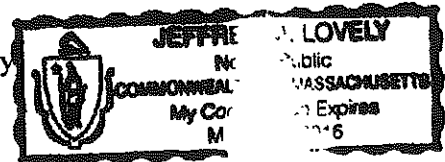
On this 33^d day of SEPTEMBER, 2009, before me, the undersigned notary public, personally appeared Alexander Argiros, proved to me through satisfactory evidence of identification, which were MASS DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose, as Trustee of Lakevillage Realty Trust.



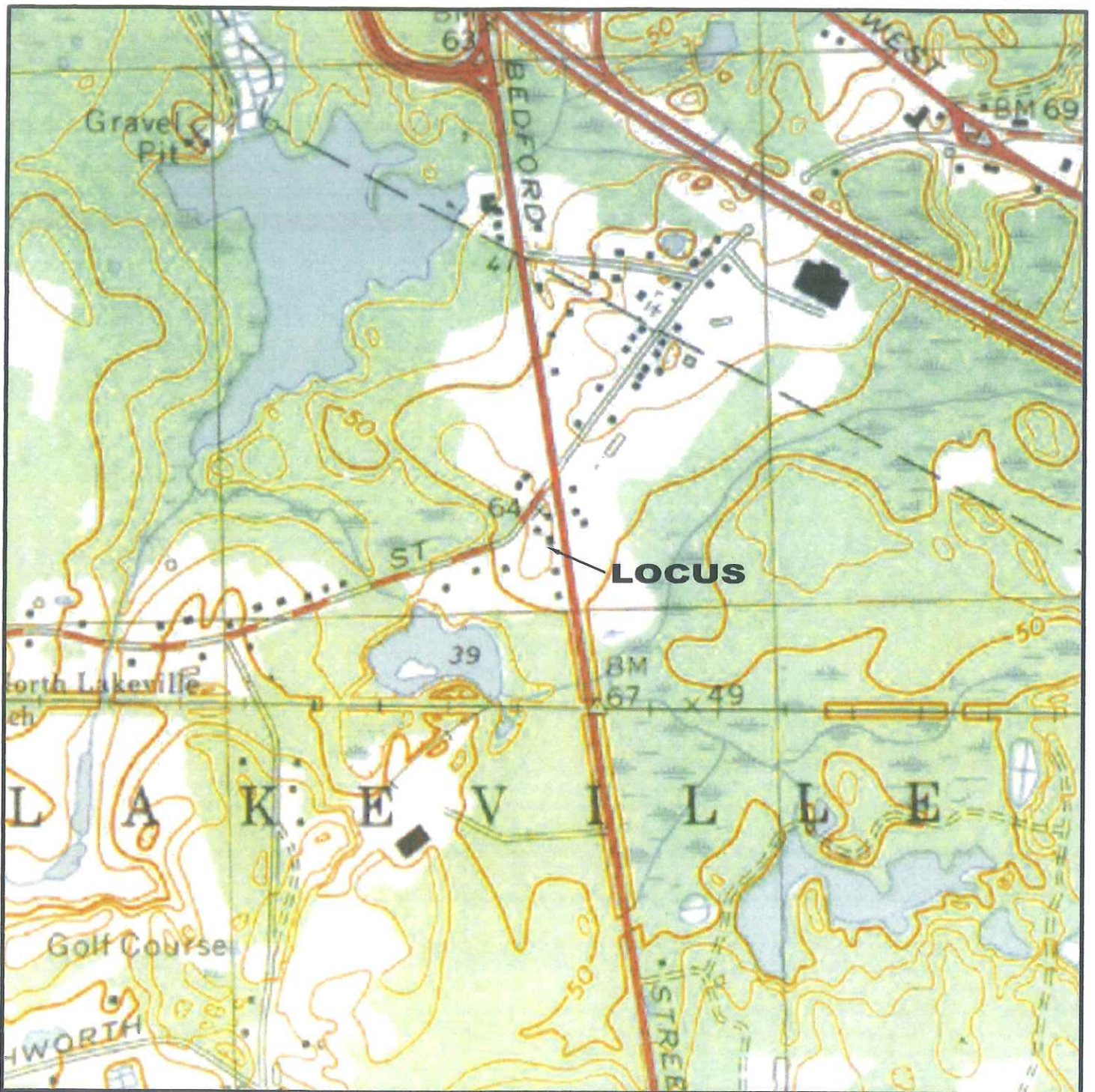
(official signature and seal of notary)

My commission expires: 3/25/16

JEFFREY M. LOVELY



USGS Map



SHEET NAME:

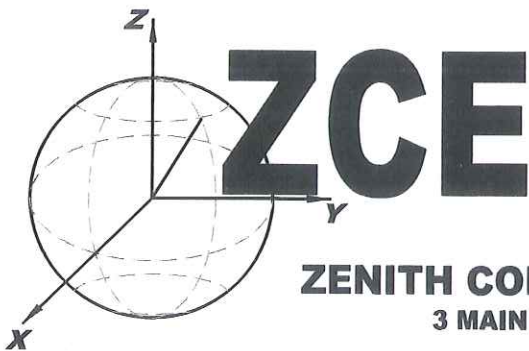
USGS MAP

PROJECT SITE:

**33 BEDFORD STREET
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**BEDFORD HOLDINGS, LLC.
FALL RIVER, MA 02723**



ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

FIRM Map

National Flood Hazard Layer FIRMette



70°57'45"W 41°53'35"N



USGS The National Map: Orthoimagery, Data refreshed October, 2020.



70°57'7"W 41°53'8"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	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

	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 X
--	--

OTHER AREAS OF FLOOD HAZARD	
	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 X

	NO SCREEN 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

	20.2	Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5	Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

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

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

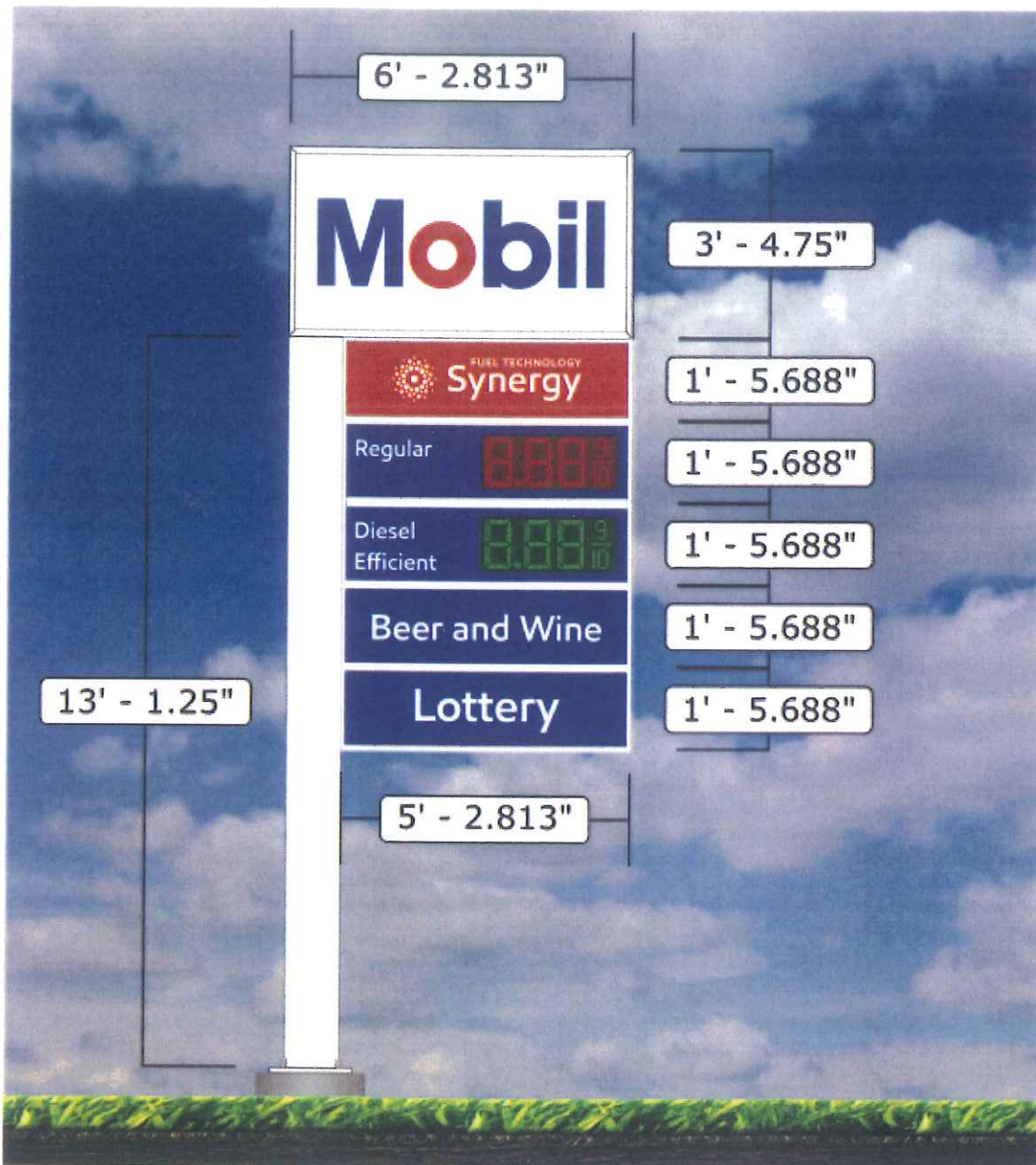
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/17/2020 at 6:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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.


Proposed Sign

Customer: Mobil
 Sign System: B Model
 System Color: Egg Shell White
 Overall Height: 17'-0"
 Pole Height: 13'-1.25"
 Ground Clearance: 6'-2.81"
 Total Square Footage: 72.853'
 5 Line Auxiliary Cabinet Height:
 7'-4.44"
 Wind Load: 58 psf
 Digit Size: 10", 10"
 LED Illumination: 5.55 Amps

MOBIL ID- 21.2 SQ FT
5 LINE CABINET-38.5
SQ FT
TOTAL= 59.7 SQ FT



ExxonMobil MID

		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.</small>	
Customer: Mobil		Description: B MID	
Project No: PP438397A	Scale: N/A	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.	
Date: 10/22/2020	Drawn By: KE	Please read carefully, check appropriate <input type="checkbox"/> Sketch OK as is	
Location & Site No: EM33ADR, 33 BEDFORD ST., LAKEVILLE, MA, 02347		box and fax back to Everbrite: <input type="checkbox"/> New	
		Sketch Required	
		<hr/> SIGNATURE _____ DATE _____	

Reduced Proposed Site Plan Package (11 x 17)

#5b

Petition to be
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: Louis Vermette

Mailing Address: 4 Ash Street, Lakeville, MA 02347

Name of Property Owner: Louis Vermette/ L&A Realty Trust

Location of Property: 5 Ash Street

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 37038 Page No. 305-306

Map 042 Block 006 Lot 003

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought: Remove seasonal restrictive deed

Special Permit under Section (s) _____ of the Zoning Bylaws

Variance from Section (s) _____ of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)
Ask Board members to lift deed restriction of seasonal home to year round home
per property changes and upgrades

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH
REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON
THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE
AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: Louis Vermette

Date: November 11, 2020

Signed: [Signature]

Telephone: 508-509-5428

Owner Signature: _____
(If not petitioner)

Owner Telephone: _____

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER
INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

(Name and Title)

RECEIVED
NOV 19 2020
BOARD OF APPEALS

5 Ash Street Lakeville MA 02347

Remove Seasonal Deed Restriction

11.11.2020

I Louis Vermette

respectfully ask the ZBA board to lift the seasonal deed restriction per ZBA approval November 7th, 2007 (see attached) to a year-round dwelling per property upgrades

- Acquired abutting property behind 5 Ash properties. 8 Hollis Ave (10,000 sq') to expand property square footage to 21,350' from 11,350' (Deed attached)
- Installed new conventional septic system per BOH approvals in lieu of tight tank (COC attached along with all documentation)
- Signed affidavit from neighbor Fred Dewhurst (affidavit attached)

Here is the history of the property showing how we got to this request

- 11.01.2007 ZBA granted a special permit with deed restriction for a 3-bedroom seasonal dwelling with a title V tight tank on 11,350 sq.' lot
- 05.16.2008 I purchased 8 Hollis Ave from Emanuel Machado for the sum of \$ 50,000.00. Property was made up of a 2-bedroom dwelling on 10,000 sq' lot. Eventually I would tear down dwelling combine lots (21,350 sq') and install new conventional septic system with BOH approvals
- 01.07.2009 AZOR land Science and I applied at BOH for Title V local upgrade variance request. This was approved with some request and concerns
- 04.08.2008 I combine the 2 lots together per request from BOH making 5 Ash & 8 Hollis 1 lot combined with a total of 21,350 sq' of property with 1 dwelling
- 12.09.2009 BOH approved Title V Local Variance Request with all request and concerns satisfied (Dewhurst signed affidavit, combing lots)
- 09.13.2011 New septic was installed per BOH approvals and the Certificate of Compliance was issued (See attached)

Respectfully

Louis Vermette

ZONING BOARD OF APPEALS

NOTICE FOR RECORDING IN THE REGISTRY
OF A DECISION ON A VARIANCE

Date: November 1, 2007

(A copy shall be sent to the applicant, and shall be filed with Town Clerk together with the Record of Proceedings and plans.)

Notice is hereby given that a VARIANCE has been granted in compliance with statutory requirements as set forth in Chapter 40A as amended

TO Louis Vermette
Owner or Petitioner
ADDRESS P.O. Box 850, Lakeville, MA 02347

By the Appeals Board, affecting the rights of the owner with respect to use of premises on

5 Ash Street, Lakeville, MA 02347
Identity of Land Affected

The record title standing in the name of

Louis Vermette

whose address is P.O. Box 850 Lakeville MA
Street City or Town State

by a deed duly received in the Plymouth District,

Registry of Deeds in Book 30721, Page 280

Registry District of Land Court, Certificate No. _____

Book _____, Page _____

The decision of said Board is on file with the papers and plans in the Office of the Town Clerk.

Signed and certified this 1 day of November, 2007.

THE APPEALS BOARD

Daniel C. [Signature] Chairman
John [Signature] Clerk

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this office and no appeal has been filed, or an appeal has been filed and denied in case.

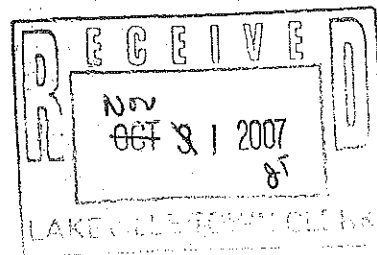
Janet [Signature]
Signature and seal of the Town Clerk
E

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS

NOTICE OF DECISION

ON VARIANCE



(To be mailed forthwith to the petitioner, abutters, and owners of land within 300 feet of the property line, the Board of Selectman, Building Inspector, the planning boards of every abutting municipality and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.)

Applicant _____ Date: November 1, 2007

Louis Vermette _____ Case No: 07-10

Owner _____ Address: P.O. Box 850

Louis Vermette _____ Lakeville, MA 02347

Premises Affected
5 Ash Street

Variance Application

Referring to the above application so as to permit
To demolish an existing structure and build a new dwelling on a non-conforming lot.

After a public hearing on October 18, 2007
the Appeals Board at its meeting on October 18, 2007

VOTED TO GRANT a VARIANCE under Article 8 Section 8.2.2 of the
Zoning By-law subject to the following conditions, safeguards and limitation on time or use, if any.

The decision of the Board, together with detailed record of its proceedings stating the reasons for the decision, shall be filed within 14 days after the hearing in the office of the Town Clerk. Decision filed with Town Clerk on November 1, 2007.

IMPORTANT Any appeal from the decision of the Appeals Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (G.L.) as amended, and must be filed within twenty (20) days after the date of the filing of the decision with the Town Clerk.

THE APPEALS BOARD

John Casey
Clerk

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS

RECORD OF PROCEEDINGS

ON APPLICATION FOR A VARIANCE

PETITION No. 07-12, DATE FILED August 28, 2007

(Copies of this Record of Proceedings with all attachments must be filed within 14 days of a decision by the Appeals Board in the Office of the Town Clerk.)

I, John Veary, Clerk of the Appeals Board hereby certify that the following is a detailed record of all its proceedings relative to the application.

I, John Veary, Clerk of the Appeals Board hereby certify that the following is a detailed record of all its proceedings relative to the application of

Louis Vermette, P.O. Box 850, Lakeville, MA 02347

(Name and address of Applicant)

for a Variance under Section 8.2.2 of the Zoning By-law.

The Applicant desires to: To demolish an existing structure and build a new dwelling on a non-conforming lot.

The premises affected are located at 5 Ash Street, Lakeville, MA

being in Residential District, in which the above mentioned use requires a Variance from the Appeals Board.

1. On August 28, 2007 an application of which a true copy marked "A" is made a part of this record was presented to the Appeals Board.
2. Thereupon, an advertisement, a true copy of which marked "B" is made a part of this record, was published in the Middleboro Gazette a newspaper published in Middleboro, MA on 10/04/07 and on 10/11/07.

(Date)

(Date)

3. Notice of the hearing, a copy of which marked "C" is made a part of this record, were mailed postpaid to the petitioner, abutter, and owners of the land within 300 feet of the property line, being the same persons named in the Assessors certificate which was a part of the petition heretofore referred to and marked "A", and to the Board of Selectmen, Building Inspector, and the planning boards of every abutting municipality.
4. On October 18, 2007 a hearing was held at the Lakeville Public Library, 4 Precinct Street at which opportunity was given to all those interested to be heard in favor or opposition to said petition, application or appeal at which hearing

Mr. Louis Vermette was present

Members present: D. Foster - CH , D. Curtis - VCH , J. Beneski ,
E. Levitt , J. Olivieri, Jr. , C. Zimmerman .

5. Following the hearing the Board made the following specific findings regarding the land in question and the proposed use.
 - a) The new structure would be substantially better than the existing structure and would constitute an improvement to the neighborhood.
 - b) The new structure would intrude into the setback less than the original structure and would thus be less non-conforming than the original structure.
 - c) Proper maintenance of the tight tank will be the responsibility of the property owner.
 - d) The new structure would impose no detriment to the public good and no derogation from the intent or purpose of this By-Law.

NOTE: Restatement of mandatory provisions and requirements are not to be taken as findings.

6. The Board voted at its meeting on October 18, 2007, as detailed below, to

 DENY the application based on findings as recorded under item 5 herein for the following reasons:

 X GRANT the application subject to the following conditions, safeguards and limitations on time or use, if any:

- a) The footprint will not exceed 24' x 36'.
- b) The house will remain a seasonal dwelling.
- c) This approval does not include approval for a deck.

NOTE: Show the vote of each member upon each question or, if absent or failing to vote, indicate such fact, and set forth clearly the reason or reasons for its decision, and of its other official action.

Members present D. Foster - AYE, D. Curtis - AYE, J. Beneski - AYE,
E. Levitt - AYE, C. Zimmerman - AYE, _____.

Signature John Casey
Clerk

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: LOUIS VERMETTE

Mailing Address: P.O. BOX 850 LAKEVILLE, MA. 02347

Name of Property Owner: SAME

Location of Property: #5 ASH ST.

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 30721 Page No. 280

Map 42 Block 6 Lot 3

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

- Special Permit under Section (s) _____ of the Zoning Bylaws
- Variance from Section (s) 6.1.8. of the Zoning Bylaws.
- Appeal from Decision of the Building Inspector/Zoning Enforcement Officer
- _____ Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

PETITIONER SEEKS TO RAZE EXISTING DWELLING AND REPLACE WITH DWELLING 11% LARGER ON LOT LESS THAN 20,000 S.F. NEW DWELLING WILL MEET MIN. SETBACK DISTANCES.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

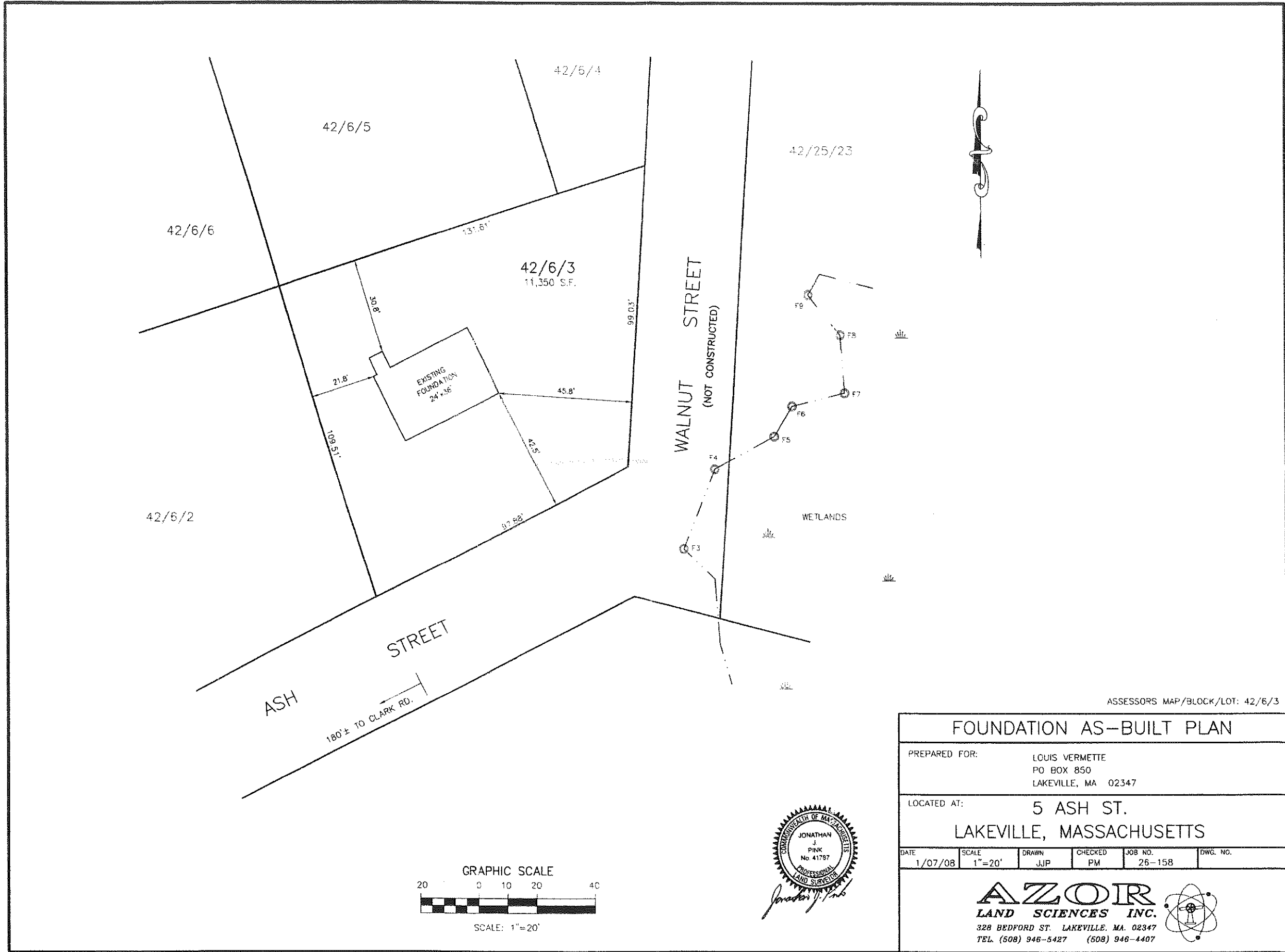
Petitioner: LOUIS VERMETTE Date: 8-7-07

Signed: [Signature] Telephone: 508-509-5428

Owner Signature: [Signature] Owner Telephone: _____
(If not petitioner)

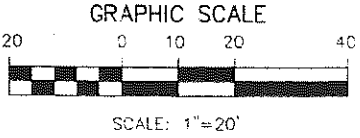
(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?
 Yes No JONATHAN PINK, P.L.S.
(Name and Title)



ASSESSORS MAP/BLOCK/LOT: 42/6/3

FOUNDATION AS-BUILT PLAN					
PREPARED FOR:		LOUIS VERMETTE PO BOX 850 LAKEVILLE, MA 02347			
LOCATED AT:		5 ASH ST. LAKEVILLE, MASSACHUSETTS			
DATE	SCALE	DRAWN	CHECKED	JOB NO.	DWG. NO.
1/07/08	1"=20'	JJP	PM	26-158	
 AZOR LAND SCIENCES INC. 328 BEDFORD ST. LAKEVILLE, MA. 02347 TEL. (508) 946-5427 (508) 946-4407					



The Commonwealth of Massachusetts

Permit # 07-87



Fee: \$40.00 (pd)

TOWN OF LAKEVILLE

346 BEDFORD STREET
LAKEVILLE, MA 02347

PHONE: 508-946-8804

FAX: 508-946-8812

OCCUPANCY PERMIT

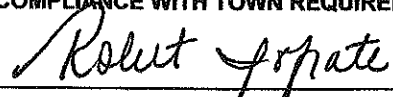
"No building nor structure shall be erected, and no land, building or structure shall be used for new, different, change, or enlarged use without a Building Permit therefore first having been obtained from the Building Inspector. No building shall be occupied until a certificate of occupancy has been issued by the Building Inspector."

Issued to: Louis Vermette

Address: 5 Ash Street (42-6-3)

<u>Wiring Inspector:</u>	<u>John E. Beech</u>	<u>Inspection Date: May 8, 2008</u>
<u>Plumbing Inspector:</u>	<u>Jay Catalano</u>	<u>Inspection Date: May 19, 2008</u>
<u>Fire Department:</u>	<u>Lt. William Purcell</u>	<u>Inspection Date: June 4, 2008</u>
<u>Building Inspector:</u>	<u>Paul Bourgeois</u>	<u>Inspection Date: June 19, 2008</u>
<u>Gas Inspector:</u>	<u>Frederick Parmenter</u>	<u>Inspection Date: N/A</u>

THIS PERMIT WILL NOT BE VALID, AND THE BUILDING SHALL NOT BE OCCUPIED UNTIL SIGNED BY THE BUILDING INSPECTOR UPON SATISFACTORY COMPLIANCE WITH TOWN REQUIREMENTS.



Robert Iafrate, Building Commissioner

June 20, 2008

Building Permit # 07-273

Received & Recorded
 PLYMOUTH COUNTY
 REGISTRY OF DEEDS
 19 MAY 2008 02:03PM
 JOHN R. BUCKLEY, JR.
 REGISTER
 Bk 35981 Pg 105-106

CASH \$228.00
 FEE \$228.00
 05/19/08 1:57PM 01
 000000 #2955
 PLYMOUTH DEED REG#18
 PLYMOUTH DEED REG#18
 PLYMOUTH DEED REG#18
CANCELLED

DEED

I, **EMANUEL MACHADO**, of Medford, Middlesex County, Massachusetts for consideration paid of Fifty Thousand (\$50,000.00) Dollars grant to **LOUIS R. VERMETTE** as **Trustee of L. & A. REALTY TRUST** under Certificate of Trust dated May 16, 2008 and recorded herewith with an address of P. O. Box 850, Lakeville, Plymouth County, Massachusetts with **QUITCLAIM COVENANTS** the land in Lakeville, Plymouth County, Massachusetts, being shown as Lot #740 on "Plan of Indian Rock Shores, New England Acres, Inc. Prop, Long Pond of Lakeville, Mass., with additions and alterations to September, 1954 Benj. R. Evans, Surveyor" and filed as Plan #639 of 1954 with the Plymouth County Registry of Deeds, and being bounded and described as follows:

NORTHERLY by Holly Street, 50 feet;
 EASTERLY by Lot 741, 100 feet;
 SOUTHERLY by Lot 748, 50 feet; and
 WESTERLY by Lot 739, 100 feet; and all according to said plan.

ALSO the land in Lakeville, Plymouth County, Massachusetts, being shown as Lot #739 on "Plan of Indian Rock Shores New England Acres, Inc., Prop, Long Pond of Lakeville, Mass., which additions and alterations to May 16, 1955, Benj. R. Evans Surveyor Scale 1"=100'" recorded filed as Plan #290 of 1955 with the Plymouth County Registry of Deeds, and bounded and described as follows:

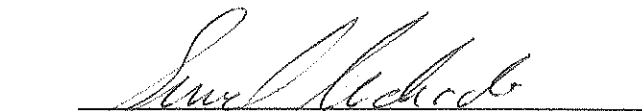
NORTHWESTERLY 50' by Holly Street;
 NORTHEASTERLY 100' by Lot No. 740;
 SOUTHEASTERLY 50' by Lot No. 747;
 SOUTHWESTERLY 100' by Lot No. 738; and all according to said plan.

Being the same premises described in deed from Ruth A. Oberlander to Emanuel Machado dated November 29, 2006 and recorded in the Plymouth County Registry of Deeds at Book 33786, Pages 125-126.

Property Address: 8 Hollis Avenue, Lakeville, MA 02347

Return to:
 Louis R. Vermette, Trustee
 P. O. Box 850
 Lakeville, MA 02347

WITNESS my hand and seal this 16th day of May, 2008.

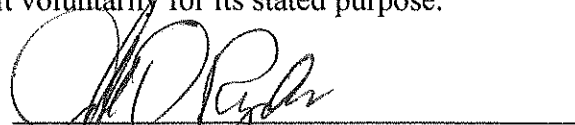

Emanuel Machado

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

May 16, 2008

On this 16th day of May, 2008 before me, the undersigned notary public, personally appeared Emanuel Machado, proved to me through satisfactory evidence of identification which was a Massachusetts driver's license, to be the person whose name is signed on the above document, and acknowledged to me that he signed it voluntarily for its stated purpose.


John D. Ryder, Notary Public
My commission expires:
November 16, 2012



Town of Lakeville

Board of Health

346 Bedford Street

Lakeville, Mass. 02347

BOARD OF HEALTH

(508) 946-3473

(508) 946-8805

FAX: (508) 946-3971

January 15, 2008

Mr. Louis Vermette
P. O. Box 850
Lakeville, MA 02347

Re: 5 Ash Street, Lakeville, MA
(042-006-003&005)

Dear Mr. Vermette:

At the Board of Health meeting held on January 7, 2009, Jonathan J. Pink, RLS of Azor Land Sciences, Inc. and you met with the Board relative to the above noted property. Present also were Sharon and Frederick A. Dewhurst, Jr. (abutters) of 10 Hollis Avenue (042-006-004) with some questions and concerns about the distances to their well.

Pink noted in a letter dated November 19, 2008 that you were requesting the following Title V Local Upgrade Approval Variances for this particular system:

Title V – Local Upgrade Approval Variances Requested

1. Reduction of the setback of a private well to a soil absorption system from 100' to the following distances per 310 CMR 15.405(1)(g).
 - 90' (Locus Well)
 - 68' (042-006-004) Dewhurst
 - 60' (042-006-006) Carter

Previously, Mr. Vermette razed his cottage on 5 Ash Street and rebuilt a new (3) three-bedroom dwelling there in addition to installing a new well and tight tank there. Presently, Mr. Vermette has purchased the abutting property at 8 Hollis Street. He is proposing to combine the parcels, raze the existing dwelling there, build a new garage there, and install a pump chamber and conventional leach field off of the existing tight tank; which is being converted to a septic tank.

After discussion with the concerned abutters (Dewhurst), Board members voted to approve the proposed plan and the three requested variances; subject to the well

(Dewhurst) at 10 Hollis Street being tested (at the expense of Mr. Vermette), and a copy of the results being submitted to the Board of Health Office for approval.

Presently there is a "seasonal" deed restriction associated with this property, along with a required Operation & Maintenance Contract for the tight tank. I would assume that now that Mr. Vermette has acquired acreage more than 20,000 square feet, he will be going to the Zoning Board of Appeals for a year-round conversion, at which time the Lakeville Board of Health could vote to remove the seasonal deed restriction and required Operation & Maintenance Contract for the tight tank.

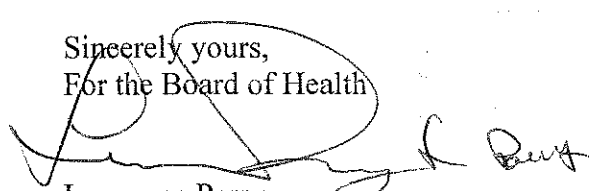
One issue that wasn't brought up at this meeting was that the soils on 5 Ash Street (approximately 20' from the proposed SAS) were previously documented to be a worse soil class and high groundwater was found higher. It might be prudent to perform additional witnessed soil testing before permits are released, since Title V technically requires the most conservative high groundwater and soil class be utilized, and if found at Open Hole Inspection, would cause a Cease & Desist until the system could be redesigned larger and higher.

****Please Note:** All Divergences and Variances (failures to meet state/or local regulations and setbacks) disallow any further expansion of use or increase in flow with this particular system.

****Please Note:** This particular septic system plan/permit **approval must be installed and completed** (allowing the Certificate of Compliance to be issued within one year) **within one year of the Agent's or Board's approval.** (See Enclosure)

If you should have any further questions feel free to contact this office.

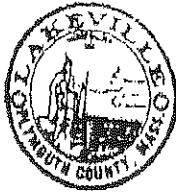
Sincerely yours,
For the Board of Health


Lawrence Perry,
Board of Health Agent

LP/nmt

Enc. 2

cc: Azor Land Sciences, Inc.
cc: Mr. & Mrs. Frederick Dewhurst, Jr.
cc: Building Dept.
cc: Conservation Commission
cc: Board of Selectmen
cc: Board of Appeals



Town of Lakeville
 Lakeville Town Office Building
 346 Bedford Street
 Lakeville, Mass. 02347

OFFICE OF
 CONSERVATION COMMISSION

DATE: 11-19-2008

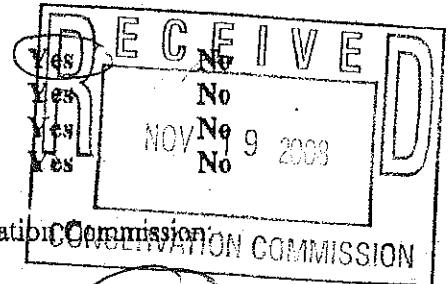
The following information must be completed before any permits will be issued by the Board of Health.

 Well New Repair
X Septic New X Repair

Louis Vermette
 Name of Applicant/Owner
S Ash Street 42-6-3+5
 Address of Location of Permit Use Assessors Map Location

THIS SECTION TO BE COMPLETED BY THE CONSERVATION COMMISSION

Is the proposed activity:
 Within 100' of wetlands or open water?
 Within 200' of a Perennial Stream?
 Within a NHESP Mapped Priority or Estimated Habitat?
 Within a Floodplain?



We request that the applicant file the following with the Conservation Commission

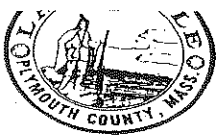
- (Request for determination of Applicability)
- (Abbreviated Notice of Resource Area Delineation)
- (Notice of Intent)
- (Need to file with Natural Heritage Endangered Species Program)

RDA
ANRAD
NOI
NHESP

Comments: RDA REQUIRED DUE TO PROXIMITY TO WETLANDS

Signed: J. Amador
 Conservation Commissioner

Date: 12/3/08



Board of Health
508-946-3473
Fax 508-946-3971

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

PLAN/PERMIT APPROVAL DEADLINE POLICY

Existing properties with plan/application permit approvals for repairs and/or upgrades must be completed (allowing COC to be issued within one year) within one year of the Agent's or Board's approval. After the deadline, if the COC has not been issued, the applicant may be required to submit a whole new package (including fees and revised plans), the intent being that the plan and existing conditions have to be re-affirmed as current by the certified engineer, sanitarian and/or land surveyor, and/or any changes shown or noted on revised proposed plans, to be re-reviewed as necessary by the Health Agent and/or the Board.

New construction (vacant lot) approved septic plans and permits are good for 3 years (everything complete to allow COC to be issued within the 3 years) although the wells must go in within 1 year.

Revised October 22, 2008 (policy originally voted on at BOH public meeting on November 12, 2003)

DEED

LOUIS R. VERMETTE, Trustee of L. & A. REALTY TRUST, pursuant to Trust Certificate dated May 16, 2008 and recorded in the Plymouth County Registry of Deeds in Book 35981, Page 103 with an address of P. O. Box 850, Lakeville, Plymouth County, Massachusetts for consideration paid of One (\$1.00) Dollar grant to **LOUIS R. VERMETTE, Trustee of L. & A. REALTY TRUST, pursuant to Trust Certificate** dated May 16, 2008 and recorded in the Plymouth County Registry of Deeds in Book 35981, Page 103 with an address of P. O. Box 850, Lakeville, Plymouth County, Massachusetts with **QUITCLAIM COVENANTS** the land together with the buildings and improvements thereon in Lakeville, Plymouth County, Massachusetts and being Lot 739, Lot 740, Lot 747 and Lot 748 as shown on plan entitled "Plan of Indian Rock Shores New England Acres, Inc., Prop, Long Pond of Lakeville, Mass., which additions and alterations to May 16, 1955, Benj. R. Evans Surveyor Scale 1"=100'" recorded filed as Plan #290 of 1955 with the Plymouth County Registry of Deeds, and all together bounded and described as follows:

Southerly	Ninety-seven and 88/100 (97.88) feet by Ash Street;
Westerly	Two Hundred Nine and 51/100 (209.51) feet by Lot 746 and Lot 738;
Northerly	One Hundred (100) feet by Holly Street; and
Easterly	One Hundred and 00/100 (100.00) feet by Lot 741;
Northerly	Thirty-one and 61/100 (31.61) feet by Lot 741;
Easterly	Ninety-nine and 03/100 (99.03) feet by Walnut Street, all according to said plan.

Meaning and intending to convey and combine Lots 739, 740, 747 and 748 into one lot, which lots were conveyed by separate deeds as hereinafter referenced.

Property Address: 5 Ash Street, Lakeville, MA 02347

Return to:
Louis R. Vermette, Trustee
P. O. Box 850
Lakeville, MA 02347

The above premises are conveyed subject to and with the benefit of easements of record and subject to restrictions as set forth in deed of New England Acres, Inc. to John J. Fuoroli dated April 5, 1955 and recorded with Plymouth County Deeds, Book 2410, Page 328.

The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

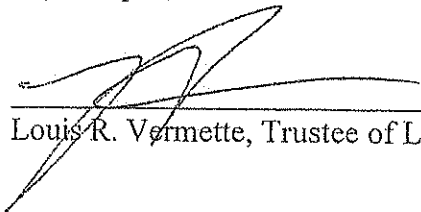
Together with the right to use the streets, private ways and beaches shown on said plan and/or all plans of Indian Rock Shores, Dean Shores and Buena Vista Shores for all purposes for which ways and beaches are customarily used in the Town of Lakeville, Massachusetts. Said streets, private rights of way and beaches to be used in common with all others having rights thereto.

For title to Lots 739 and 740, see deed from Emanuel Machado to Louis R. Vermette as Trustee of L. & A. Realty Trust dated May 16, 2008 and recorded in the Plymouth County Registry of Deeds at Book 35981, Pages 105-106.

For title to Lots 747 and 748, see deed from Louis R. Vermette, Trustee of Loudom Realty Trust to Louis R. Vermette, Trustee of L. & A. Realty Trust dated September 11, 2008 and recorded in the Plymouth County Registry of Deeds at Book 36374, Pages 186-187.

For my authority, see Trustee's Certificate dated April 7, 2009 and recorded herewith.

WITNESS my hand and seal this 7th day of April, 2009.



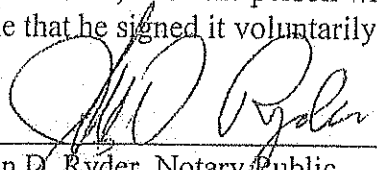
Louis R. Vermette, Trustee of L. & A. Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

April 7, 2009

On this 7th day of April, 2009, before me, the undersigned notary public, personally appeared Louis R. Vermette, Trustee as aforesaid, proved to me through satisfactory evidence of identification which was a Massachusetts driver's license, to be the person whose name is signed on the above document, and acknowledged to me that he signed it voluntarily for its stated purpose.



John D. Ryder, Notary Public
My commission expires:
November 16, 2012

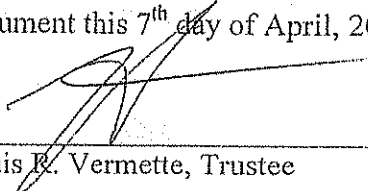
TRUSTEE'S CERTIFICATE

L. & A. REALTY TRUST

The undersigned, Louis R. Vermette, Trustee of L. & A. Realty Trust, pursuant to Trust Certificate dated May 16, 2008 and recorded in the Plymouth County Registry of Deeds in Book 35981, Page, do hereby certify that:

1. I am presently the duly qualified and acting Trustees of the Trust.
2. I am the same Louis R. Vermette named as the Trustee in the said Declaration of Trust.
3. There have been no changes in said Trust.
4. Said Trust has not been altered or amended.
5. Said Trust has not been revoked and is still in force and effect.
6. I have been directed by all of the beneficiaries of said Trust to deliver this Certificate to the attorney for recording in the Plymouth County Registry of Deeds.
7. I have been specifically directed by all of the beneficiaries of the Trust to sign a deed conveying the trust property situated at 5 Ash Street, Lakeville, Massachusetts and 8 Hollis Avenue, Lakeville, Massachusetts to L. & A. Realty Trust to combine said lots into one lot for the sum of One (\$1.00) Dollar .

EXECUTED as a sealed instrument this 7th day of April, 2009.



Louis R. Vermette, Trustee

Return to:
Louis R. Vermette
P. O. Box 850
Lakeville, MA 02347

COMMONWEALTH OF MASSACHUSETTS

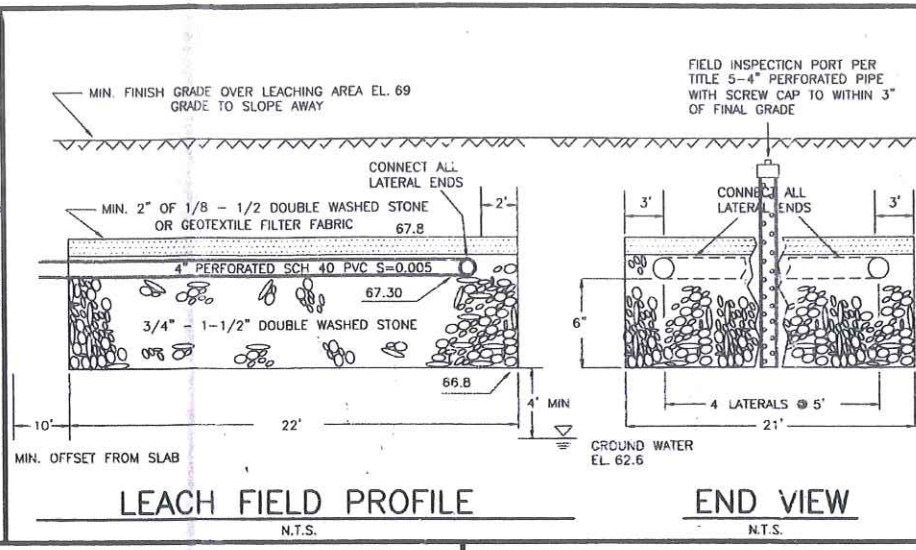
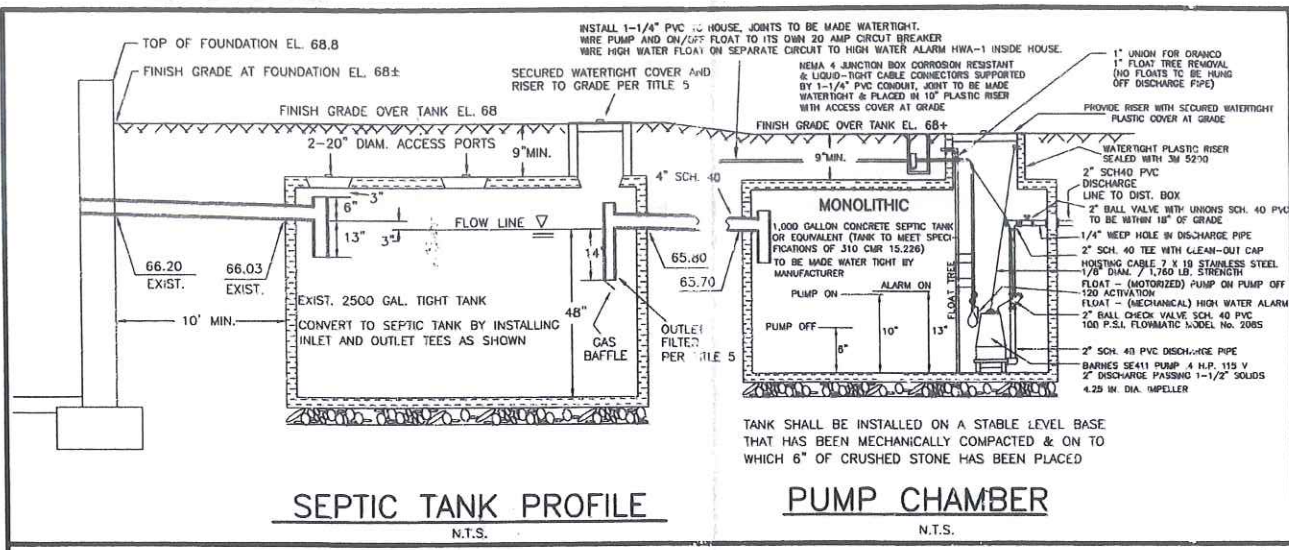
Plymouth, ss.

April 7, 2009

On this 7th day of April, 2009, before me, the undersigned notary public, personally appeared Louis R. Vermette, Trustee as aforesaid proved to me through satisfactory evidence of identification which was a Massachusetts driver's license, to be the person whose name is signed on the above document, and acknowledged to me that he signed it voluntarily for its stated purpose.



John D. Ryder, Notary Public
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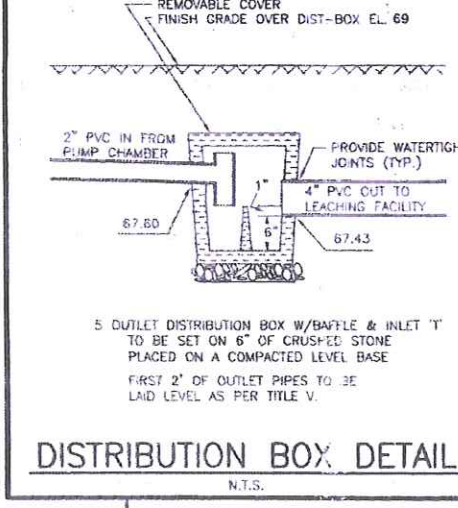
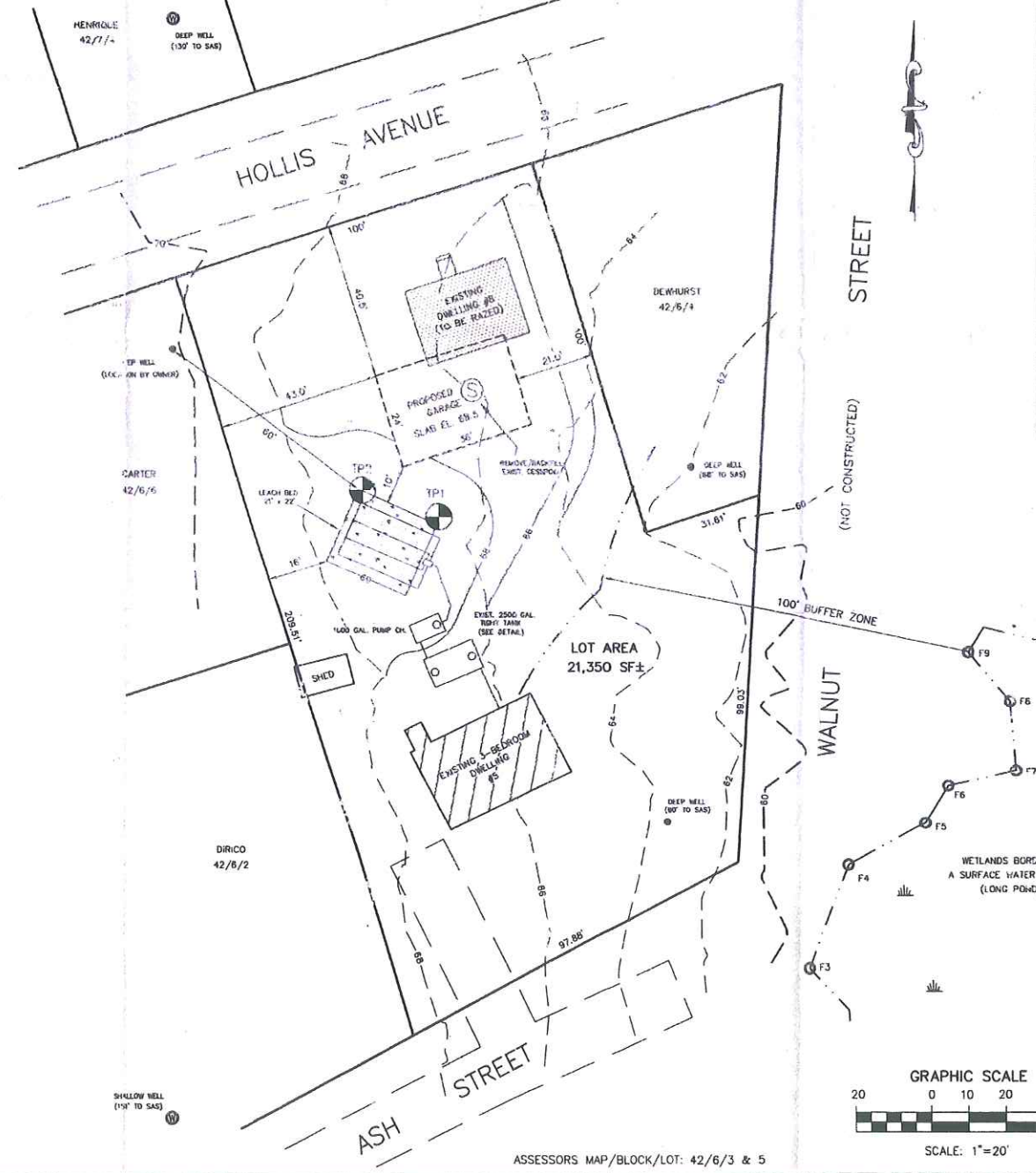


- ### GENERAL NOTES
- THIS SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REGULATIONS OF TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND THE REGULATIONS OF THE LOCAL BOARD OF HEALTH.
 - THE LOCAL BOARD OF HEALTH AND THIS FIRM ARE TO BE NOTIFIED:
 - PRIOR TO BEGINNING CONSTRUCTION IN THE EXCAVATION FOR THE PURPOSE OF SOIL EXAMINATION TO INSURE CONTINUITY OF PERMEABLE MATERIAL.
 - PRIOR TO BACKFILLING THE COMPLETED SYSTEM FOR THE PURPOSE OF PERFORMING AN AS-BUILT INSPECTION.
 - PRIOR TO CONSTRUCTING THE SYSTEM IN A MANNER OTHER THAN SHOWN ON THIS DESIGN.
 - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG SAFE AND OTHER APPROPRIATE AGENCIES. REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
 - ALL SEPTIC SYSTEM COMPONENTS SHALL WITHSTAND H-10 LOADING UNLESS LOCATED IN AREAS UNDER PAVEMENT, DRIVES OR TRAVELED WAY IN WHICH CASE THEY SHALL WITHSTAND H-20 LOADING.
 - WHERE REQUIRED CONTRACTOR WILL REMOVE ALL LOAM, SUBSOIL AND OTHER UNSUITABLE MATERIAL IN THE AREA BENEATH THE ENTIRE FOOTPRINT OF THE SOIL ABSORPTION SYSTEM. THE CONTRACTOR SHALL REPLACE ALL UNSUITABLE MATERIAL WITH CLEAN COARSE SAND FREE FROM CLAY, FINES OR OTHER UNSUITABLE MATERIAL. REPLACEMENT MATERIAL TO MEET SPECIFICATIONS OF 310 CMR 15.255 (3).
 - 4" SCHEDULE 40 PVC PIPE WITH TIGHT JOINTS TO BE USED IN DISPOSAL SYSTEM UNLESS OTHERWISE NOTED.
 - THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL OR WATER CONDITIONERS. WATER CONDITIONERS SHALL DISCHARGE TO A DRYWELL.
 - CONTRACTOR IS TO VERIFY BENCH MARK AND TOP OF FOUNDATION ELEVATIONS PRIOR TO ANY EXCAVATION AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. AZOR LAND SCIENCES INC. WILL TRANSFER OR CONFIRM ANY BENCH MARK ON SITE.
 - ALL SEPTIC COMPONENT COVERS ARE TO BE WITHIN 9" OF GRADE PER TITLE 5. 4" OBSERVATION PORT IN LEACH FIELD SHALL EXTEND INTO BASE MATERIAL AND BE WITHIN 3" OF GRADE. AT MINIMUM, THE ELBOWS AND END OF LATERALS SHALL BE MARKED WITH MAGNETIC LOCATING TAPE FOR A LENGTH OF 12'.

DOSING CALCULATIONS:
 SANDS = 4 DOSES/DAY 330 GAL./4 = 82.5 GAL./DOSE
 1000 GALLON PUMP CHAMBER
 1000 GAL./48 IN. = 20.8 GAL./IN. OF DEPTH
 82.5 GAL./DOSE/20.8 GAL./IN. = 4 IN./DOSE

BUOYANCY CALCULATIONS
 NEW 1,000 GALLON MONOLITHIC PUMP CHAMBER
 PROPOSED BOTTOM OF TANK EL. = 61.4
 MAXIMUM GROUNDWATER EL. = 63.6 (SEE TIGHT TANK PLAN)

- BUOYANCY FORCE ON EMPTY TANK:
 VOLUME DISPLACED = 8.5'x5'(63.6-61.4) = 93.5 CF
 WT. OF DISPLACED WATER = 93.5 CF x 62.4 #/CF = 5,834 #
- WEIGHT OF EMPTY TANK: 10,800 # (PER MANUF.)
- WT OF TANK > WT OF WATER DISPLACED
 10,800 # > 5,834 #
 NO BALLAST IS REQUIRED.



TEST PIT DATA

B.O.H. AGENT: LAWRENCE PERRY
 DATE: 7/06/07
 PERFORMED BY: GEORGE R. COLLINS, P.E.

TEST PIT #	EL. TOP	EL. WATER	PERC. RATE	DEPTH OF PERC.
1	66.6	62.6 (MOTTLING)	3 MPI (B LAYER) 4 MPI (C1 LAYER)	12"-30" 30"-48"
2	67.6	61.7 (MOTTLING)	N/A	

0" FILL/A

15" B SANDY LOAM 10YR 5/6

36" C1 LOAMY SAND 2.5Y 6/2

48" MOTTLING

78" C2 SANDY LOAM 2.5Y 5/2

108"

0" FILL/A

12" B SANDY LOAM 10YR 5/6

30" C1 LOAMY SAND 2.5Y 6/2

70" MOTTLING

80" C2 SANDY LOAM 2.5Y 5/2

90"

LOCAL UPGRADE REQUESTS:

- REDUCTION OF THE SETBACK OF A PRIVATE WELL TO A SOIL ABSORPTION SYSTEM FROM 100' TO THE FOLLOWING DISTANCES PER 310CMR 15.405(1)(g):
 - ~ 90' (LOCUS WELL)
 - ~ 68' (42/6/4) DEWHURST
 - ~ 60' (42/6/6) CARTER

LEGEND

- 100 --- EXISTING CONTOUR
- 100 --- PROPOSED CONTOUR
- TEST PIT
- SEPTIC TANK
- PUMP CHAMBER
- DIST. BOX
- WELL
- - - - - LIMIT OF WETLAND
- - - - - WATER LINE

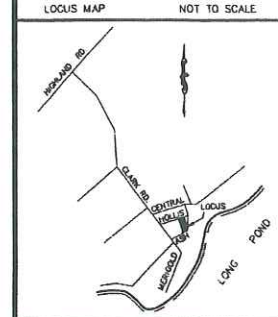
DESIGN DATA

CAPACITY REQUIRED
 3 BEDROOMS AT 110 GAL./DAY/BDRM. = 330 GAL./DAY

SEPTIC TANK
 330 GALS X 200% = 660 GALS. DESIGN CAPACITY
 CONVERT 2,500 GALLON TIGHT TANK

CAPACITY PROVIDED
 SYSTEM SIZE: LEACH FIELD 0.50'H X 21'W X 22'L = 462 SF
 CAPACITY: 462 SF X 0.74 GPD/SF = 342 GPD

TOTALS
 TOTAL LEACHING AREA: 462 SF
 TOTAL LEACHING CAPACITY: 342 GPD



RESERVED FOR BOARD OF HEALTH USE

NO.	DATE	DESCRIPTION	BY

PREPARED FOR: LOUIS VERMETTE
 PO BOX 850
 LAKEVILLE, MA 02347

LOCATED AT: 5 ASH ST.
 LAKEVILLE, MASSACHUSETTS

DATE: 11/07/08 SCALE: 1"=20' DRAWN: JJP CHECKED: KW JOB NO.: 26-158 DWG. NO.:

AZOR LAND SCIENCES INC.
 328 BEDFORD ST. LAKEVILLE, MA 02347
 TEL: (508) 946-5427 (508) 946-4407



Town of Lakeville

Board of Health

346 Bedford Street

Lakeville, Mass. 02347

BOARD OF HEALTH

(508) 946-3473

(508) 946-8805

FAX: (508) 946-3971

February 1, 2010

Mr. Louis Vermette
P. O. Box 850
Lakeville, MA 02347

Re: 5 Ash Street, Lakeville, MA
(042-006-003 & 005)

Dear Mr. Vermette:

At the December 9, 2009 meeting of the Lakeville Board of Health, Jonathan J. Pink, PLS of Azor Land Sciences, Inc. met with the Board on your behalf relative to the above noted property requesting the following (after-the-fact) variance for the Local Upgrade to the septic system:

Local Upgrade Approval Request

1. Reduction of the setback of a private well to a soil absorption system from 100' to the 65' ((042-006-004) Dewhurst) per 310CMR 15.405(1)(g).

A local upgrade approval was originally granted (January 7, 2009) by the Board for a distance of 68' to the Dewhurst well. Pink noted that the soil absorption system was enlarged, however, after the open hole inspection to accommodate inconsistent soils, thus slightly reducing the distance to the Dewhurst well. Chairman Garvey asked Pink if Dewhurst had been notified of this change, and Pink responded in the negative.

After further discussion, Board members voted to approve the (after-the-fact) variance; subject to receiving a letter from Mr. Dewhurst (abutter) stating that he had been notified of this change. A letter was received on January 25, 2010 from Frederick A. Dewhurst, Jr., 10 Hollis Street; (See Enclosure) stating that he had no issue with the lessened distance to his well.

If you should have any further questions feel free to contact this office.

Sincerely yours,
For the Board of Health

Lawrence Perry,
Board of Health Agent

LP/nmt

Enc. 1

cc: Azor Land Sciences, Inc.

cc: Frederick A. Dewhurst, Jr.

Frederick A. Dewhurst, Jr.
10 Hollis Ave.
Lakeville, MA 02347

January 20, 2010

Lakeville Board of Health
346 Bedford St.
Lakeville, MA 02347

Dear Board of Health Members:

I, Frederick A. Dewhurst Jr., hereby state that I have been made aware by my neighbor, Louis Vermette and AZOR Land Sciences, that a field change to the soil absorption system installed on the Vermette property (5 Ash St.) resulted in the system being located 65' from my well. I understand this is 3' closer than the proposed distance of 68' shown on the septic system design plan approved by your Board. I further state that I have no issue with the lessened distance to my well.

Sincerely,



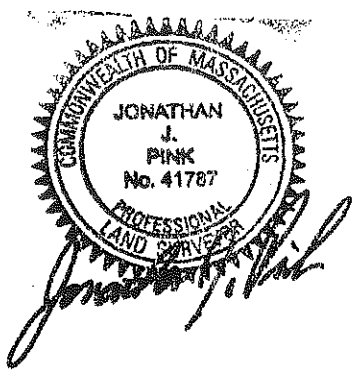
Frederick A. Dewhurst, Jr.

RECEIVED

JAN 25 2010

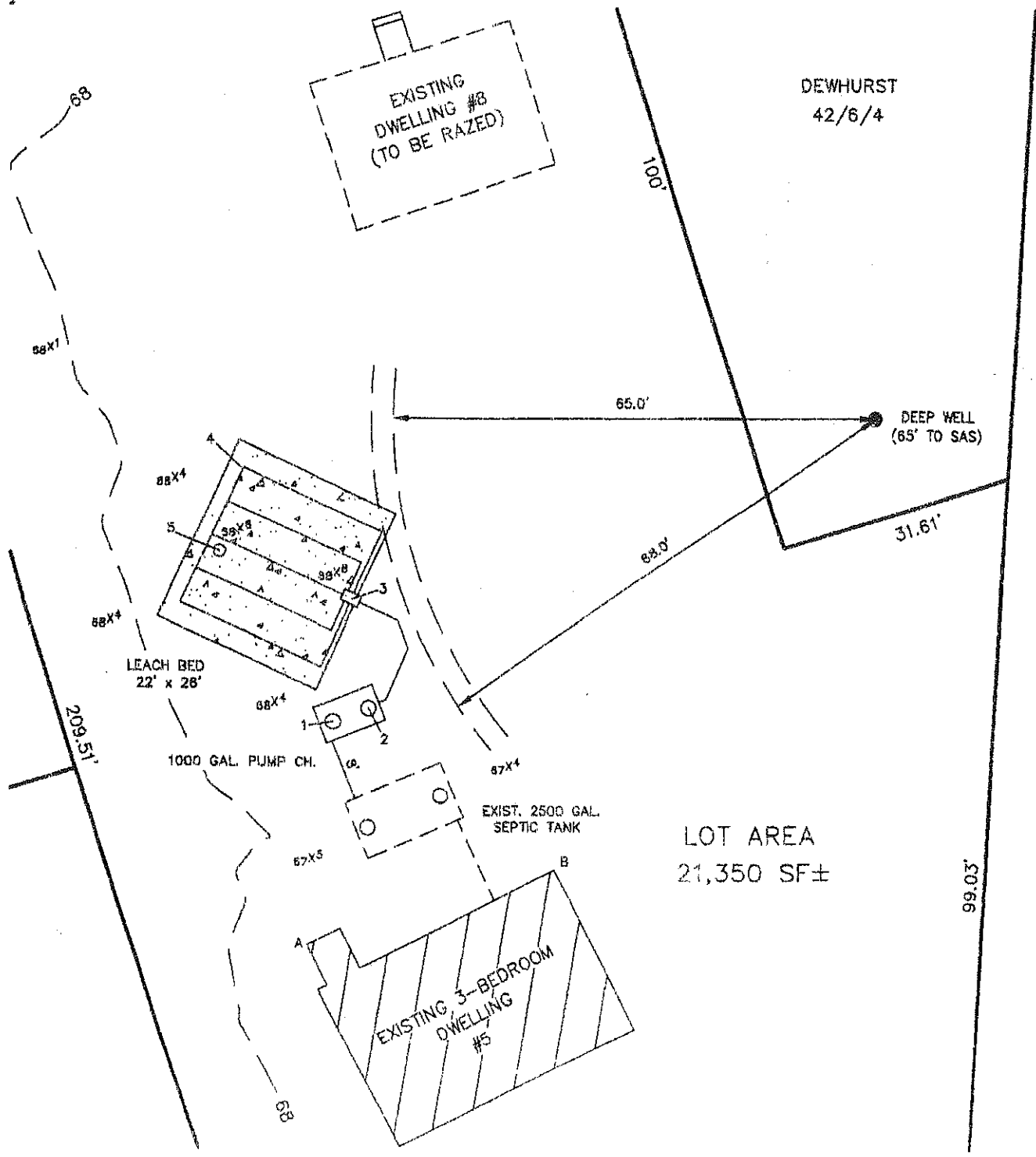
Board of Health

*dropped
off by
Mrs. Vermette*



AZOR LAW
 328 BEL
 LAKEVILLE

ICES, INC.
 STREET
 02347



LOT AREA
 21,350 SF±

No. 2009-4

FEE \$300
11/21/08 #6911
r 6981

COPY

COMMONWEALTH OF MASSACHUSETTS

Board of Health, Lakeville, MA.

APPLICATION FOR DISPOSAL SYSTEM CONSTRUCTION PERMIT

Application for a Permit to Construct () Repair (X) Upgrade () Abandon () - Complete System Individual Components *certified*

Location <u>5 Ash Street</u>	Owner's Name <u>Louis Vermette</u>
Map/Parcel# <u>42-6</u>	Address <u>P.O. Box 850, Lakeville</u>
Lot# <u>3+5</u>	Telephone# <u>(508) 509-5428</u>
Installer's Name <u>Gary Amaral / Greco</u>	Designer's Name <u>AZOR Land Sciences, Inc.</u>
Address <u>Construction Corp. / 1000 Main St, Rochester</u>	Address <u>328 Bedford St, Lakeville</u>
Telephone# <u>(508) 763-2546 MA 02270</u>	Telephone# <u>(508) 946-5427</u>

Type of Building Single family dwelling Lot Size 21,350 sq. ft.
 Dwelling - No. of Bedrooms 3 Garbage grinder (NO)
 Other - Type of Building _____ No. of persons _____ Showers (), Cafeteria ()
 Other Fixtures _____
 Design Flow (min. required) 330 gpd Calculated design flow 330 Design flow provided ~~212~~ 335 gpd
 Plan: Date 11-7-2008 Number of sheets 1 Revision Date _____
 Title Sewage Disposal System Design #1 SMPI Schem 2/2009
 Description of Soil(s) See plan
 Soil Evaluator Form No. _____ Name of Soil Evaluator George Collins Date of Evaluation 7-6-2007

DESCRIPTION OF REPAIRS OR ALTERATIONS *FIELD EXPANDED 462 SF -> 598 SF

**ELECTRICAL PERMITS
REQUIRED**

The undersigned agrees to install the above described Individual Sewage Disposal System in accordance with the provisions of 310 CMR 15.00 and further agrees to not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signed Gary Amaral Date 2-20-09

APPROVED

**LAKEVILLE
BOARD OF HEALTH**

Inspections OHF LF 2-25-09 (NO C.A.D) see mail
OHF 2-26-09 Frank Walker 2-26-09 Z.P.C. BOH
3-10-09 2-21-10 DATE: 1/7/09

No. 2009-4

FEE 300

COMMONWEALTH OF MASSACHUSETTS

Board of Health, Lakeville, MA.

CERTIFICATE OF COMPLIANCE

Description of Work: Individual Component(s) Complete System

The undersigned hereby certify that the Sewage Disposal System; Constructed (), Repaired (), Upgraded (X), Abandoned ()

by: Gary Amaral / Greco Construction Corp
at 5 Ash St, Lakeville, MA 02347

has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built plans relating to application No. 2009-4, dated 11/7/09. Approved Design Flow 330 (gpd)

Installer Gary Amaral Date 9-13-11
Designer: SEE SIGN OFF Inspector: [Signature]

No. 2009-4

FEE 300 -

COMMONWEALTH OF MASSACHUSETTS

Board of Health, Lakeville, MA.

CERTIFICATE OF COMPLIANCE

COMPLIANCE
IN FLOW

Description of Work: Individual Component(s) Complete System

The undersigned hereby certify that the Sewage Disposal System: Constructed (), Repaired (), Upgraded (Abandoned ()

by Ray Amabal / Waco Construction Corp

at 5 Ash St, Lakeville, MA 02347

has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built plans relating to application No. 2009-4, dated 1/7/09, Approved Design Flow 330 (GPD)

Installer: Waco Construction

Inspector: [Signature]

Date: 9-13-11

Designer: SEE SIGN OFF

The issuance of this permit shall not be construed as a guarantee that the system will function as designed.

#5C

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

RECEIVED DEC 16 2020

ZONING BOARD OF APPEALS PETITION FOR HEARING

BOARD OF APPEALS

Name of Petitioner: CHRISTOPHER S. CHAPIN
Mailing Address: 31 PILGRIM ROAD, LAKEVILLE 02347
Name of Property Owner: NYNELSON, INC.
Location of Property: 41 CLARK ROAD, LAKEVILLE
Property is located in a residential business industrial (zone)
Registry of Deeds: Book No. 53854 Page No. 170
Map 00042 Block 0006 Lot 009
Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 4.1.3 of the Zoning Bylaws
Variance from Section (s) of the Zoning Bylaws.
Appeal from Decision of the Building Inspector/Zoning Enforcement Officer
Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

ADDITION OF SF BY CLOSING IN EXISTING DECK INTO FAMILY ROOM

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: CHRISTOPHER CHAPIN

Date: 12/15/20

Signed: [Signature]

Telephone: 508/728-2496

Owner Signature: [Signature] (If not petitioner)

Owner Telephone: SAME

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

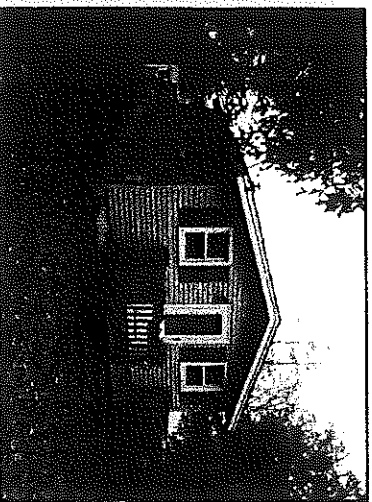
WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

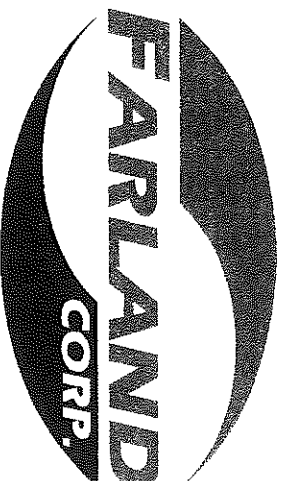
(Name and Title)

MORTGAGE INSPECTION PLAN

PROPERTY LOCATION: 41 CLARK ROAD - LAKEVILLE, MA

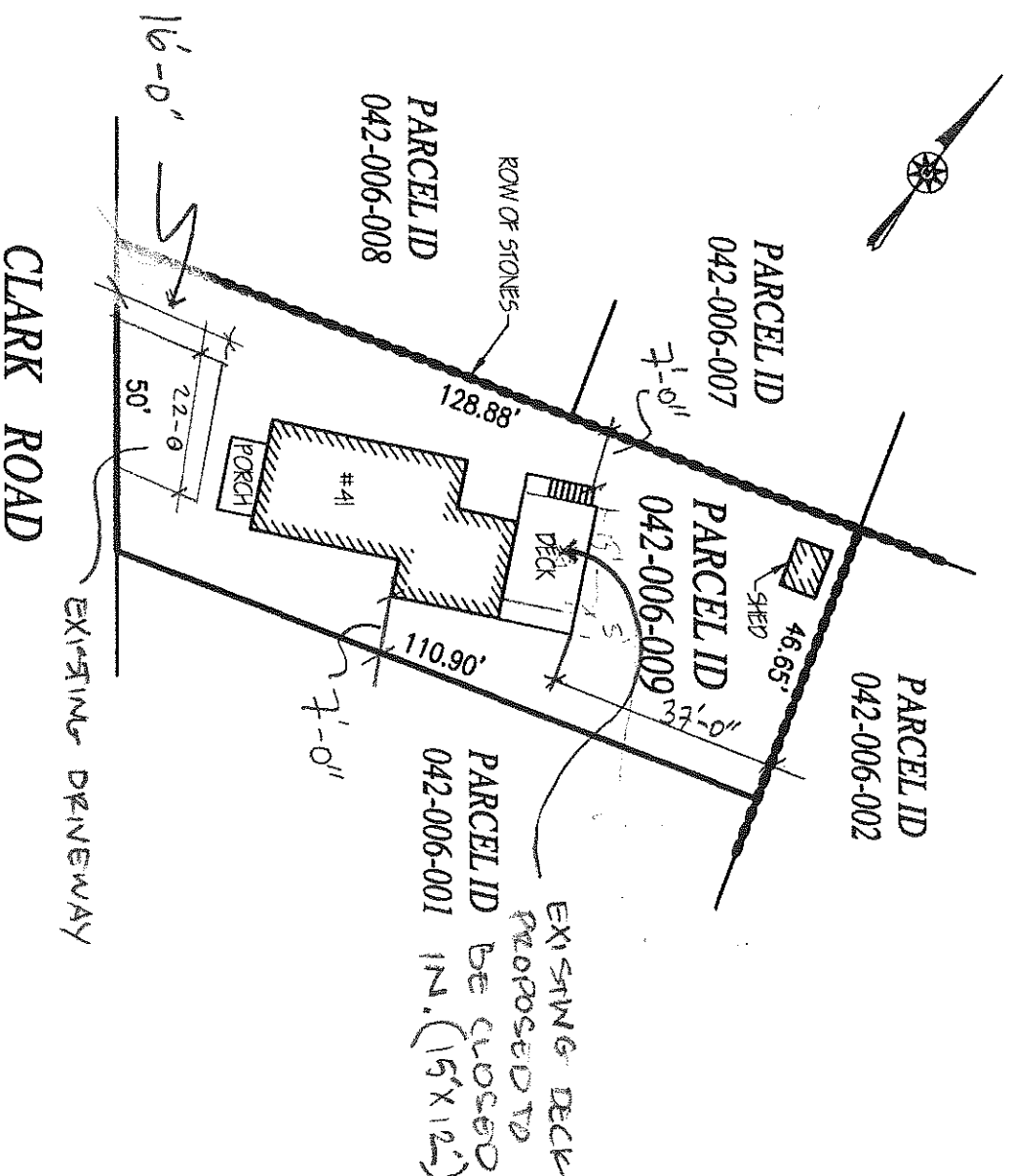


PREPARED BY:



www.FarlandCorp.com
 21 VENTURA DRIVE
 DARTMOUTH, MA 02747
 P.508.717.3479
 * ENGINEERING
 * SITEWORK
 * LAND SURVEYING
 * DEVELOPMENT

NOTE: THIS PLAN IS NOT TO BE USED FOR PERMITTING PURPOSES.



NOTE: EXISTING ROW OF STONES APPEAR TO BE CLOSE TO PROPERTY LINE. AN ACCURATE INSTRUMENT SURVEY WOULD BE REQUIRED TO VERIFY THE LOCATION RELATIVE TO POTENTIAL ENCROACHMENT.

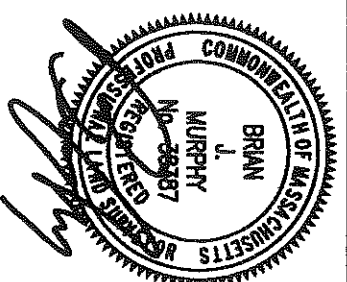
REF: DEED BOOK 7979 PAGE 297 (PLAN BOOK 10 PAGE 413)

I certify to Ramondetta and Negrich, P.C., that there are no visible encroachments or easements except as shown and that this Plan was prepared under my immediate supervision.

FLOOD DETERMINATION:
 By graphic plotting only the dwelling shown hereon DOES NOT fall within a special flood hazard zone as delineated on the Flood Insurance Rate Map 25023C0429K, effective date: July 16, 2015

ZONING DETERMINATION:
 The location of the dwelling shown hereon was in compliance with local applicable zoning by-laws in effect when constructed, with respect to horizontal dimensional requirements only or is exempt from violation enforcement action under Massachusetts General Law Title VII Chapter 40A, Section 7.

SCALE: 1" = 30'
 DATE: 11/23/20
 JOB NO: 20-726



PLEASE NOTE: The structure(s) as shown on this plot plan are approximate only. An actual survey is necessary for a precise determination of the building location and encroachments, if any exist, either way across property lines. This plan must NOT be used for recording purposes or for use in preparing deed descriptions and must NOT be used for variance or building plan purposes. This plan must NOT be used for locating property lines. Verification of building locations, property line dimensions, fences or lot configuration can only be accomplished by an accurate instrument survey which may reflect different information than what is shown here on. Please note that this is "NOT A BOUNDARY SURVEY" and is "FOR MORTGAGE PURPOSES ONLY."

SF TOTALS

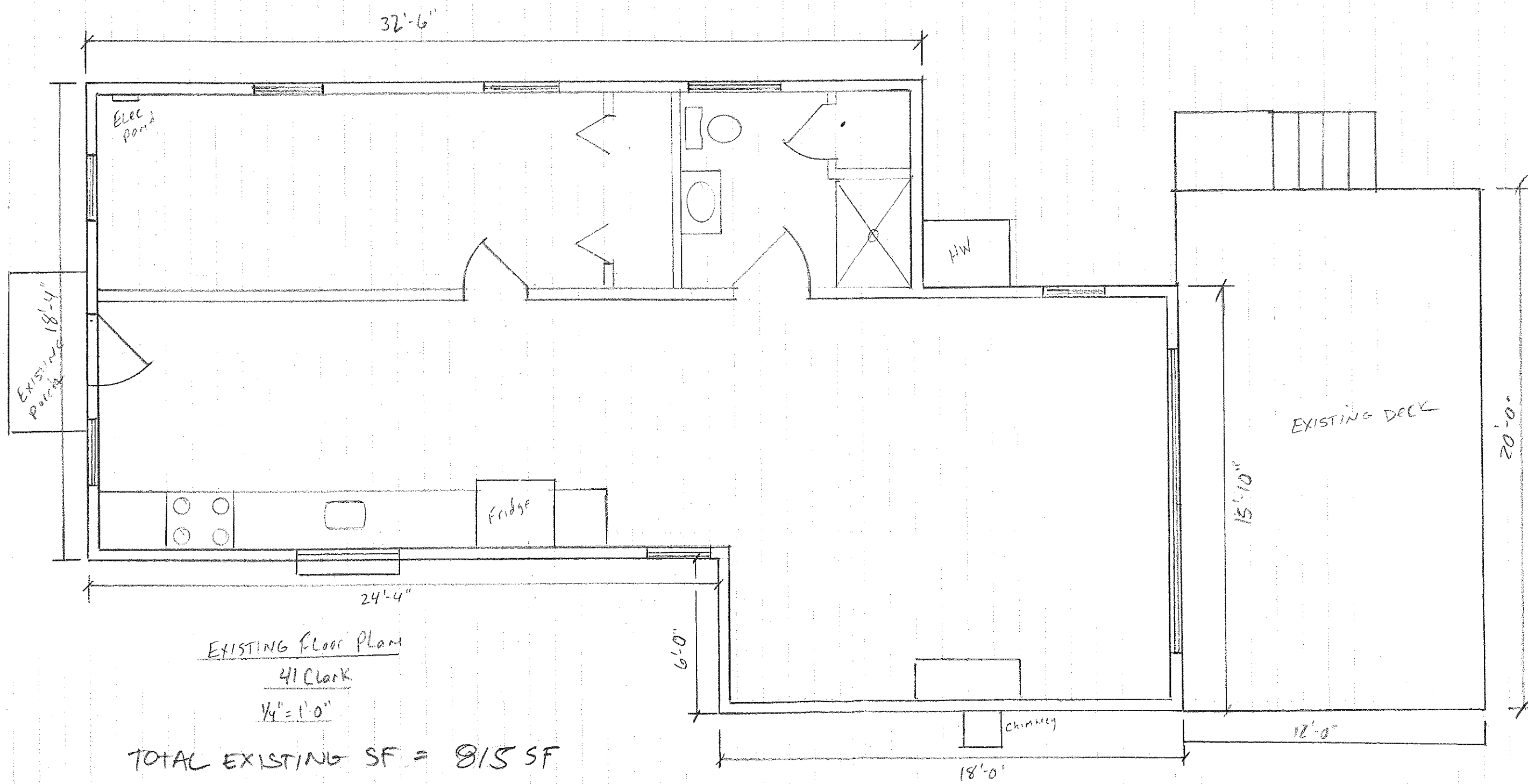
EXISTING STRUCTURES - 794 SF

PROPOSED ADDITION - 180 SF

974 SF

LOT SIZE - 5593 SF

FORK LOT COVERAGE W/OUT ADDITION - 14.2%
 TOTAL LOT COVERAGE W/ ADDITION - 17.4%

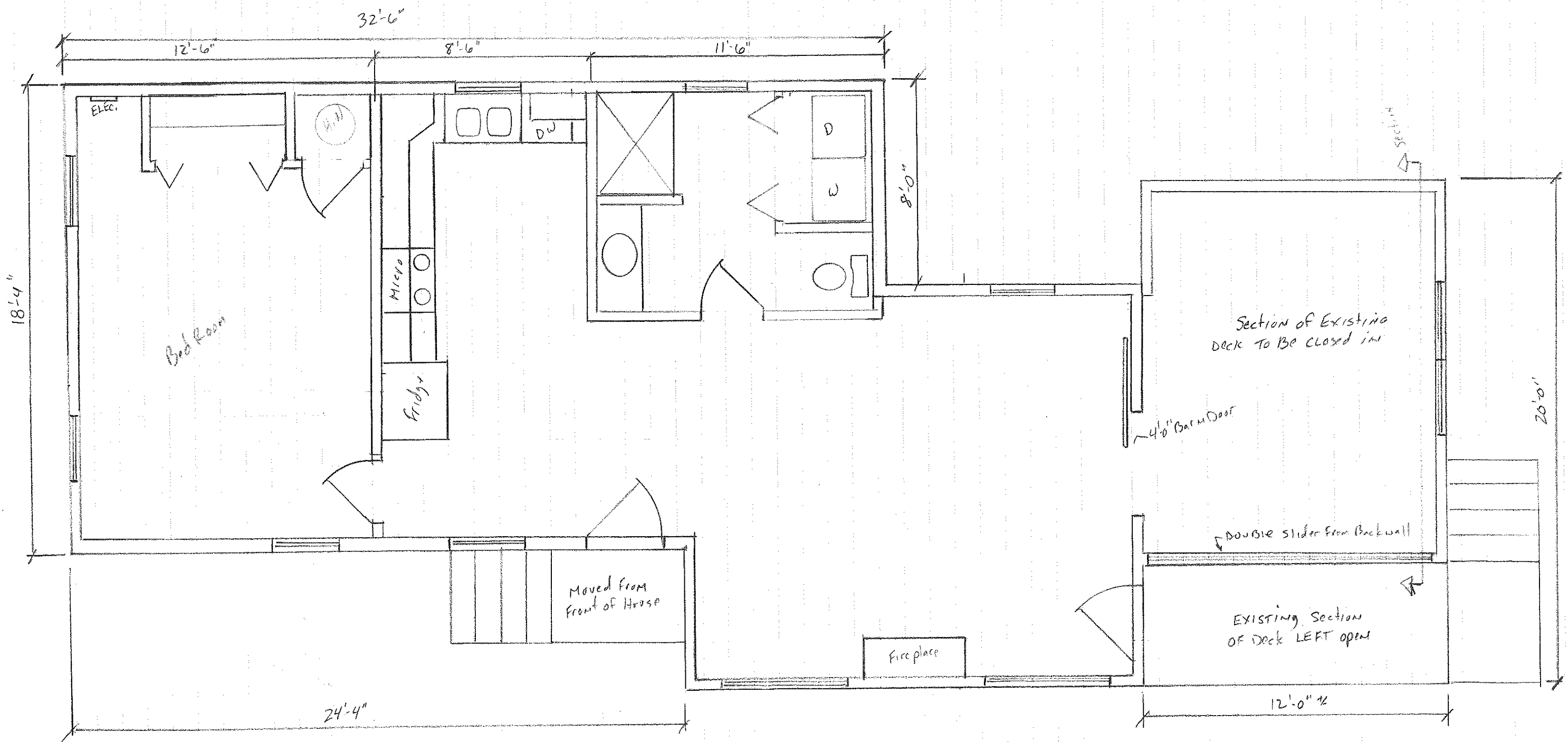


EXISTING Floor Plan

41 Clark

1/4" = 1'-0"

TOTAL EXISTING SF = 815 SF



Proposed New Floor Plan
 1/4" = 1'-0"

TOTAL PROPOSED SF - 1,055 SF

#5d

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

RECEIVED DEC 16 2020

ZONING BOARD OF APPEALS PETITION FOR HEARING

BOARD OF APPEALS

Name of Petitioner: CHRISTOPHER S. CHAPIN
Mailing Address: 31 PILGRIM ROAD, LAKEVILLE 02347
Name of Property Owner: CHRISTOPHER S. CHAPIN
Location of Property: 31 PILGRIM ROAD, LAKEVILLE
Property is located in a residential business industrial (zone)
Registry of Deeds: Book No. 52326 Page No. 199
Map 0090 Block 0001 Lot 013
Petitioner is: X owner tenant licensee prospective purchaser

Nature of Relief Sought:
Special Permit under Section (s) 6.1.3 of the Zoning Bylaws
Variance from Section (s) of the Zoning Bylaws.
Appeal from Decision of the Building Inspector/Zoning Enforcement Officer
Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

ADDITION/EXTENSION OF CURRENT BEDROOM OUTSIDE OF EXISTING FOOTPRINT (90 SF)

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: CHRISTOPHER S. CHAPIN Date: 12/10/20
Signed: [Signature] Telephone: 508 728 2496
Owner Signature: [Signature] Owner Telephone: SAME
(If not petitioner)

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

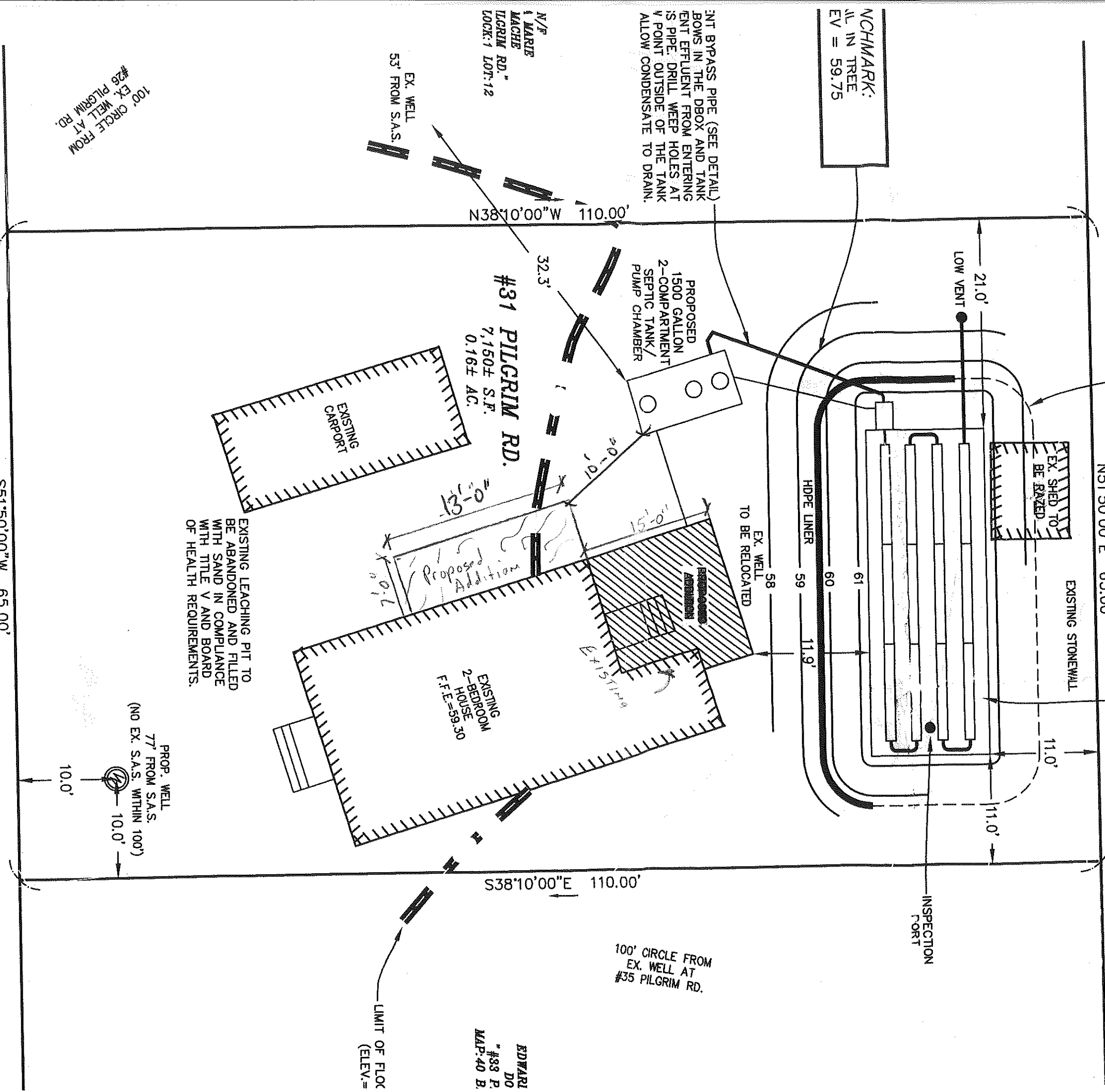
[Checkmark] SCOTT BORDEN / CONTRACTOR

SEPP
 MBING EXITS THE FRONT OF THE HOUSE AND ROUTED (INTERNALLY) TO EXIT THE BACK OF NEW INVERT OUT OF THE HOUSE TO BE OR TO CONSTRUCTION. THE DESIGN ENGINEER TIFIED OF ANY DISCREPANCIES FROM THIS PLAN.

N/P
 MARTIN & BRENDA
 LEVIN
 "#36 PILGRIM RD."
 MAP:40 BLOCK:1 LOT:15

LIMIT OF 5' REMOVE AND REPLACE. THE INSTALLER SHALL PROVIDE THE DESIGN ENGINEER WITH THE RESULTS OF THE SIEVE ANALYSIS BEFORE THE AS-BUILT CERTIFICATION WILL BE RELEASED. (SEE CONTRACTOR NOTE 6 d)

PROPOSED PRESBY BED 12.25'W X 33'L SAND BED WITH 1 SECTION OF (4) 30' LENGTHS OF PRESBY PIPE



NCHMARK:
 IL IN TREE
 EV = 59.75

INT BYPASS PIPE (SEE DETAIL) BOWS IN THE DBOX AND TANK ENT EFFLUENT FROM ENTERING S PIPE DRILL WEEP HOLES AT V POINT OUTSIDE OF THE TANK ALLOW CONDENSATE TO DRAIN.

N/P
 1 MARIE
 MACHE
 IGRIM RD."
 LOCK:1 LOT:12

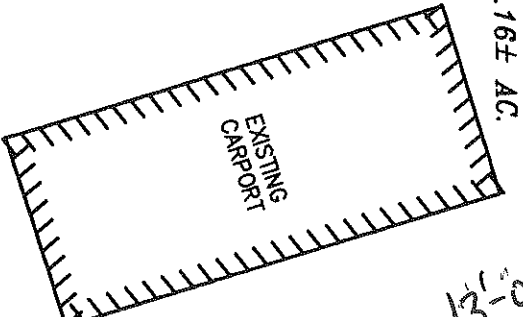
EX. WELL
 53' FROM S.A.S.

100' CIRCLE FROM
 EX. WELL AT
 #26 PILGRIM RD.

N38°10'00"W 110.00'

PROPOSED
 1500 GALLON
 2-COMPARTMENT
 SEPTIC TANK/
 PUMP CHAMBER

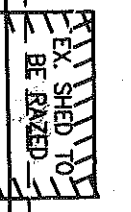
#31 PILGRIM RD.
 7,150± S.F.
 0.16± AC.



EXISTING LEACHING PIT TO BE ABANDONED AND FILLED WITH SAND IN COMPLIANCE WITH TITLE V AND BOARD OF HEALTH REQUIREMENTS.

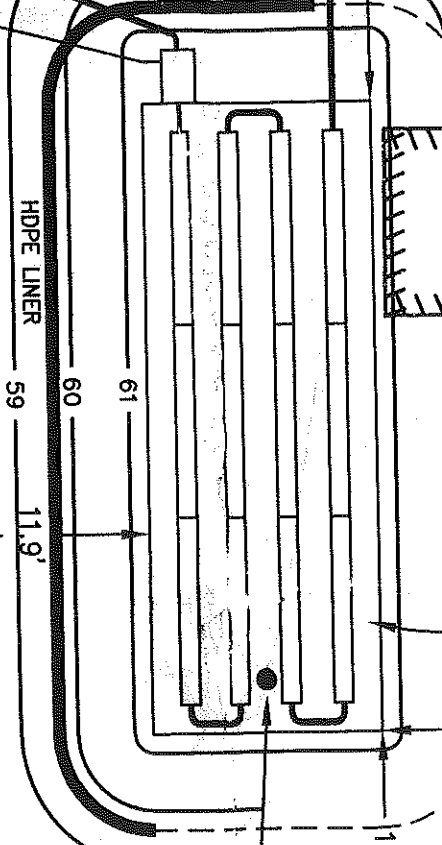
EXISTING
 2-BEDROOM
 HOUSE
 F.F.E.=59.30

EX. WELL
 TO BE RELOCATED



EXISTING STONEWALL

N51°50'00"E 65.00'



INSPECTION
 PORT

S38°10'00"E 110.00'

100' CIRCLE FROM
 EX. WELL AT
 #35 PILGRIM RD.

EDWARD
 DO
 #38 P.
 MAP:40 B.

LIMIT OF FLOC
 (ELEV.=

PROP. WELL
 77' FROM S.A.S.
 (NO EX. S.A.S. WITHIN 100')

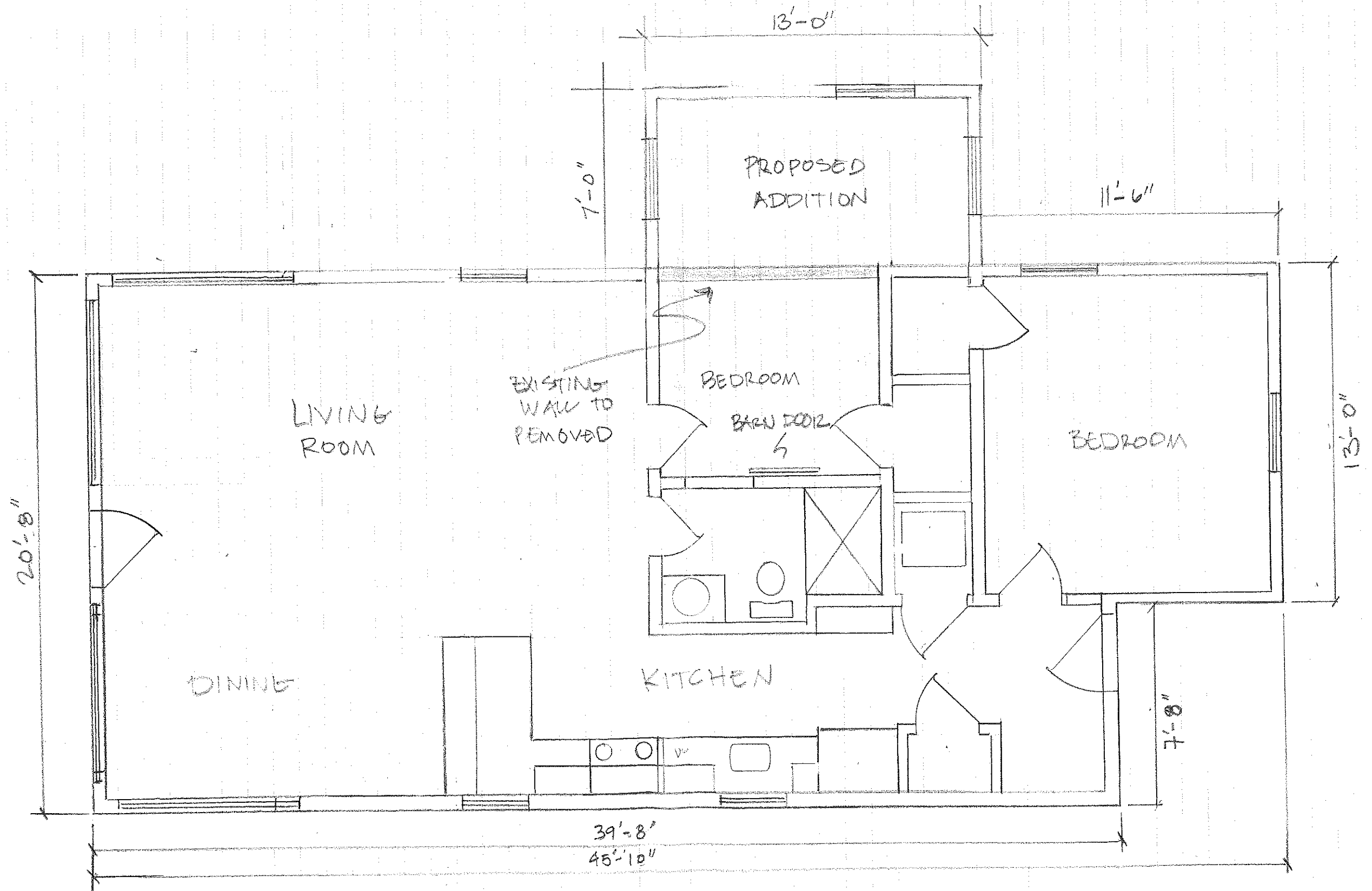
10.0'

SS1°50'00"W 65.00'

100' CIRCLE FROM
 EX. WELL AT
 #15 MORRISON WAY

PILGRIM ROAD

EX. EDGE OF PAVEMENT



31 PILGRIM ROAD
 SCALE: 1/4" = 1'-0"



Town of Lakeville
Town Office Building
346 Bedford Street
Lakeville, Massachusetts 02347

OFFICE OF
SELECTMEN
TELEPHONE 508-946-8803
FAX 508-946-0112

TO: Department Heads
Chairmen of Boards, Commissions
and Committees

FROM: Richard LaCamera, Chairman
Board of Selectmen

DATE: January 7, 2021

SUBJECT: Annual Town Meeting

In accordance with the Town's by-laws, please submit any articles for the Annual Town Meeting warrant by Monday, March 8, 2021 at 4:00 PM.

If you have any questions, please do not hesitate to contact our office.