

# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

LAKEVILLE TOWN CLERK  
JUL 2024 PM 16 PACE

*K. DeCoyla*

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:	Planning Board
Date & Time of Meeting:	Thursday, January 25, 2024 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

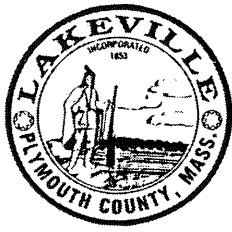
Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

1. **Public Hearing (7:00) Site Plan Review -156 County St., continued – Review Decision - Possible vote**
2. **Public Hearing (7:00) Site Plan Review -2 & 4 Bedford St. – upon the application for a Site Plan Review and Approval submitted by Twin Boys, LLC for proposed contractor bays- presented by Zenith Consulting Engineers**
3. **Appoint SRPEDD representative**
4. **Discuss SRPEDD hours-possible vote**
5. **Discuss update of regulations**
6. **Approve the December 14, 2023 Meeting Minutes**
7. **Next meeting. . . February 8, 2024 at the Lakeville Police Station**
8. **Any other business that may properly come before the Planning Board.**
9. **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



**Town of Lakeville**  
PLANNING DEPARTMENT  
346 Bedford Street  
Lakeville, MA 02347  
774-776-4350

\_\_\_\_\_, 2024

Lillian Drane, Town Clerk  
Lakeville Town Hall  
346 Bedford Street  
Lakeville, MA 02347

**Re: SITE PLAN APPROVAL GRANTED TO:**

NSA Property Holdings, LLC  
8400 East Prentice Avenue  
Greenwood Village, CO 80111

For a site plan modification and site construction at:  
**156 County Street**

Ms. Drane:

Pursuant to Section 6.7 Site Plan Review of the Town of Lakeville Zoning Bylaw (the Bylaw), the following decision voted on by the Planning Board is hereby filed with your office. Please make it available for viewing to the general public upon request.

At a regularly scheduled meeting on January 25, 2024, the Lakeville Planning Board granted Site Plan Approval to the above applicant to allow the construction of three (3) additional storage buildings within the currently paved footprint on the site at 156 County Street. The vote (\_\_\_\_\_) to approve the application was taken after a public meeting that was first held on November 9, 2023 and continued to December 14, 2023, January 11, 2024, and January 25, 2024, after which it was closed, all according to the Bylaw.

The site is an approximately 12-acre parcel located at 156 County Street within the Business zoning district. This site currently contains eight (8) self-storage buildings ranging from approximately 6,500-7,500 square feet. The applicant proposes to add three (3) new storage buildings as shown on the Site Plan entitled "Site Development Plans, Self-Storage Facility Expansion for Assessors Map14, Block 4, Lot 1-1; 156 County Street, Lakeville, Massachusetts" dated October 30, 2023, and last revised on \_\_\_\_\_, drawn by

Greenman-Pederson, Inc. (GPI), 44 Stiles Road, Suite One, Salem, NH 03079. The applicant also submitted a Stormwater Memorandum with a Watershed Exhibit.

The applicant, Mr. Brian George, and engineer for the project, Mr. Garrett Piccirillo of GPI, attended the Planning Board meeting held on November 9, 2023, where the proposal to add three (3) storage buildings to the facility was discussed. The developed portion is mostly in the eastern half with the balance of the site undeveloped and wooded. There is a wetland located in the southern portion and the 100-foot buffer is shown on the Plan. A Request for Determination (RDA) will be submitted to the Lakeville Conservation Commission.

It was noted by Mr. Piccirillo that they had received approval from the Zoning Board of Appeals (ZBA) on October 19, 2023, for a Special Permit for the proposed expansion. The Plan had also been modified in order to meet the approval of the Fire Chief for adequate fire access. The septic system leaching field currently underneath the pavement will be relocated. The full redesign and relocation of the leaching field has been approved by the Board of Health. The stormwater memo shows they are matching existing drainage patterns with everything draining to one of two places within the limits of the construction area. There will be no increase in flow, and there could be a slight decrease.

The Town Planner commented that some additional shrubbery should be planted in front of the office building for additional screening. In regards to the drainage, the Board requested a peer review of the catch basins and drainage pipe to ensure they were correctly designed and sized. The plans were sent to the Board's consulting engineer, Environmental Partners (EP).

The items identified by EP were addressed by the applicant.

After discussion, the Board voted to approve the Site Plan for NSA Property Holdings, LLC, with the following conditions:

1. The expansion shown on the Site Development Plans for 156 County Road, dated October 30, 2023, drawn by Greenman-Pederson, Inc. (GPI), 44 Stiles Road, Suite One, Salem, NH 03079, last revised on January 8, 2024, are incorporated as requirements and conditions of this approval.
2. During construction County Street shall be kept free of mud, dirt, and debris from the site construction.
3. The conditions of this Site Plan Approval shall be added to the final set of approved plans submitted to the Board for signatures.
4. All required sedimentation and erosion controls shall be in place prior to the commencement of construction. The Planning Board inspector shall be contacted for inspection prior to the commencement of construction. The best management and maintenance practices for the site shall be followed at all times, including after the issuance of a Certificate of Occupancy for the premises.

5. Construction of the site shall be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturdays, and no work on Sundays and Federal and State holidays. During construction all local, state, and federal laws shall be followed regarding noise, vibration, dust, and blocking of town roads. The Applicant shall at all times use reasonable means to minimize inconvenience to residents in the general area.
6. The drainage system shall be functional (re: soil stabilized, rip-rap installed, basins grassed, etc.) prior to an occupancy permit being issued for the structures.
7. The applicant or successors are required to maintain the drainage system. Catch basins shall be cleaned at least yearly, or more often if required in the Operation and Maintenance Plan. Failure to maintain the drainage system will be considered a violation of this approval. In the event of a maintenance failure, the applicant shall be provided notice and the reasonable opportunity to cure any such deficiency; the applicant's failure to cure such deficiency in maintaining the drainage system will be considered a violation of this approval. Periodic stormwater system maintenance reports shall be submitted to the Board.
8. Should the Planning Board have concerns with the level of lighting, intensity of the lights, or lighting spillage onto abutting properties or the street the Board reserves the right to require the applicant to adjust the level of lighting, the type of lighting fixtures or the location of individual lights.
9. The Applicant shall notify the Planning Department in writing two or more working days prior to the following construction milestones or as otherwise instructed by the Board or the Planning Board inspector:
  - commencement of work on-site;
  - installation of stormwater management facilities;
  - installation of trees and other landscaping features;
  - prior to the final paving of the parking lot and drives; and
  - completion of site work.
10. All Site work must be completed within twelve (12) months of the issuance of a Building Permit, or the applicant shall return to the Board with a schedule for completion.
11. Any proposed change(s) from the approved site plans or additional site work deemed substantive by any Town official shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s). Approved revisions shall be illustrated on plans and submitted to the Board.
12. All construction shown on the site plan, unless otherwise noted, must be completed prior to the issuance of an occupancy permit.
13. As built plans shall be submitted to the Board and Building Commissioner after construction is complete.

14. Site plan approval shall lapse if construction is not commenced within twenty-four (24) months from the date of approval.

Where applicable, these conditions shall be complied with prior to the Planning Board endorsing the approved Site Plan. The Plan shall be provided to the Board for endorsement with the required changes and additions.

Appeals to this decision shall be made pursuant to Section 8.0 of the Zoning Bylaws within twenty (20) days of the filing of this decision with the Town Clerk.

I, Mark Knox, Chairman of the Lakeville Planning Board, do hereby certify that the above "Site Plan Approval" authorizing the construction of three (3) additional storage buildings within the currently paved footprint on the site at 156 County Street has been voted by the majority of the Lakeville Planning Board (\_\_\_:\_\_\_) at its regularly scheduled meeting on January 25, 2024.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

# Town of Lakeville

PLANNING BOARD

346 Bedford Street

Lakeville, MA 02347



## NOTICE OF PUBLIC HEARING LEGAL NOTICE

The LAKEVILLE PLANNING BOARD pursuant to the Lakeville Zoning Bylaw, Section 6.7 will hold a Public Hearing on **THURSDAY, January 25, 2024, at 7:00 PM** at the Lakeville Police Station, 323 Bedford Street. The purpose of the Public Hearing will be to receive information and public comment on the following Site Plan Review application:

**2 & 4 Bedford Street** – The applicant, Twin Boys, LLC, seeks Site Plan Review and Approval for a proposed contractor bay site plan, and associated site improvements.

Mark Knox, Chairman

January 18, 2024



Town of Lakeville  
Planning Board  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473



## APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Twin Boys, LLC  
Street: 2613 Middleboro Rd.  
City/Town: Freetown State: MA Zip: 02717  
Telephone: (508) 889-2908 Email: codyvelozo@gmail.com  
Property Owner Name: Same as applicant  
Street: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Contact Person's Name: Nyles Zager, ZCE, LLC  
Telephone: (508) 947-4808 Email: nyles@zcellc.com

### SITE INFORMATION

Street and number: 2 + 4 Bedford St  
Zoning District: Business Map 24 Block 8 Lot 1 + 2  
Lot size: 89,067 SF Frontage: 337.67'  
Current use: previously a restaurant, no vacant



### PLAN INFORMATION

Plan Title: Contractor Bay Site Plan  
Prepared by: Zenith Consulting Engineers, LLC  
Date prepared: 12-5-23 Revision date (s): \_\_\_\_\_

Detailed Description of proposed work: Construction of 4 contractor  
Bay buildings totaling 18,000 SF w/  
associated parking lot, utilities, drainage and  
landscaping

**TO THE LAKEVILLE PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for review of the above SITE PLAN by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Rules and Regulations of the Lakeville Planning Board and the Zoning By-Law of the Town of Lakeville.

Applicant's Signature:  Date: 12-18-23  
Property Owner's Signature:  Date: 12-18-23  
(if not Applicant)

Will you have a representative other than yourself?  Yes  No  
Name: Zenith Consulting Engineers, LLC  
Telephone: (508) 947-4888 Email: nyles@zcellc.com

To be completed by Planning Board staff:

Distributed to: Board of Health, Board of Selectmen, Building Department, Conservation Commission, Fire Chief, Highway Surveyor, Open Space Committee, Police Chief

Date/initials: \_\_\_\_\_





# Lakeville Fire Department

346 Bedford Street  
Lakeville, Massachusetts 02347

TEL 508-947-4121 FAX 508-946-3436

MICHAEL O'BRIEN  
FIRE CHIEF  
mobrien@lakevillema.org

PAMELA GARANT  
DEPUTY CHIEF  
pgarant@lakevillema.org

To: Lakeville Planning Board  
From: Michael O'Brien, Fire Chief  
RE: 2 & 4 Bedford Street, Lakeville  
Date: January 5, 2024

This document has been prepared as comment on the proposed construction project located at 2 & 4 Bedford Street, Lakeville.

The Department wishes to communicate to the Board that the plan, as submitted, contains site features that are not compliant with 527 CMR 1:00 Massachusetts Comprehensive Fire Safety Code.

Fire code requires that the fire department have access to the proposed buildings such that no portion of the facility or exterior wall be more than 150 ft. from a fire department access road. A fire department access road is no less than 20 feet wide and is maintained free of obstructions through signage and marking.

- *527 CMR 1:00 18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46m) from fire department access roads as measured by an approved route around the exterior of the building or facility.*
- *527 CMR 1:00 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20, but not less than 10. when they do not provide access to a building or structure.*
- *527 CMR 1:00 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).*
- *527 CMR 1:00 18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.*

Relief from the above access requirement would be permitted, should the applicant commit to the installation a code compliant automatic fire sprinkler system throughout the two (2) 6000 ft<sup>2</sup> buildings.

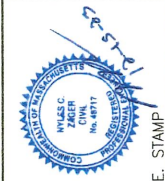
- *527 CMR 1:00 18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, the distance in 18.2.3.2.2 shall be permitted to be increased to 250 ft.*

The applicant may also redesign the site plan to include a single compliant fire access lane between the 6000 ft<sup>2</sup> structures. This lane would satisfy the concerns of the Lakeville Fire Department.

# CONTRACTOR BAY SITE PLAN

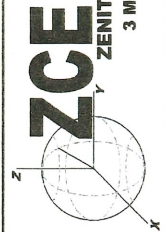
## 2 BEDFORD STREET

### LAKEVILLE, MASSACHUSETTS



P.E. STAMP

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



REV.	DATE	DESCRIPTION	BY	APP.

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
12-5-23	0422-02-01	1" = 50'	C

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
12-5-23	0422-02-01	1" = 50'	C

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
12-5-23	0422-02-01	1" = 50'	C

CONTRACTOR BAY SITE PLAN  
COVER SHEET  
2 & 4 BEDFORD STREET  
LAKEVILLE, MASSACHUSETTS  
TWIN BOYS, LLC  
261B MIDDLEBORO ROAD  
FREETOWN, MASSACHUSETTS 02717

**SITE NOTES:**

- THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS MAP 24 BLOCK 8 LOTS 1 & 2.
- 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 57861 PAGE 157
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023003141, MAP REVISED 7-17-12.
- THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
- THE WETLAND SHOWN HEREON IS PRIMARILY OFF-SITE AND LOCATION IS APPROXIMATE.
- 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 NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

**CONSTRUCTION NOTES:**

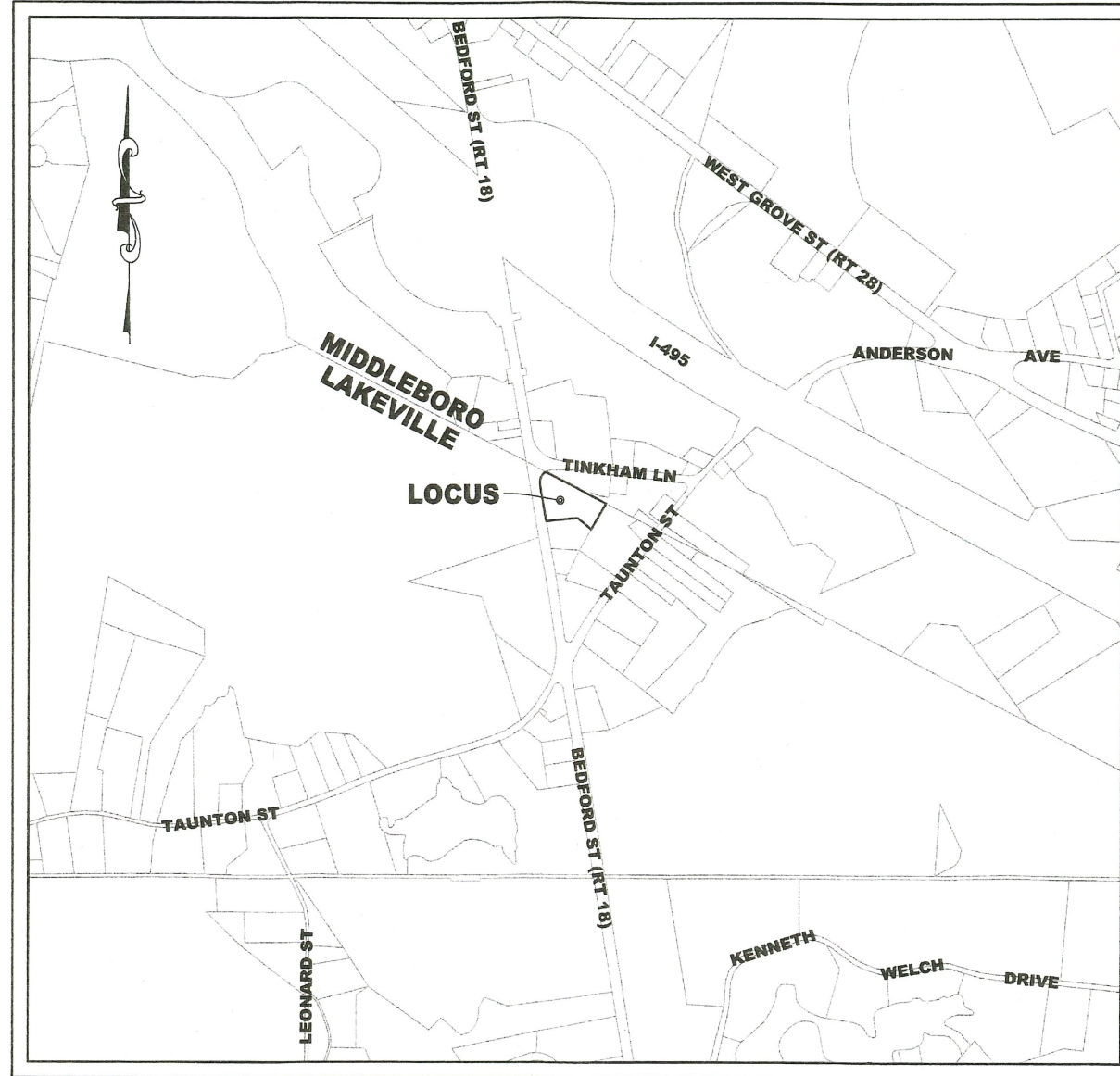
- A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC, OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
- 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 TO BE SERVICED BY MUNICIPAL WATER AND A PRIVATE ON-SITE SEPTIC SYSTEM.
- ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- 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.
- WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
- IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- 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.

**PARKING SUMMARY:**

ZONING REGULATION 6.5.3.3  
WHOLESALE, WAREHOUSE OR STORAGE ESTABLISHMENT - 1 SPACE / EMPLOYEE ON THE LARGEST SHIFT  
1 SPACE X 2 EMPLOYEES PER BAY X 12 BAYS = 24 SPACES REQUIRED  
HANDICAPPED PARKING  
ADA STANDARDS FOR ACCESSIBLE DESIGN 28 CFR PART 36  
MINIMUM REQUIRED - 1 FOR PARKING LOT BETWEEN 1 AND 25 SPACES, 2 FOR PARKING LOT BETWEEN 25 AND 50 SPACES  
PROVIDED PARKING  
26 TOTAL SPACES ARE PROVIDED  
2 OF THESE SPACES ARE HANDICAP ACCESSIBLE

ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS ZONE)			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	89,067± S.F.	89,067± S.F.
CONTIGUOUS UPLAND	52,500 S.F.	89,067± S.F.	89,067± S.F.
FRONTAGE	175'	337.67'	337.67'
FRONT BUILDING SETBACK	40'	-	> 40'
SIDE BUILDING SETBACK	40'	-	> 40'
REAR BUILDING SETBACK	40'	-	> 40'
MAX BUILDING HEIGHT	35'	-	< 35'
MAX IMPERVIOUS COVER	50%	30.7% (27,340 S.F.)	49.8% (SEE BELOW)

IMPERVIOUS COVER (PER LAKEVILLE ZONING SECTION 5.2.2.1)	
TOTAL LOT AREA	89,067 SF
WETLAND AREA	190 SF
PROPOSED DRAINAGE BASINS	2,260 SF
ADJUSTED AREA FOR IMPERVIOUS CALCULATION	86,617 SF
PROPOSED ROOF AND PAVEMENT AREA	43,165 SF
IMPERVIOUS AREA = 43,165 SF	
ADJUSTED AREA = 86,617 SF	= 49.8%



**LOCUS PLAN**  
**SCALE: 1"=500'**

OWNER/APPLICANT  
TWIN BOYS, LLC  
261B MIDDLEBORO ROAD  
FREETOWN, MA 02717

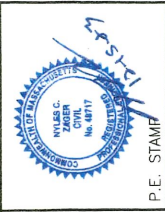
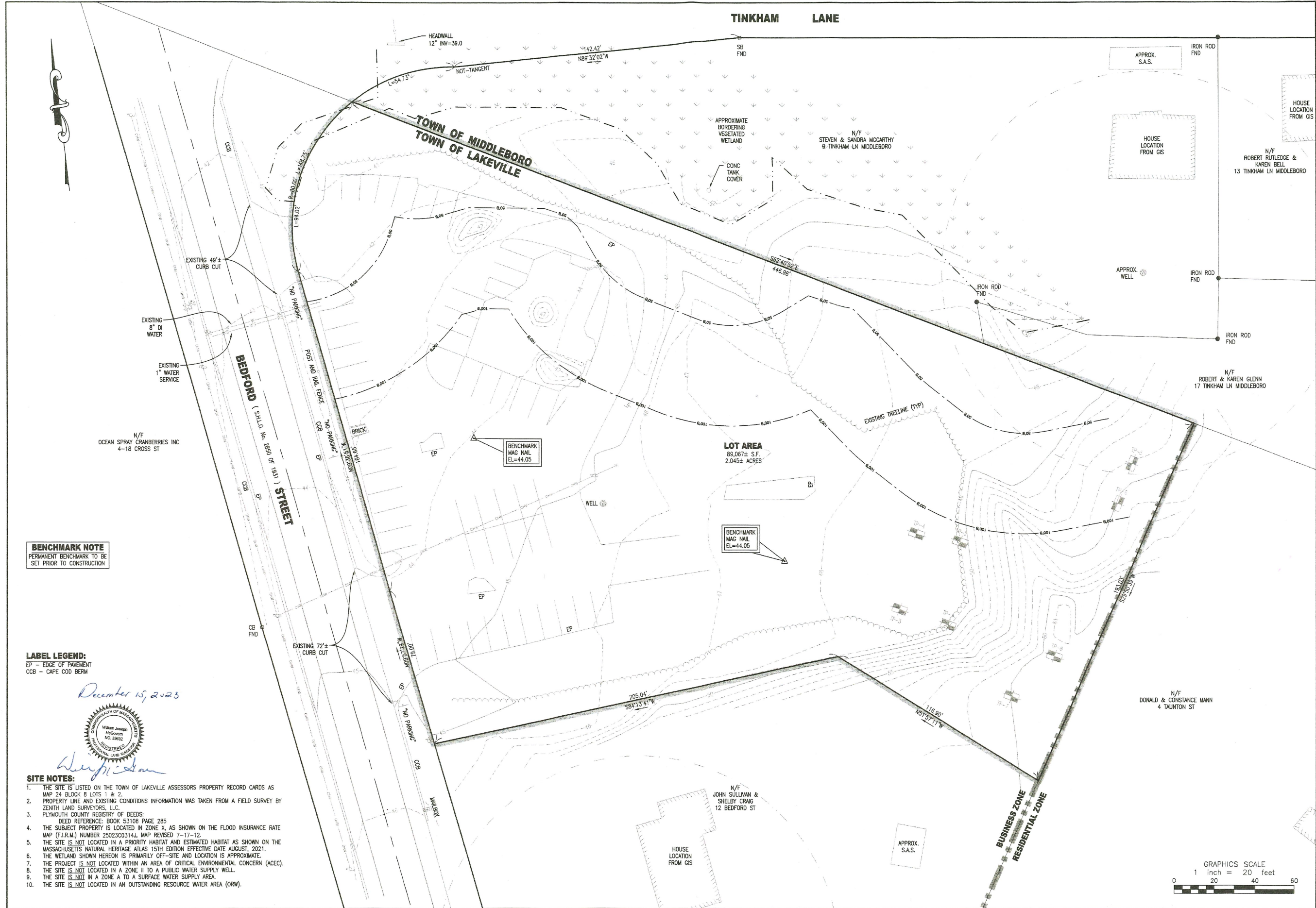
EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	CONTOUR	
	SPOT GRADE	
	SILT FENCE/SILT SOCK	
	CHAINLINK FENCE	
	STOCKADE FENCE	
	GUARDRAIL	
	SIGN	
	TEST PIT	
	DRAINAGE PIPE	
	ROOF DRAIN PIPE	
	CATCH BASIN	
	DOUBLE GRATE CATCH BASIN	
	DRAIN MANHOLE	
	FLARED END	
	GAS MAIN	
	GAS SERVICE	
	ELEC/TELE/CABLE	
	OVERHEAD WIRES	
	UNDERGROUND ELECTRIC	
	UTILITY POLE	
	GUY POLE	
	GUY WIRE	
	LIGHT POLE	
	FLOOD LIGHT	
	GRAVITY SEWER MAIN	
	FORCE SEWER MAIN	
	SEWER MANHOLE	
	FIRE SUPPRESSION SERVICE	
	WATER MAIN	
	WATER SERVICE	
	HYDRANT	
	WATER GATE/VALVE	
	WATER SHUTOFF	
	WELL	
	TRELLIS	
	STONEWALL	
	WETLAND LINE	
	50' BUFFER	
	100' BUFFER	
	WETLAND FLAG	

SCHEDULE OF DRAWINGS		
SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	-
X	EXISTING CONDITIONS PLAN	-
L	LAYOUT, LIGHTING & LANDSCAPING PLAN	-
G	GRADING AND DRAINAGE PLAN	-
E	EROSION CONTROL PLAN	-
D1-2	SITE DETAILS	-



DECEMBER 5, 2023

December 15, 2023  
  
 William Joseph McQueen  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 No. 30892



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

REV.	DATE	DESCRIPTION	BY	APP.

DATE:	12-5-23
PROJECT NUMBER:	0422-02-01
DRAWING SCALE:	1" = 20'
SHEET ID:	X

DRAWN BY:	TEM
DESIGNED BY:	TEM
CHECKED BY:	NCZ
APPROVED BY:	NCZ

**CONTRACTOR BAY SITE PLAN**  
**EXISTING CONDITIONS PLAN**  
**2 & 4 BEDFORD STREET**  
**LAKEVILLE, MASSACHUSETTS**  
**TWIN BOYS, LLC**  
**2648 MIDDLEBORO ROAD**  
**FREETOWN, MASSACHUSETTS 02717**

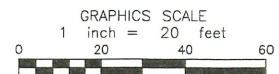
**BENCHMARK NOTE**  
 PERMANENT BENCHMARK TO BE SET PRIOR TO CONSTRUCTION

**LABEL LEGEND:**  
 EP - EDGE OF PAVEMENT  
 CCB - CAPE COD BERM

December 15, 2023

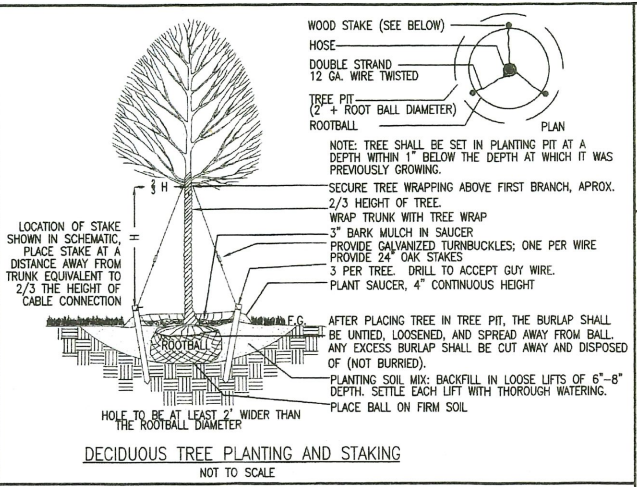


- SITE NOTES:**
1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS MAP 24 BLOCK 8 LOTS 1 & 2.
  2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
  3. PLYMOUTH COUNTY REGISTRY OF DEEDS: DEED REFERENCE: BOOK 53108 PAGE 285
  4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 2502300314J, MAP REVISED 7-17-12.
  5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
  6. THE WETLAND SHOWN HEREON IS PRIMARILY OFF-SITE AND LOCATION IS APPROXIMATE.
  7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
  8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
  9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
  10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).



TINKHAM LANE

TOWN OF MIDDLEBORO  
TOWN OF LAKEVILLE



DECIDUOUS TREE PLANTING AND STAKING  
NOT TO SCALE

- LIGHTING NOTES:**
1. ALL LIGHTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  2. ALL LIGHTING ON BUILDINGS SHALL BE DOWNWARD FACING.

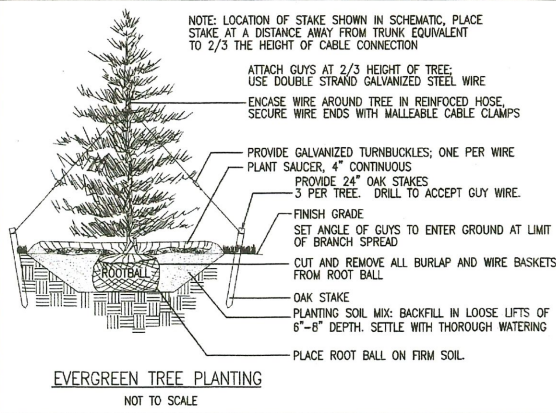
**PLANTING SCHEDULE**

SYMBOL	COMMON NAME	SIZE
○	EVERGREENS	4' HEIGHT (MIN.)
●	RED MAPLE *	6' HEIGHT (MIN.) 2-3" CALIPER (MIN.)
⊙	BLACK WILLOW	6' HEIGHT (MIN.) 2-3" CALIPER (MIN.)
⊙	EASTERN RED CEDAR	6' HEIGHT (MIN.) 2-3" CALIPER (MIN.)

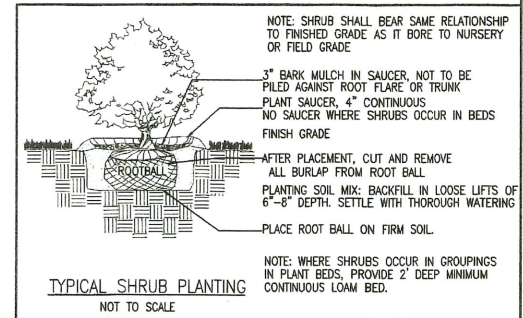
\* EXCLUDING CRIMSON KING VARIETY

**ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS ZONE)**

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	89,067± S.F.	89,067± S.F.
CONTIGUOUS UPLAND	52,500 S.F.	89,067± S.F.	89,067± S.F.
FRONTAGE	175'	337.67'	337.67'
FRONT SETBACK	40'	-	> 40'
SIDE SETBACK	40'	-	> 40'
REAR SETBACK	40'	-	> 40'
MAX BUILDING HEIGHT	35'	-	< 35'
MAX IMPERVIOUS COVER	50%	30.7% (27,340 S.F.) 38% PER PREVIOUS PLAN	49.4% (41,225 S.F.)



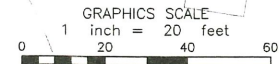
EVERGREEN TREE PLANTING  
NOT TO SCALE



TYPICAL SHRUB PLANTING  
NOT TO SCALE

BEDFORD (SALDO No. 2885 OF 181) STREET

EXISTING CURB CUT TO BE REMOVED. INSTALL CAPE COD BERM TO MATCH BEDFORD ST



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



DATE	DESCRIPTION	BY	APP.
12-5-23			
0422-02-01			

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
12-5-23	0422-02-01	1" = 20'	L

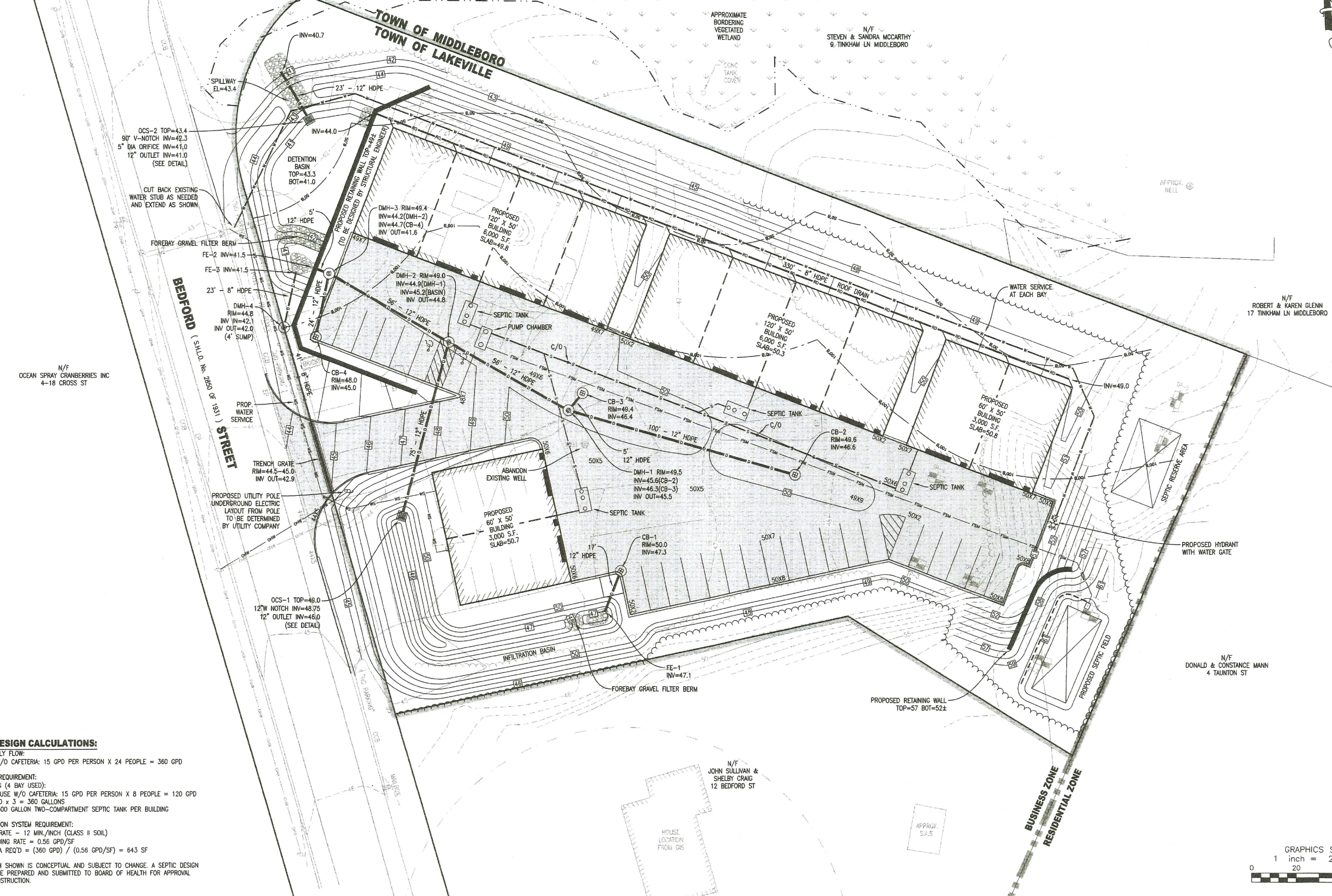
DATE	DESIGNED BY	CHECKED BY	APPROVED BY
	TEM	NCZ	NCZ

SHEET NAME	PROJECT SITE	OWNER INFO
CONTRACTOR BAY SITE PLAN LAYOUT, LIGHTING & LANDSCAPING PLAN 2 & 4 BEDFORD STREET LAKEVILLE, MASSACHUSETTS		TWIN BOYS, LLC 261B MIDDLEBORO ROAD FREETOWN, MASSACHUSETTS 02717

C:\Users\Naren\My Documents\Projects\Lakeville\_L1904\Site Plan - 2 Bedford St - 10/20/23.dwg

TINKHAM LANE

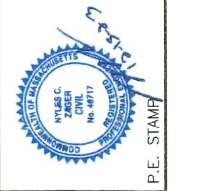
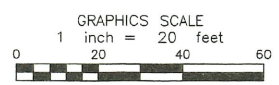


**SEPTIC DESIGN CALCULATIONS:**  
 ESTIMATED DAILY FLOW:  
 WAREHOUSE W/O CAFETERIA: 15 GPD PER PERSON X 24 PEOPLE = 360 GPD

SEPTIC TANK REQUIREMENT:  
 EACH BUILDING (4 BAY USED):  
 WAREHOUSE W/O CAFETERIA: 15 GPD PER PERSON X 8 PEOPLE = 120 GPD  
 120 GPD x 3 = 360 GALLONS  
 USE 1,500 GALLON TWO-COMPARTMENT SEPTIC TANK PER BUILDING

SOIL ABSORPTION SYSTEM REQUIREMENT:  
 PERCOLATION RATE = 12 MIN./INCH (CLASS II SOIL)  
 ALLOWED LOADING RATE = 0.56 GPD/SF  
 LEACHING AREA REQ'D = (360 GPD) / (0.56 GPD/SF) = 643 SF

SEPTIC SYSTEM SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE. A SEPTIC DESIGN PLAN SHALL BE PREPARED AND SUBMITTED TO BOARD OF HEALTH FOR APPROVAL PRIOR TO CONSTRUCTION.



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



SHEET NAME	CONTRACTOR BAY SITE PLAN
PROJECT SITE	GRADING & DRAINAGE PLAN
OWNER INFO:	2 & 4 BEDFORD STREET LAKEVILLE, MASSACHUSETTS TWIN BOYS, LLC 261B MIDDLEBORO ROAD FREETOWN, MASSACHUSETTS 02717
DATE:	12-5-23
PROJECT NUMBER:	0422-02-01
DRAWING SCALE:	1" = 20'
SHEET ID:	G
DESIGNED BY:	TECH
CHECKED BY:	NCZ
APPROVED BY:	NCZ
DATE:	12-5-23
DESCRIPTION:	
REV. DATE:	
BY:	
APP.:	

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**EROSION & SEDIMENT CONTROL NOTES**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION BEYOND THE LIMIT OF WORK OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED SILT SOCK SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
4. CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:  
45% KENTUCKY BLUE GRASS - 45% CREEPING RED FESCUE - 10% PERENNIAL RYEGRASS  
SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT.  
PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.
6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.
7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10) FEET FROM THE TOE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.
9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST.
12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, SILT FENCING SHALL BE USED. SOIL SLOPES SHALL NOT EXCEED 2:1.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.
14. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCE CEASES, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.
15. SILT SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.
16. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

**CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE**

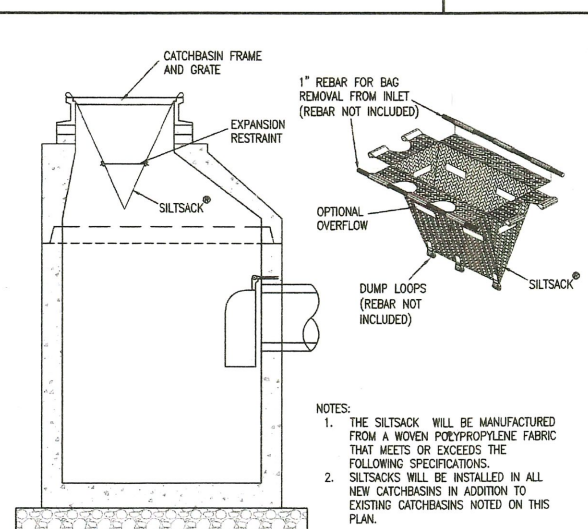
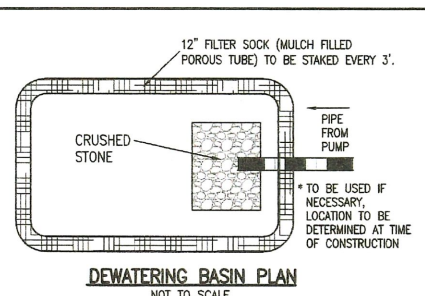
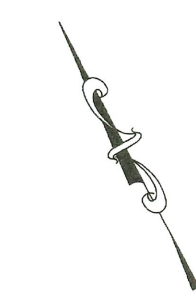
THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE SILT SOCK SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
3. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING THE INFILTRATION BASIN, SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
4. THE CATCH BASINS AND DRAINAGE MANHOLES SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SEDIMENT BUILDUP OF EIGHT (8) INCH DEPTH IN EITHER OF THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS AND ALL DEBRIS REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. THE INFILTRATION BASIN SHALL BE INSPECTED WEEKLY OR AFTER ALL RAINFALL EVENTS GREATER THAN 1/2 INCH, WHICHEVER OCCURS SOONER. ANY EROSION WITHIN THE BASIN SHALL BE FILLED AND RE-STABILIZED IN A MANNER TO PREVENT FUTURE EROSION. IN ADDITION, THE OUTER PORTIONS OF THE INFILTRATION BASIN SHALL BE INSPECTED IN A SIMILAR MANNER.

**CONSTRUCTION SEQUENCE OF OPERATIONS**

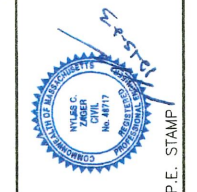
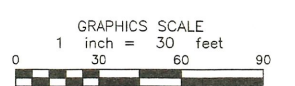
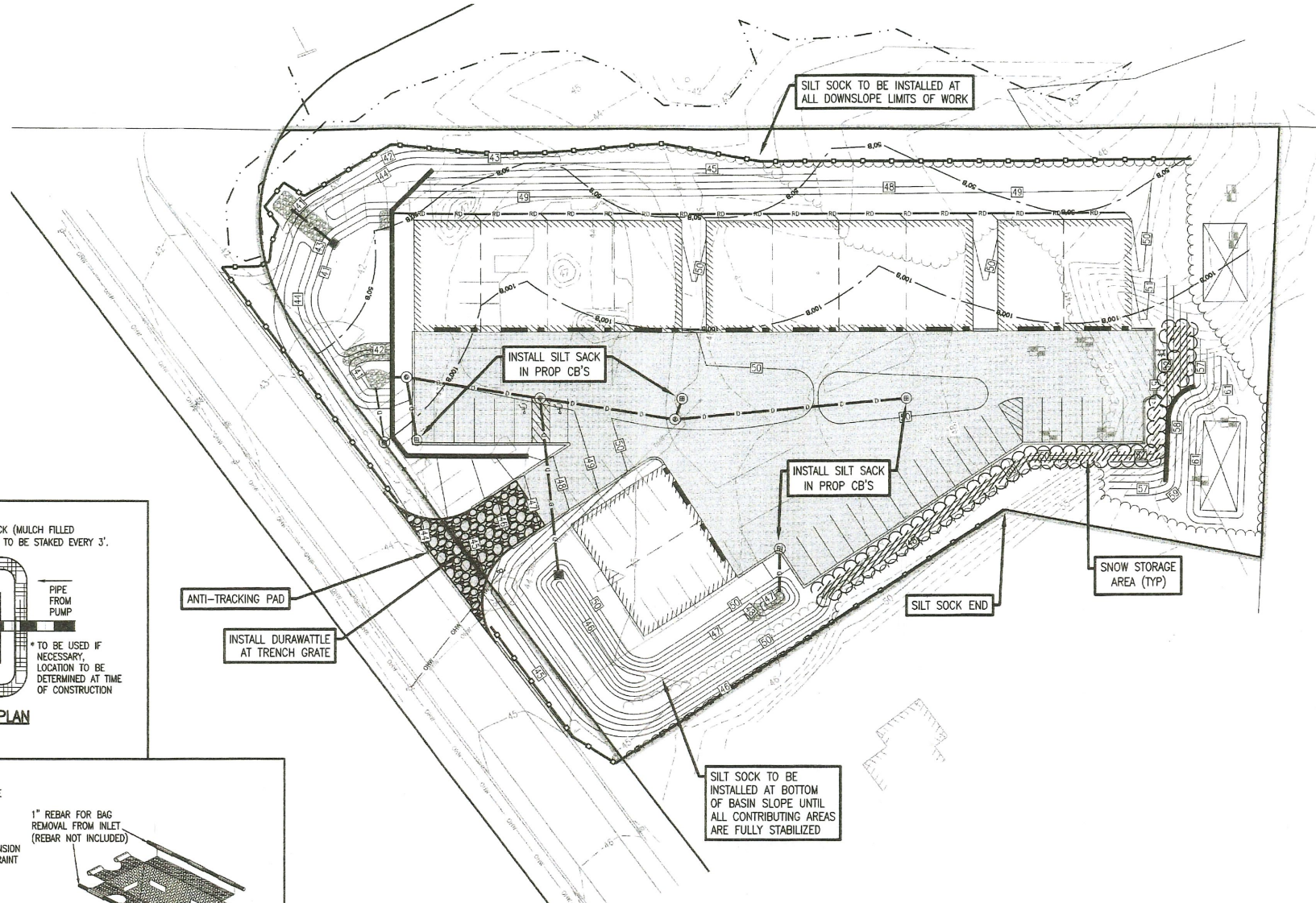
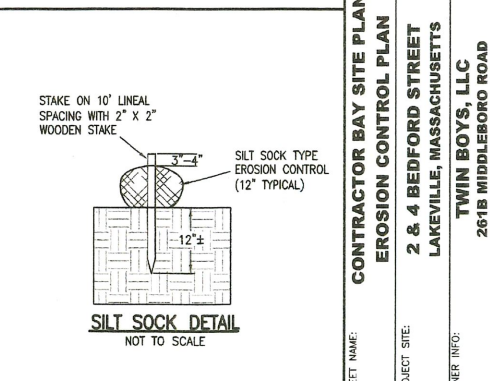
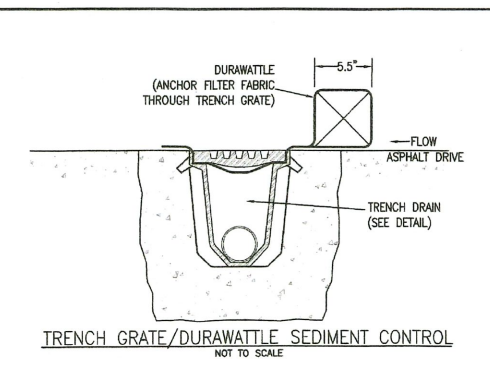
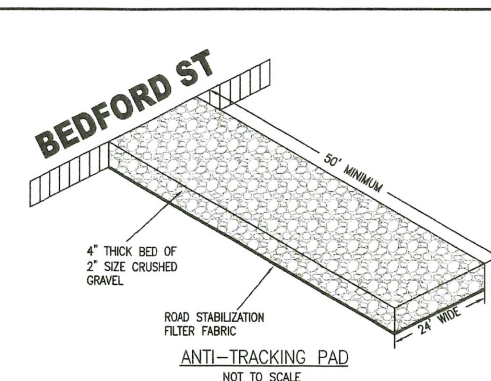
THE FOLLOWING SEQUENCE OF OPERATION SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE AND EROSION CONTROL SYSTEMS.

1. PRIOR TO ANY EARTH DISTURBING ACTIVITIES, THE EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE SITE PLANS.
2. ALL EXISTING IMPERVIOUS AREAS (FOUNDATIONS, CONCRETE, AND PAVEMENT) SHALL BE REMOVED FROM THE SITE.
3. THE EXISTING TREES AND SHRUBS WITHIN THE LIMIT OF WORK SHALL THEN BE CLEARED AND GRUBBED.
4. THE CONSTRUCTION PHASE OF THE PROJECT SHALL BEGIN WITH THE CONSTRUCTION OF THE INFILTRATION BASIN.
5. THE AREA SHALL THEN BE GRADED TO THE PROPOSED ROUGH GRADE.
6. SIDE SLOPES THAT ARE TO BECOME LAWN IN THE FINAL CONDITION SHALL THEN RECEIVE A 4 INCH LAYER OF LOAM AND THEN BE SEEDED WITH A QUALITY HYDROSEED MIX. THOSE SLOPES THAT ARE DESIGNATED TO RECEIVE SPECIAL SLOPE STABILIZATION AS SHOWN SHALL BE TREATED AS DESCRIBED.
7. THROUGHOUT THE REMAINDER OF THE CONSTRUCTION PHASE, THE ENTIRE PROJECT SITE SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ANY RAIN EVENT GREATER THAN 1 INCH FOR INDICATIONS OF EROSION. ANY ERODED AREAS SHALL BE REPAIRED IMMEDIATELY AND STABILIZED WITH VEGETATION, GEOGRID OR ANY METHOD THE CONTRACTOR DETERMINES TO BE ADEQUATE.

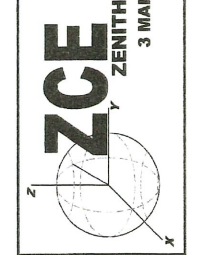


**SILTSACK® REGULAR FLOW**

PROPERTIES	TEST METHOD	UNITS	TEST RESULTS
TENSILE	ASTM D-4632	LBS	167,5X300
GRAB ELONGATION	ASTM D-4632	%	10X15
PUNCTURE STRENGTH	ASTM D-4533	LBS.	900
TRAPEZOID TEAR	ASTM D-4533	LBS.	65X90
UV RESISTANCE (6000 HRS)	ASTM D-4355	%	96
ADS	ASTM D-4751	US SIEVE	30
FLOW RATE	ASTM D-4491	GAL/MIN/FT²	66
PERMITTIVITY	ASTM D-4491	SEC-1	0.662

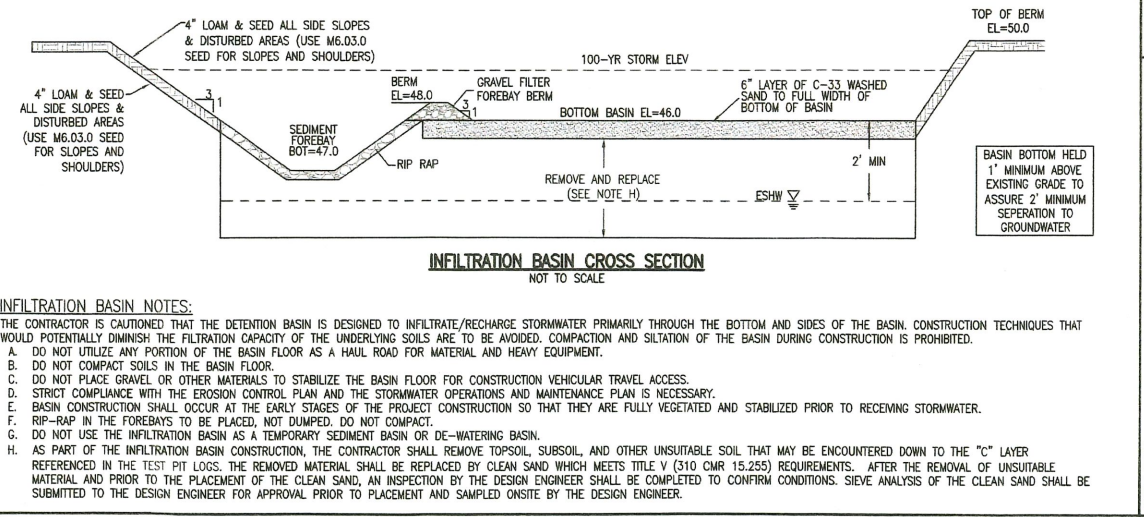
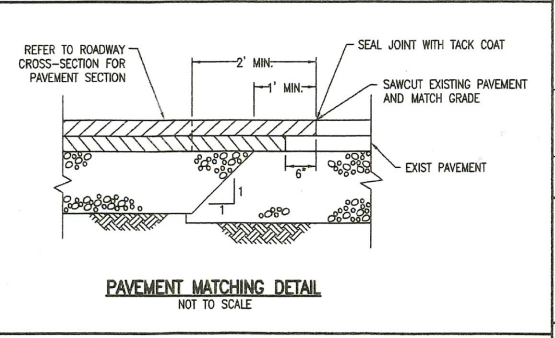
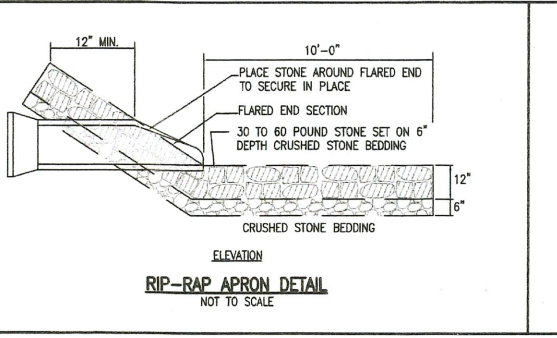
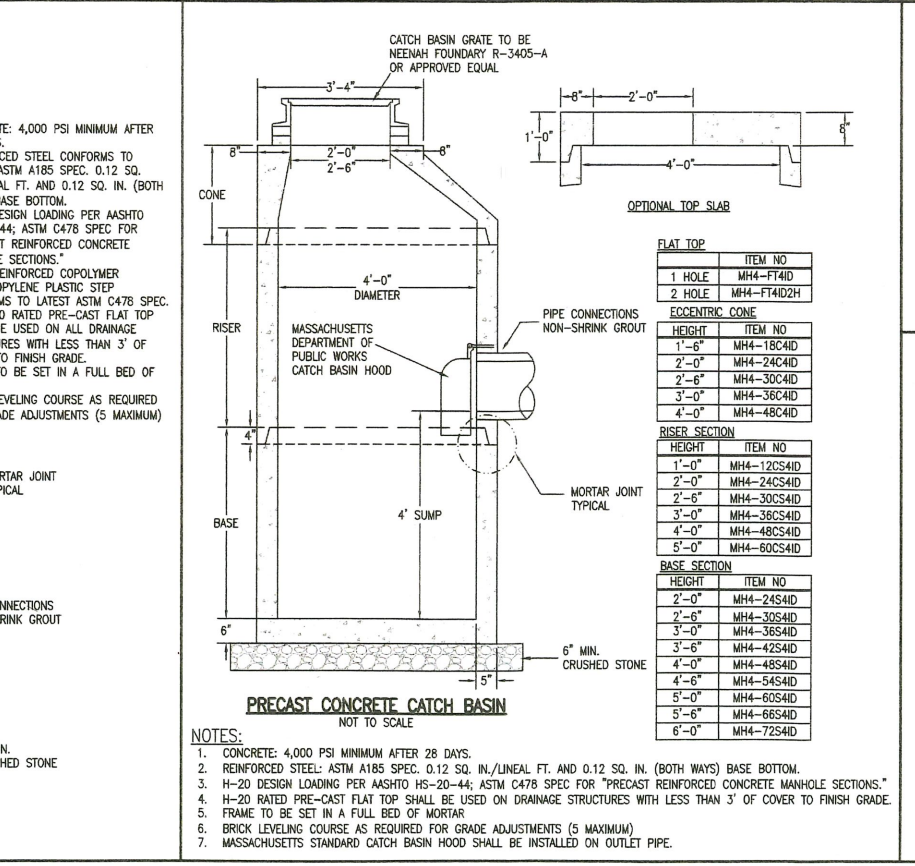
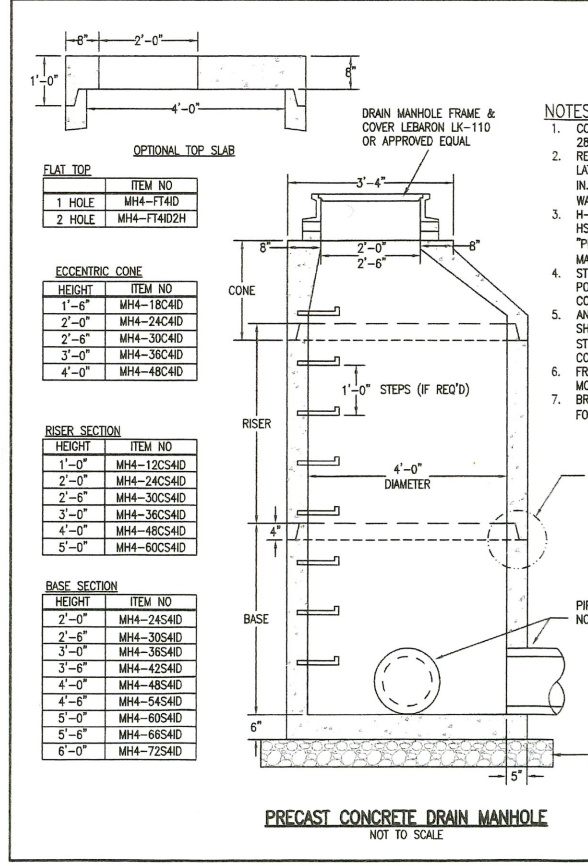
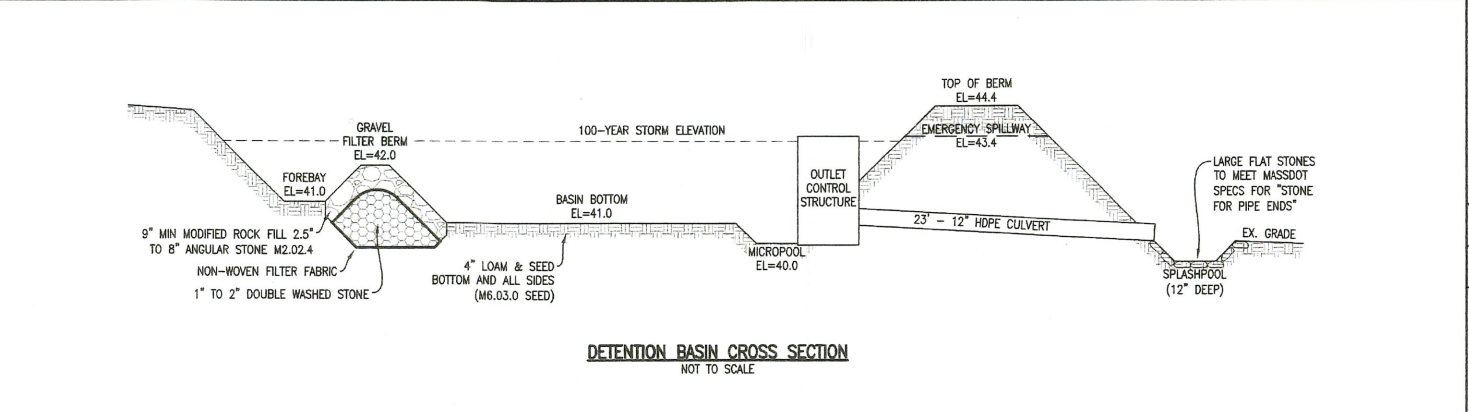
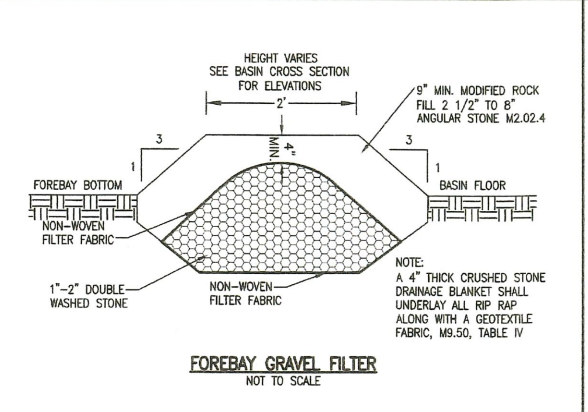
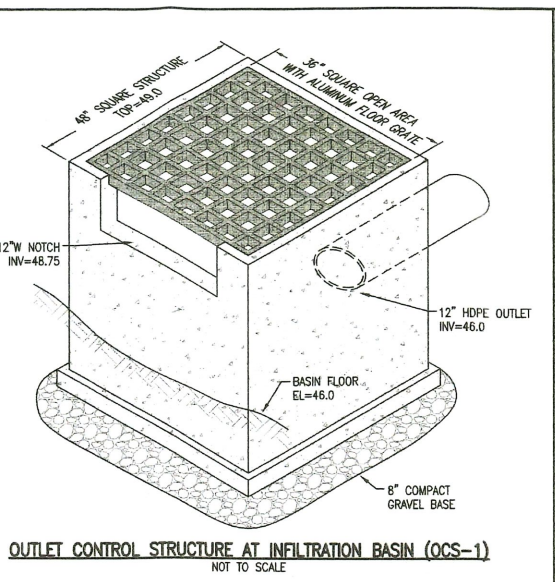
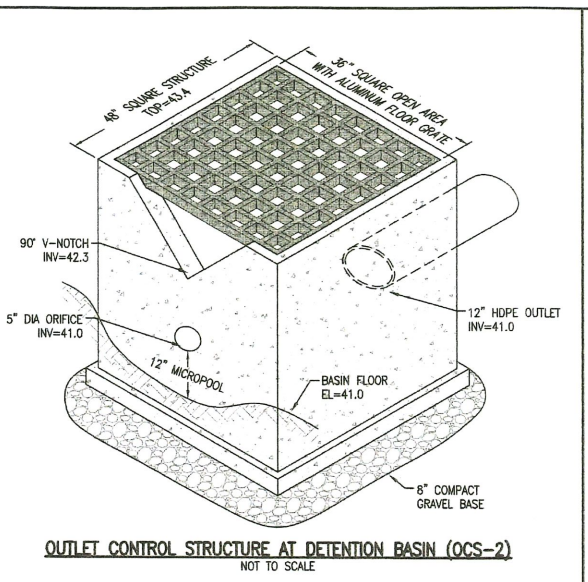
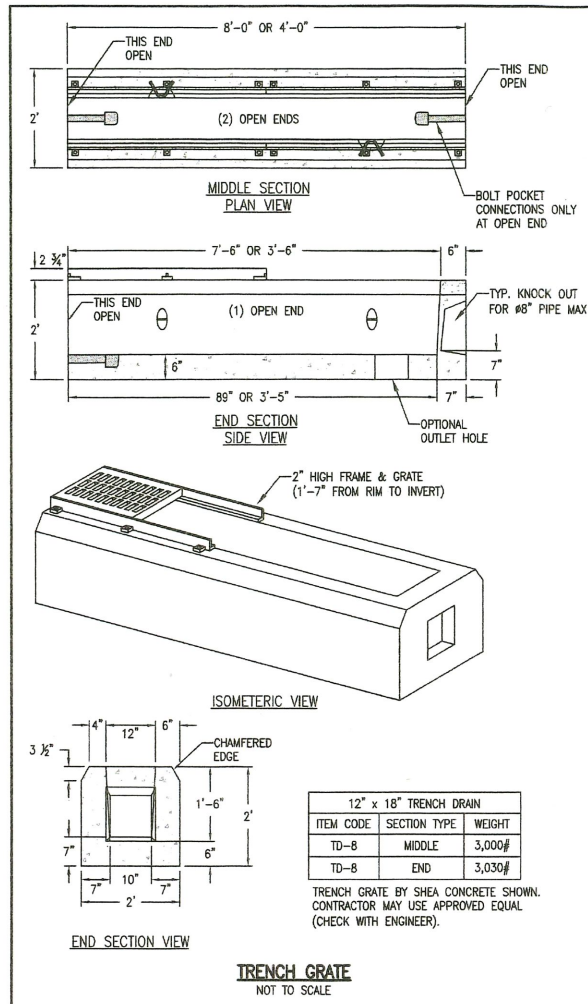


**ZCE**  
ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
12-5-23	12-5-23	PROJECT NUMBER 0422-02-01		
		DRAWING SCALE 1" = 20'		
		SHEET ID E		

**CONTRACTOR BAY SITE PLAN**  
**EROSION CONTROL PLAN**  
**2 & 4 BEDFORD STREET**  
**LAKEVILLE, MASSACHUSETTS**  
**TWIN BOYS, LLC**  
**2618 MIDDLEBORO ROAD**  
**FREETOWN, MASSACHUSETTS 02717**



P.E. STAMP

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

REV.	DATE	DESCRIPTION	BY	APP.

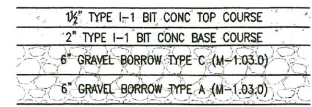
**CONTRACTOR BAY SITE PLAN**  
**SITE DETAILS**  
**2 & 4 BEDFORD STREET**  
**LAKEVILLE, MASSACHUSETTS**  
**TWIN BOYS, LLC**  
**261B MIDDLEBORO ROAD**  
**FREETOWN, MASSACHUSETTS 02717**

DRAWN BY: TEM  
 DESIGNED BY: TEM  
 CHECKED BY: NCZ  
 APPROVED BY: NCZ

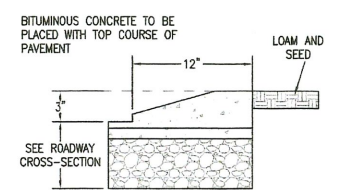
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 SHEET ID: D1

SHEET NAME:  
 PROJECT SITE:  
 OWNER INFO:

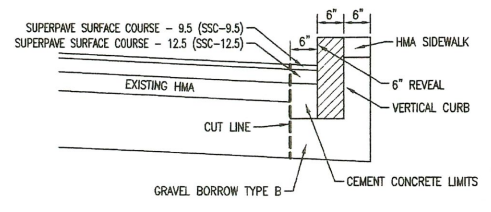
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**PAVEMENT CROSS-SECTION**  
NOT TO SCALE



**CAPE COD BERM DETAIL**  
NOT TO SCALE



- NOTES:
1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
  2. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND GRAVEL. REPLACE WITH CEMENT CONCRETE.
  3. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS MAY BE USED; ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.

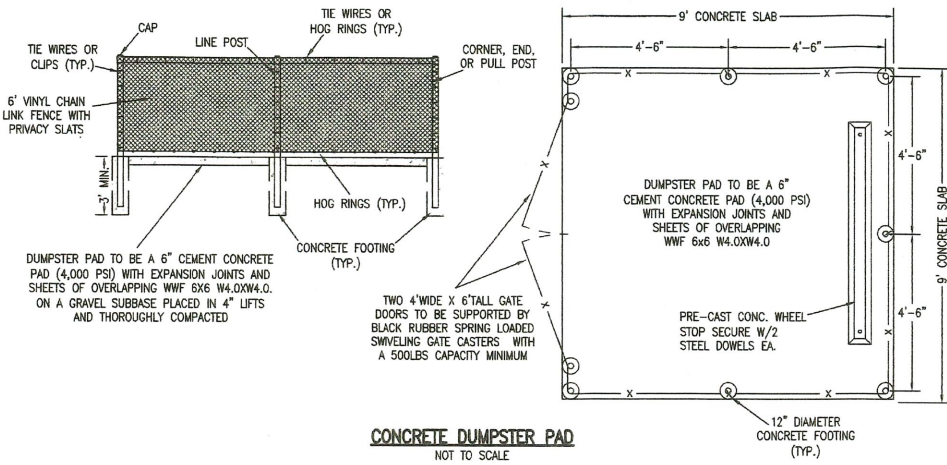
**METHOD OF SETTING VERTICAL GRANITE CURB**  
NOT TO SCALE

**SOIL LOGS**  
DATE: 10-27-20  
PERFORMED BY: WILLIAM CONNELLY, ZENITH CONSULTING ENGINEERS  
WITNESSED BY: ED CULLEN, LAKEVILLE BOARD OF HEALTH

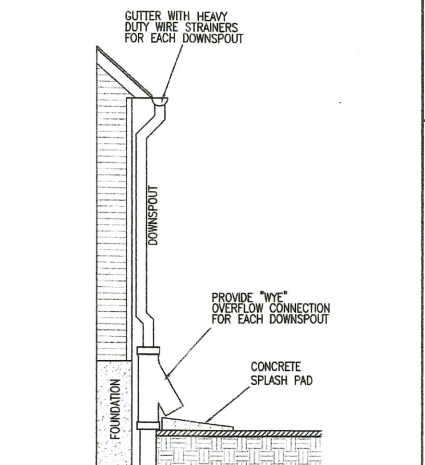
DEPTH (INCHES)	TP-1	ELEV. (FEET)	DEPTH (INCHES)	TP-2	ELEV. (FEET)	DEPTH (INCHES)	TP-3	ELEV. (FEET)	DEPTH (INCHES)	TP-4	ELEV. (FEET)
0		49.0	0		49.0	0		48.3	0		48.7
16	FILL	47.5	20	FILL	47.3	16	FILL	47.0	16	FILL	47.2
126	C LOAMY FINE SAND	38.3	106	C LOAMY FINE SAND	40.0	120	C LOAMY FINE SAND	38.3	106	C LOAMY FINE SAND	39.7
MOTTLING @ 16"			MOTTLING @ 14"			MOTTLING @ 16"			MOTTLING @ 18"		
WEEPING @ 86"			WEEPING @ 56"			WEEPING @ 80"			WEEPING @ NONE		
STANDING @ 128"			STANDING @ NONE			STANDING @ NONE			STANDING @ NONE		
ESHW EL= 47.7			ESHW EL= 47.8			ESHW EL= 47.0			ESHW EL= 47.2		
PERC DEPTH: 24"-42"			PERC DEPTH: 22"-40"			PERC DEPTH: NONE			PERC DEPTH: NONE		
PERC RATE: 12 MPI			PERC RATE: 7 MPI			PERC RATE: NONE			PERC RATE: NONE		

**SOIL LOGS**  
DATE: 10-10-23  
PERFORMED BY: WILLIAM CONNELLY, ZENITH CONSULTING ENGINEERS  
WITNESSED BY: ED CULLEN, LAKEVILLE BOARD OF HEALTH

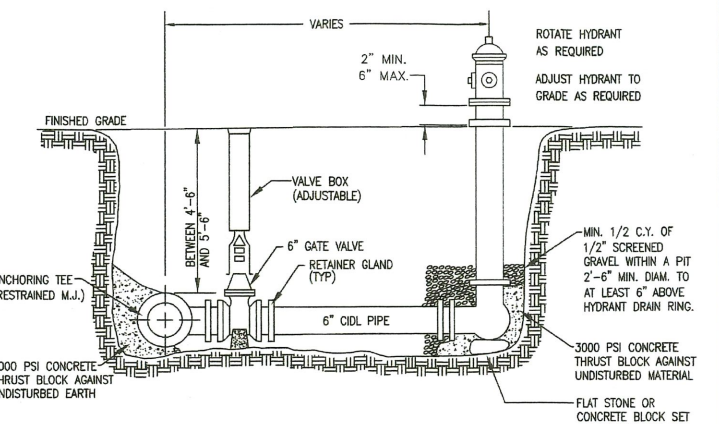
DEPTH (INCHES)	TP-5	ELEV. (FEET)	DEPTH (INCHES)	TP-6	ELEV. (FEET)	DEPTH (INCHES)	TP-7	ELEV. (FEET)	DEPTH (INCHES)	TP-8	ELEV. (FEET)
0		54.0	0		55.0	0		60.0	0		60.3
14	A SANDY LOAM	52.8	14	A SANDY LOAM	53.8	10	A SANDY LOAM	59.2	12	A SANDY LOAM	59.3
24	B SANDY LOAM	52.0	26	B SANDY LOAM	52.8	26	B SANDY LOAM	57.8	28	B SANDY LOAM	58.0
124	C LOAMY FINE SAND	43.7	102	C LOAMY FINE SAND	46.5	96	C LOAMY FINE SAND	52.0	100	C LOAMY FINE SAND	52.0
MOTTLING @ 72"			MOTTLING @ 62"			MOTTLING @ 60"			MOTTLING @ 64"		
WEEPING @ 108"			WEEPING @ NONE			WEEPING @ NONE			WEEPING @ NONE		
STANDING @ 110"			WEEPING @ NONE			WEEPING @ NONE			WEEPING @ NONE		
ESHW EL= 48.0			ESHW EL= 49.8			ESHW EL= 55.0			ESHW EL= 55.0		
PERC DEPTH: NONE			PERC DEPTH: 32"-50"			PERC DEPTH: NONE			PERC DEPTH: 28"-46"		
PERC RATE: NONE			PERC RATE: 2 MPI			PERC RATE: NONE			PERC RATE: 4 MPI		



**CONCRETE DUMPSTER PAD**  
NOT TO SCALE

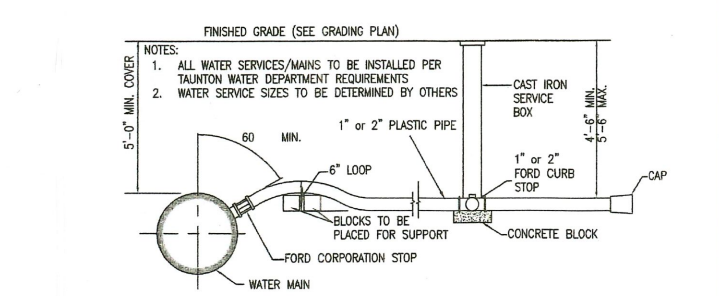


**DOWNSPOUT DETAIL**  
NOT TO SCALE



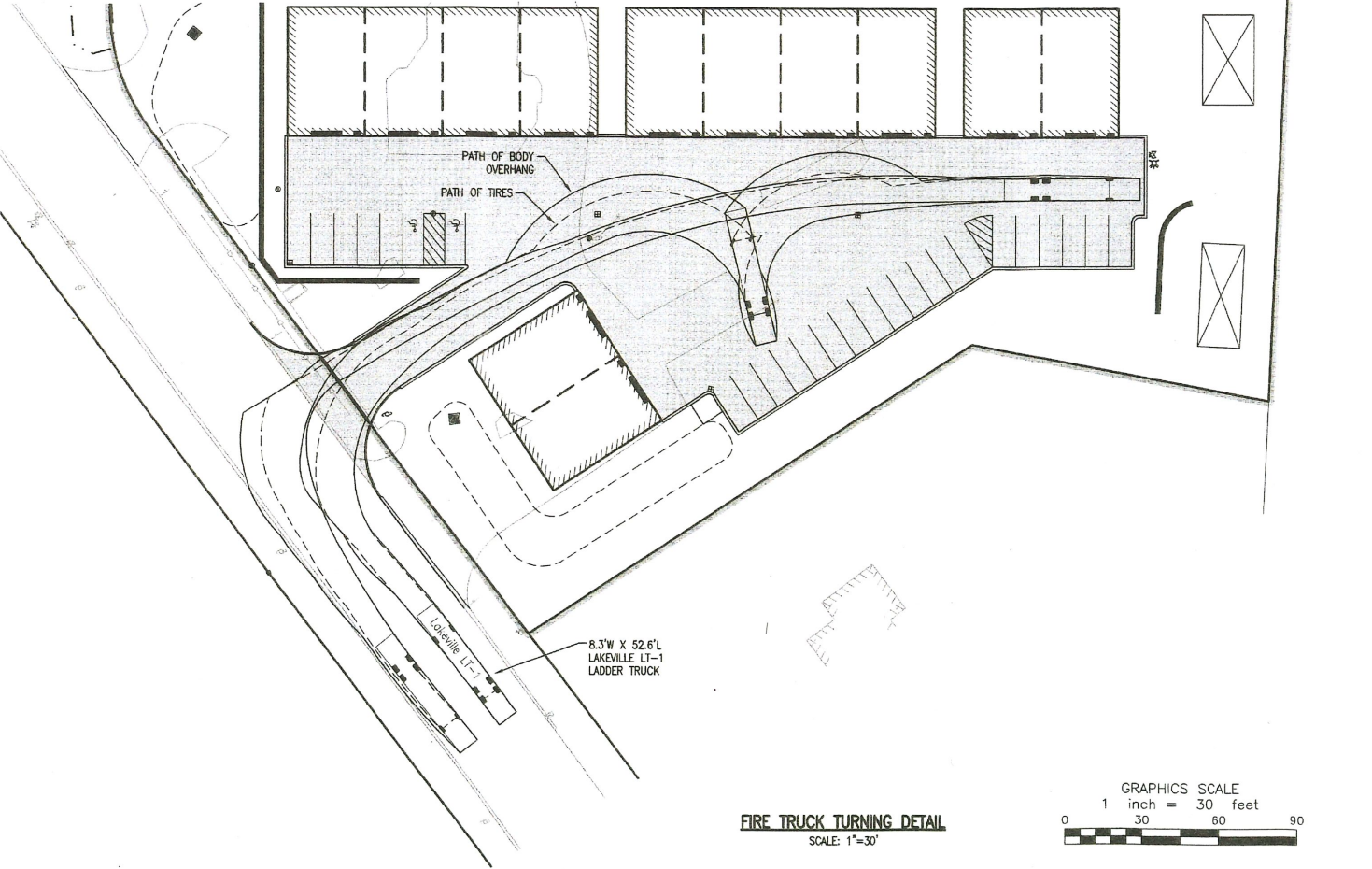
**TYPICAL HYDRANT & VALVE**  
NOT TO SCALE

HYDRANTS SHALL BE DARLING MODEL B-50-B, B-62-B OR MUELLER CENTURION 200 CONFORMING 5-1/4 INCH DIAMETER VALVE OPENING AND 7-INCH DIAMETER TO AWWA C-502, HAVE A MINIMUM BARREL. HYDRANTS SHALL BE OPEN LEFT OR COUNTER CLOCKWISE AND HAVE A 5-1/2 FOOT DEPTH OF BURY.

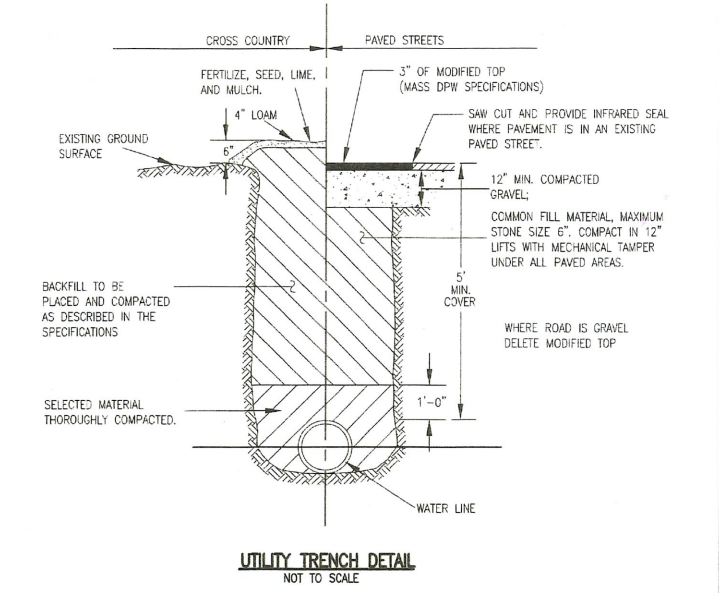
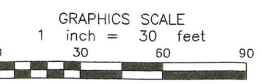


**WATER SERVICE CONNECTION DETAIL**  
NOT TO SCALE

- NOTES:
1. ALL WATER SERVICES/MAINS TO BE INSTALLED PER TAUNTON WATER DEPARTMENT REQUIREMENTS
  2. WATER SERVICE SIZES TO BE DETERMINED BY OTHERS



**FIRE TRUCK TURNING DETAIL**  
SCALE: 1"=30'



**UTILITY TRENCH DETAIL**  
NOT TO SCALE

P.E. STAMP

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

SHEET NAME:	CONTRACTOR BAY SITE PLAN
PROJECT SITE:	2 & 4 BEDFORD STREET LAKEVILLE, MASSACHUSETTS
OWNER INFO:	TWIN BOYS, LLC 2648 MIDDLEBORO ROAD FREETOWN, MASSACHUSETTS 02717
DATE:	12-5-23
PROJECT NUMBER:	0422-02-01
DRAWING SCALE:	N.T.S.
SHEET ID:	D2
DESIGNED BY:	TEM
CHECKED BY:	NCZ
APPROVED BY:	NCZ



**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
Thursday, December 14, 2023**

On December 14, 2023, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live. It was noted that no one else present was recording.

**Members present:**

Mark Knox, Chair; Michele MacEachern, Vice-Chair, John Cabral, Nora Cline, Jack Lynch

**Others present:**

Marc Resnick, Town Planner

**Public Hearing - 156 County Street - (7:00) - Site Plan Review**

Mr. Knox noted he believed the applicant had requested a continuance. Mr. Resnick said that was correct.

Mr. Knox made a motion, seconded by Ms. Cline, to continue the Site Plan Review hearing for 156 County Road until January 11, 2024, at 7:00 p.m. The **vote** was **unanimous for**.

**ANR Plan –Montgomery on Hill Street – Alpha Survey Group/James Peterson**

Mr. Jeff Tuomala of 185 Herring Pond Road, Plymouth, was present. Mr. Knox said the Plan in front of them shows that a parcel coming off of Hill Street is being created. He advised he had spoken to the Zoning Enforcement Officer, and there did not appear to be any issues. Mr. Resnick said Mr. Tuomala is acquiring a strip of land to be combined with the rest of his property in the back, so it is not increasing any non-conformity, but is actually less non-conforming.

Ms. MacEachern noted that it should be labeled ‘not a buildable parcel’, however, it does say that in the notes. Mr. Cabral said it is listed on the parcel as well. There were no other comments.

Mr. Knox made a motion, seconded by Mr. Cabral, to endorse the ANR plan for Montgomery on Hill Street. The **vote** was **unanimous for**.

**Pauline’s Path – Discuss covenants and lot release**

Mr. Resnick advised that Mr. Logan had requested some lot releases, and he told him to submit a formal request. They had not yet received it so he had called Mr. Logan about it. Therefore, this will probably go on their next agenda to be signed and approved. He thought he would be requesting the release of two lots. He did not think a Covenant had been put in place, which is what created the issue with this Subdivision. Mr. Knox asked that this be placed on their next agenda.

**Bella’s Way – Release lot**

Mr. Knox said they do have a form in front of them for this release. He believed they had come in front of the Board about a year ago, but he thought the Release had not been signed and filed. Mr. Resnick said that was correct. This states that a bond has been posted by the applicant, and is currently being held by the Town. Mr. Resnick said it was surprising that this had not come up at the previous two closings as there is a covenant in place.

Mr. Knox then made a motion, seconded by Mr. Cabral, to sign the lot release for Lot 1, Lot 2, and Lot 3 for Bella’s Way. The **vote was unanimous for.**

**Review the following Zoning Board of Appeals petitions:**

- a. Sepersky – 311 Pond Lane

Mr. Knox made a motion, seconded by Ms. Cline, to make no recommendation regarding 311 Pond Lane. The **vote was unanimous for.**

- b. Town of Lakeville – 2/28 Precinct Street

Mr. Knox stepped down from Chair for this petition as he was an abutter. Ms. MacEachern made a motion, seconded by Mr. Cabral, to make no recommendation regarding 2/28 Precinct Street.

**Vote:** Mr. Cabral, Ms. Cline, Ms. MacEachern - **Aye**; Mr. Knox - **Abstain**

Mr. Lynch joined the meeting at this time.

**Housing Production Plan (HPP)**

Mr. Knox noted that they did not have any updates or edits in their packet. Ms. Cline advised that she had some conversations with Ms. Perez from SRPEDD, who had asked the parcel be taken off as they didn’t have any expertise on whether you could build on a landfill. Ms. Cline had supplied Ms. Perez with some examples of where it had been done in the State. SRPEDD then reached out

to the Executive Office of Housing and Livable Communities (EOHLC) to get their feedback, which had not yet been received. Ms. Cline said she had instructed Ms. Perez that location be placed back on the Housing Plan, and that is where it now stands. Mr. Resnick said that he had also reached out to Ms. Perez and been told they were waiting to hear back from the State. The biggest issue related to the landfill for a 40B affordable housing development, as opposed to a market rate housing development, would be if the developer would be limited to the price that could be charged. They will need to hear back from the State as to whether those added costs would make it unreasonable to use the site.

Ms. MacEachern asked if the HPP was going to the same entity, why wouldn't they just submit it and say this is our HPP and wait for comments back. She thought they should move forward with this because they need to get it in place, even if they have to make some adjustments after the State Review.

Ms. MacEachern then made a motion, seconded by Mr. Lynch, to submit the Housing Production Plan to the State, as soon as possible. The **vote was unanimous for**. Ms. Cline said that she would call Ms. Perez tomorrow.

### **Discuss OSRD**

Mr. Knox advised he and Ms. MacEachern had talked about getting comments from Open Space and the Board of Health. Ms. MacEachern said those are the first two Boards she would like to reach out to. He asked the Board if they would mind if he and Ms. MacEachern met with the Open Space Committee at one of their meetings, and then brought their comments back as part of amending the OSRD. Members were okay with that. Ms. MacEachern then asked if members wanted to include the prohibited uses for the open space. After discussion, she said that she could put it in a different font color and say that they are considering adding something like this. She would send out the emails and copy everyone.

### **Planning Board and Budget Cycle**

Mr. Knox advised that Ms. MacEachern had said that she would like to get back into speaking to the budget with the Select Board. He suggested sending a letter to the Select Board with that request. Ms. MacEachern noted that since it became the Planning Department Budget, rather than the Planning Board Budget, they had been excluded from the process. Her thought had been if everyone was in agreement that they request to become part of that discussion. She would like to send a letter to the Select Board, as well as the Fincomm Chair letting them know the Planning Board is interested in joining the budget discussions.

### Discuss Priority Protection and Priority Development Parcels

Mr. Knox asked Mr. Resnick if there was an update on this, and where it might go. Mr. Resnick replied the next step would be after the New Year. SRPEDD will reach out to the communities that they are working on to begin to meet with the Boards. Here they were initially planning to meet with the Planning Board and the Select Board on these Priority Development Areas. He noted these plans were funded through the South Coast Rail Program, and there is no statutory requirement. Ms. MacEachern stated that she thought something had to be in place by January, and that funding was tied to designating these areas.

Mr. Resnick replied no, the funding is through the South Coast rail through SRPEDD to do the plans for the communities that are along the South Coast Rail area. This is really just a planning document for communities to use internally to assist in the assumed growth associated with the South Coast Rail. It will identify the areas where growth might be wanted as well as areas where that growth is not wanted. The funding available is to help in the production of this plan. Mr. Knox asked what the benefit was for the Town to have the plan in place for a Priority Protection Area (PPA) or a Priority Development Area (PDA.) Mr. Resnick said there is nothing that the plan does that gives any sort of protection either way. It is only meant to help communities guide their planning and their growth. He noted that if an area has been identified as a Priority Protection Area and you want to acquire it, when you apply for a grant to the Commonwealth it could help if the area has been designated as a PPA. Mr. Knox noted that this is then like a mini Master Plan. Mr. Resnick said that is all it is.

### Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Cabral. to approve the minutes from the October 26, 2023, meeting. The **vote** was **unanimous for**.

### Approve 2024 Meeting Dates

A draft meeting schedule with deadline submissions had been included in the packet. Meeting dates were on the second and fourth Thursdays of the month. Mr. Knox made a motion, seconded by Ms. Cline to approve the Planning Board meeting schedule and the deadline for submittals. The **vote** was **unanimous for**.

### Correspondence

Mr. Resnick advised they have received a few notices. There is one for a marijuana retailer in Taunton and a proposed amendment in Taunton to allow those establishments in another Zoning District. He noted the only other correspondence was in regards to a possible citizen's zoning article petition to allow a higher lot coverage on lots under 10,000 square feet. He had advised the resident that anything that was site specific would need to be submitted by petition. Mr. Knox

advised other members that currently the maximum lot coverage requirement is 25%, and this petition would look to increase that to 50%. Mr. Knox said due to the runoff problems in that area currently, Conservation would have a problem with increasing the impervious area allowed. For that reason, he would not back it as a Planning Board initiative, but the gentleman was welcome to come in and submit a citizen's petition.

Ms. MacEachern said under correspondence, she stated they had received an email from Town Counsel in regards to an ANR Plan but it was not on the agenda. Mr. Resnick replied a plan had been submitted to him to look at, and because the frontage was on one road and the access was on another road, he had looked at some case law. The statute says that there shall be feasible access through the frontage to the buildable portion of the lot. The applicant and engineer hoped to have a plan to submit after the first of the year. They were modifying it so it could get approved in some form. He would recommend that when it is submitted, Town Counsel attend that meeting.

### **Next meeting**

The next meeting is scheduled for January 11, 2024, at 7:00 p.m. at the Lakeville Police Station

### **Adjourn**

Mr. Knox made a motion, seconded by Ms. Cline, to adjourn the meeting. The **vote** was **unanimous for**.

Meeting adjourned at 7:33.