



# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

LAKEVILLE TOWN CLERK  
RCUD 2021 NOV 2 PM3:47

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, November 4, 2021 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. Site Plan Review – 475 Kenneth W. Welch Drive – submitted by Bud's Goods & Provisions Corp.
2. Sign By-law - update
3. Design Standards - update
4. Master Plan Implementation - Fee Review Project-update
5. Review the following Zoning Board of Appeals petition:
  - a. Greene – 0 Shore Avenue-M041-B001-L011
6. Old Business
7. New Business
  - a. Correspondence-Robert Marshall-informational
8. Next meeting. . . November 18, 2021
9. Any other business that may properly come before the Planning Board.
10. 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

Cathy Murray, Appeals Board Clerk

From: Bob <rjbouchard@verizon.net>  
Sent: Monday, October 18, 2021 11:02 AM  
To: Cathy Murray, Appeals Board Clerk  
Subject: Re: Site Plan Review-475 Kenneth W. Welch Drive

To: Board of Appeals

From: Conservation Commission

Date: October 18, 2018

Subject: Kenneth Welch Drive

I have reviewed the application for a hearing on the referenced property. An inspection of the site has revealed wetland areas on 3 sides of the exiting building. Construction activities were also observed in the parking area on the eastern side. It is my understanding that construction is proposed for the interior only.

No action will be required as long as construction activity is limited to the interior of the building. Outdoor construction and storage of materials in the buffer zone may require an RDA .

Bob Bouchard  
Conservation Agent

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

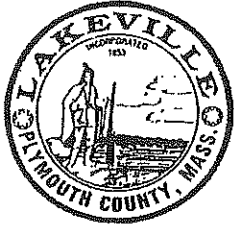
From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>  
To: Edward Cullen <ecullen@lakevillema.org>; Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>; Nathan Darling, Building Commissioner & Zoning Enforcement Officer <ndarling@lakevillema.org>; Bob <rjbouchard@verizon.net>; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>; Adam Young <adamyoungphd@gmail.com>  
Cc: Frances Lawrence, Part time Board of Health Clerk <flawrence@lakevillema.org>; Lori Canedy <lcanedy@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>; Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>  
Sent: Wed, Oct 13, 2021 2:45 pm  
Subject: Site Plan Review-475 Kenneth W. Welch Drive

Hi everyone,

Attached please find the application and Site Plan for 475 Kenneth W. Welch Drive that has been submitted to the Planning Board. Previously, a different applicant had submitted an application for this same address. Some changes had been requested by some Departments. If you had requested a change and do not see it on this Site Plan, please let me know and I will forward that information on to the applicant.

Thanks you!

Cathy



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

## APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Bud's Goods & Provisions Corp.

Street: 54 West Boylston Street

City/Town: Worcester State: MA Zip: 01606

Telephone: 774-239-2200 Email: alex@budsgoods.com

Property Owner Name: Green Peak LLC

Street: 54 West Boylston St.

City/Town: Worcester State: MA Zip: 01606

Telephone: 774-239-2200 Email: alex@budsgoods.com

Contact Person's Name: Attorney Phil Silverman, Counsel, Vicente Sederberg LLP

Telephone: 617-934-2121 Email: philsilverman@vicentesederberg.com

### SITE INFORMATION

Street and number: 475 Kenneth W. Welch Drive

Zoning District: Industrial Map 24 Block 006 Lot 008

Lot size: 3.4 Frontage: 463

Current use: Vacant

### PLAN INFORMATION

Plan Title: Bud's Goods & Provisions Corp.

Prepared by: Samiotes Consultants Inc.

Date prepared: 8.25.21 Revision date (s): \_\_\_\_\_

Detailed Description of proposed work: Please see the enclosed narrative. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: Alex Mazin Date: August 19, 2021

Property Owner's Signature: Alex Mazin Date: August 19, 2021  
(if not Applicant)

Will you have a representative other than yourself?  Yes  No

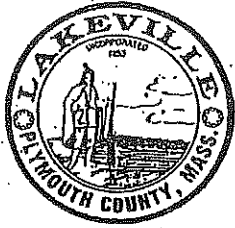
Name: Phil Silverman, Counsel, Vicente Sederberg LLP

Telephone: 617-934-2121 Email: philsilverman@vicentesederberg.com

To be completed by Planning Board staff:

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

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



Town of Lakeville  
PLANNING BOARD  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473

**SITE PLAN  
FOR ALL MARIJUANA USES  
SUBMITTAL CHECKLIST**

*Please use this Checklist when assembling your Site Plan.*

9 copies

- Detailed Site Plans that include the following information:
- a.  Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, signage and all other provisions of this By-Law;
  - b.  Convenience and safety of vehicular and pedestrian movement on the site to provide secure and safe access and egress to and from the site;
  - c.  Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
  - d.  Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises;
  - e.  Site design such that it provides convenient, secure and safe access and egress for clients and employees arriving to and from the site;
  - f.  Design and appearance of proposed buildings, structures, freestanding signs, screening and landscaping; and
  - g.  Adequacy of water supply, surface and subsurface drainage and light.
  - h.  Sign off from the Planning Board indicating endorsement of the Site Plan.

Processing Facility

**BUD'S GOODS**

475 Kenneth Welch Drive  
Lakeville, MA



Issued for  
**SPECIAL PERMIT**  
08.17.21

ARCHITECT:

  
STUDIO S ARCHITECTURE  
90 HIGHLAND STREET  
STOUGHTON, MA  
781-724-2127

ENGINEERS:

  
ENGINEERING DESIGN SERVICES  
INCORPORATED  
141 Industrial Highway Slatersville, RI 02876  
Tel (401) 765-7659 Fax (401) 765-2984

No.	Description	Date
1	SD Review	07.19.21
2	SD Review Rev1	07.21.21
3	SD Review Rev2	07.28.21
4	SD Review Rev3	07.30.21
5	SD Review Rev4	08.02.21
6	SD Review Rev5	08.06.21
7	Special Permit	08.17.21

**BUD'S GOODS**  
Processing Facility  
475 Kenneth Welch Drive  
Lakeville, MA

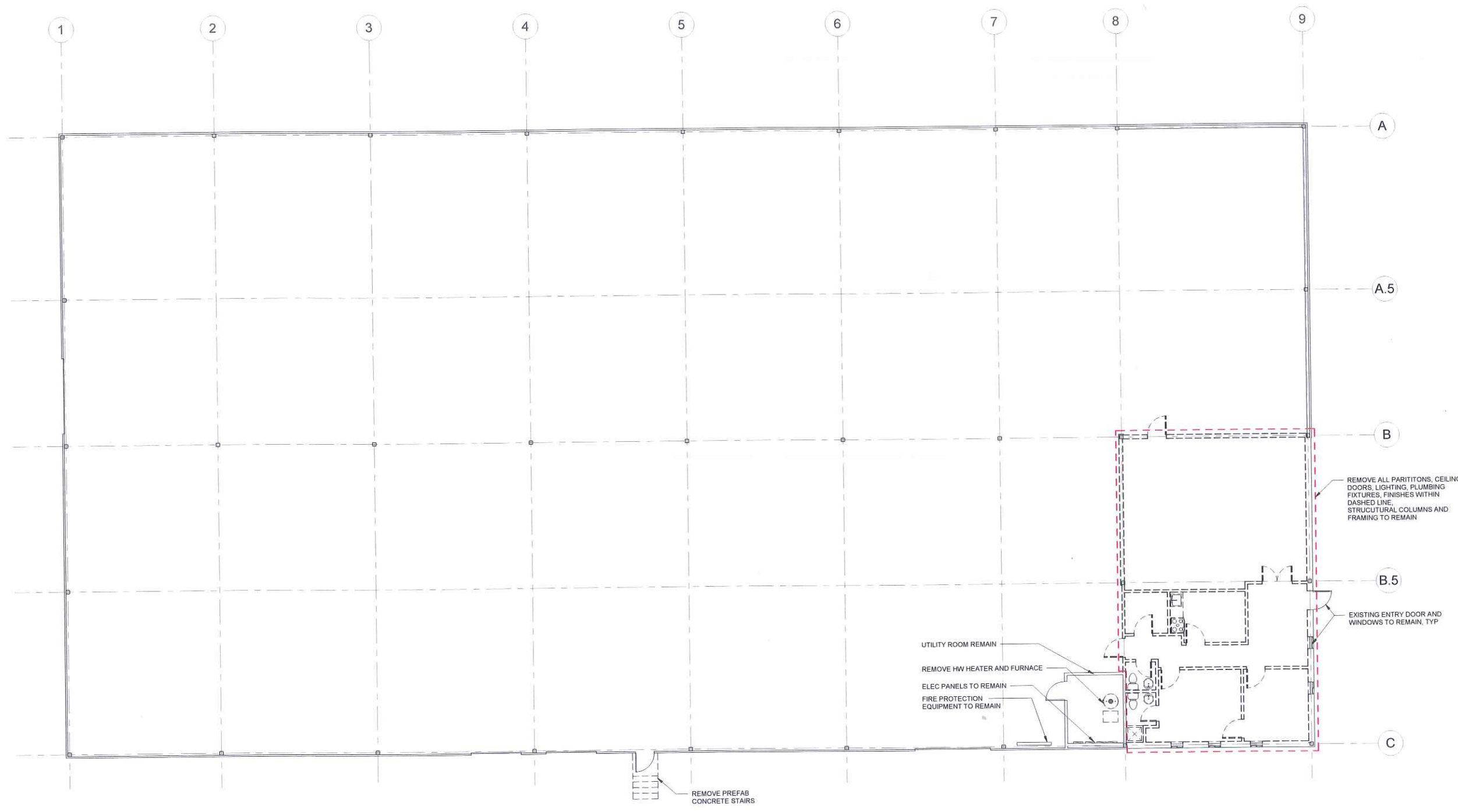
**Demolition Plan**

Project Number 2021-034  
Date 08.17.21  
Drawn By MRG  
Checked By VJS

**A1.0**

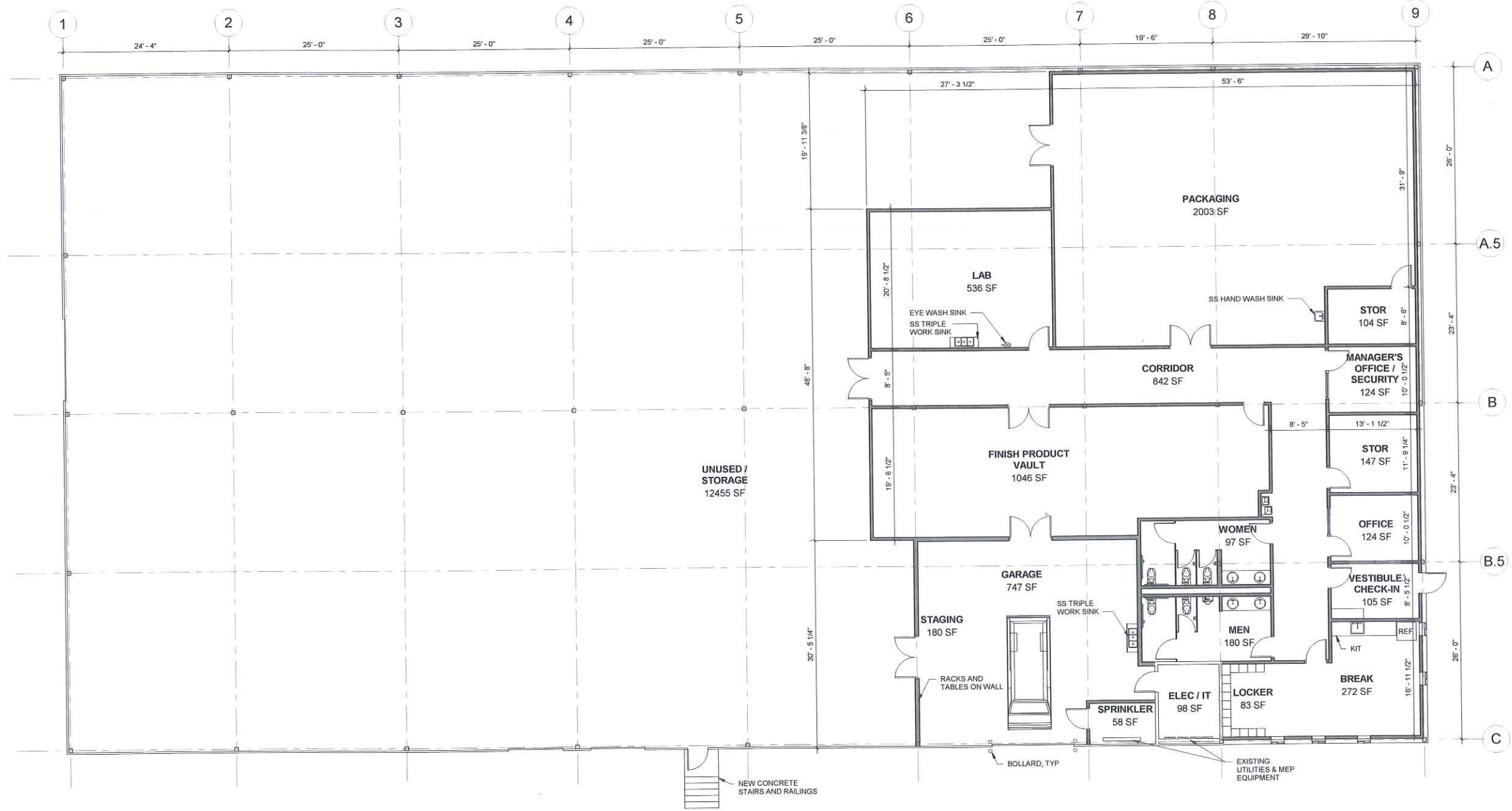
Scale 1/8" = 1'-0"

DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE.



**1 Existing/Demo Floor Plan**  
1/8" = 1'-0"  
0 4' 8' 16'

Room Schedule		
Name	Area	Comments
BREAK	272 SF	
CORRIDOR	842 SF	
ELEC / IT	98 SF	
FINISH PRODUCT VAULT	1046 SF	
GARAGE	747 SF	
IT	Not Placed	
LAB	536 SF	SOLVENTLESS EXTRACTION AND NANO AREA
LOCKER	83 SF	
MANAGER'S OFFICE / SECURITY	124 SF	
MEN	180 SF	
OFFICE	124 SF	
PACKAGING	2003 SF	PREROLL AND MATERIAL PREP
RAW MATERIAL VAULT	Not Placed	
SPRINKLER	58 SF	
STAGING	180 SF	
STOR	147 SF	
STOR	104 SF	
VESTIBULE/CHECK-IN	105 SF	
WOMEN	97 SF	
Grand total: 19	6747 SF	



No.	Description	Date
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**BUD'S GOODS**  
  
Processing Facility  
475 Kenneth Welch Drive  
Lakeville, MA

**First Floor Plan**

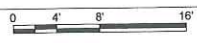
Project Number: 2021-034  
Date: 08.17.21  
Drawn By: MRG  
Checked By: VJS

**A1.1**

Scale: 1/8" = 1'-0"

DO NOT SCALE DRAWING. USE DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE.

**1** First Floor Plan  
1/8" = 1'-0"





ZONING TABLE		
ZONE	INDUSTRIAL DISTRICT	
MIN. LOT COVERAGE	10% MINIMUM	PROPOSED
FRONT YARD SETBACK	30 FT.	30 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
REAR YARD SETBACK	10 FT.	10 FT.
MIN. FRONTAGE	150	150 FT.
MIN. LOT AREA	71,000 SF	144,100 SF
MAX. BUILDING HEIGHT	1 STORY, 8'	3 STORIES
MAX. LOT COVERAGE (BEDSPAVING)	55%	22.5%
PARKING (SEE CALCULATIONS)	23 SPACES	23 SPACES

**PARKING CALCULATIONS**

REQUIRED INDUSTRIAL: 1 SPACE PER EMPLOYEE ON MAXIMUM SHIFT

REQUIRED REGULAR 15 X 1 EMPLOYEE = 15 SPACES

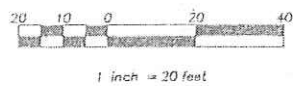
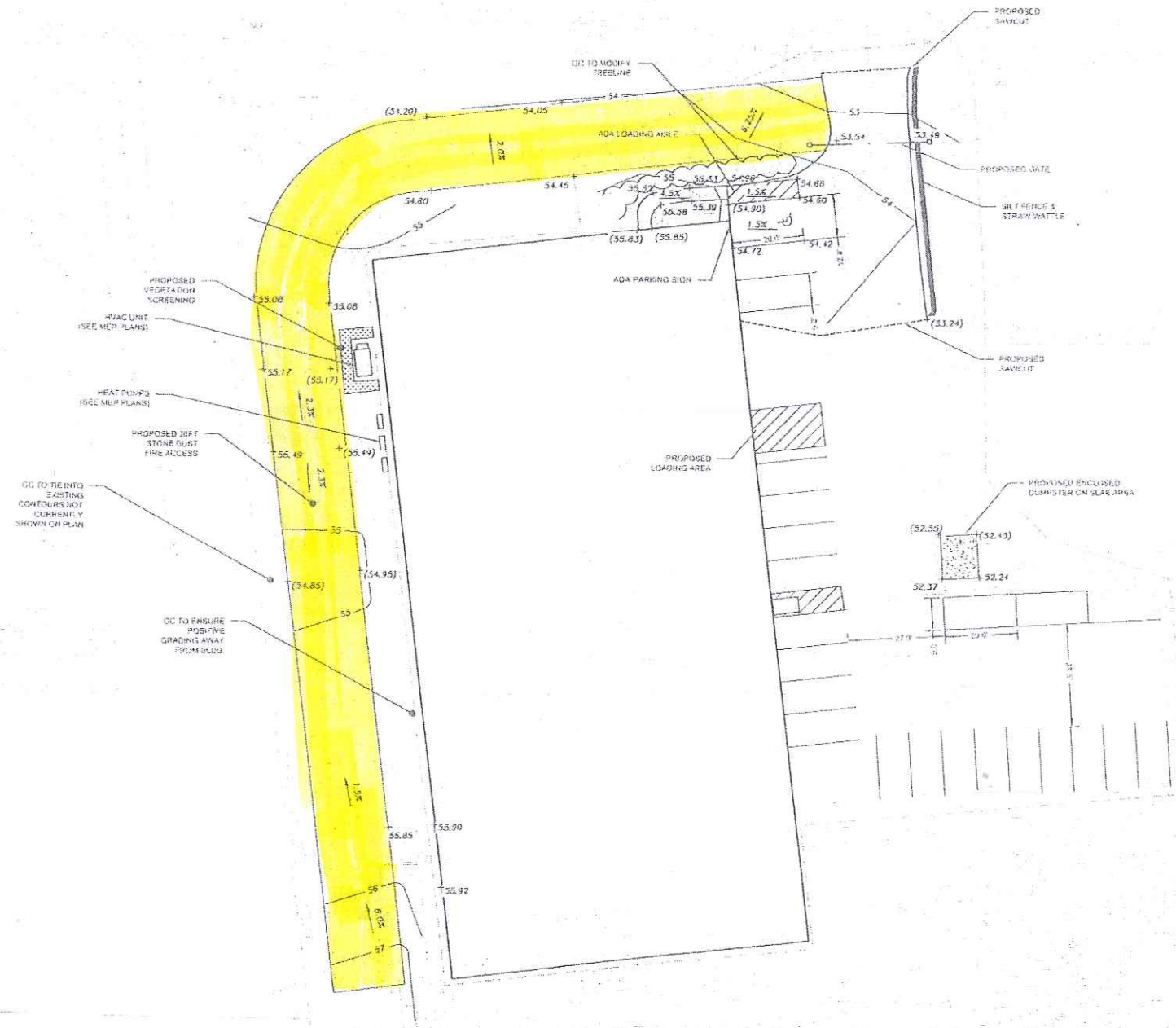
REQUIRED HANDICAP FOR 1-25 SPACES = 1 HANDICAPPED SPACE

TOTAL SPACES PROVIDED: 22 (2X20) + 1 (1X20) = 23 SPACES

TOTAL HANDICAPPED SPACES PROVIDED: 1

**LEGEND:**

- PROPOSED SAWCUT
- LIMIT OF WORK
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT GRADE
- EXISTING GRADE TO REMAIN (EXIST.)
- PROPOSED SIGN



Saniotes Consultants Inc.  
Civil Engineers & Landscapers  
133 A Street  
Franklin, MA 01890  
T: 508.877.6686  
F: 508.877.8888  
www.saniotes.com

BUD'S GOODS AND PROVISIONS CORP.  
475 KENNETH W. WELCH DRIVE  
LAKEVILLE, MA



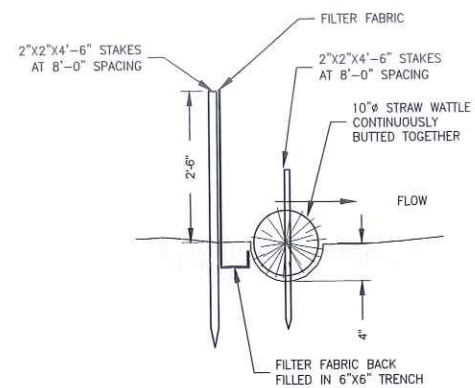
REVISION

**PROPOSED SITE PLAN**

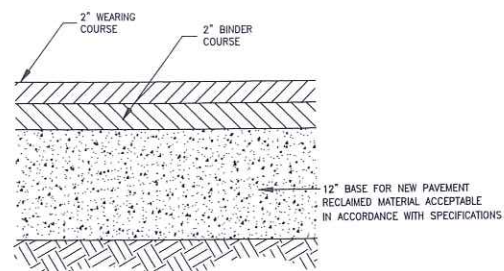
JOB # 17154.02  
DATE: 08.25.2021  
SCALE: 1"=40'  
DRAWN BY: ALM  
APPROVED BY: SRG

C-1.0

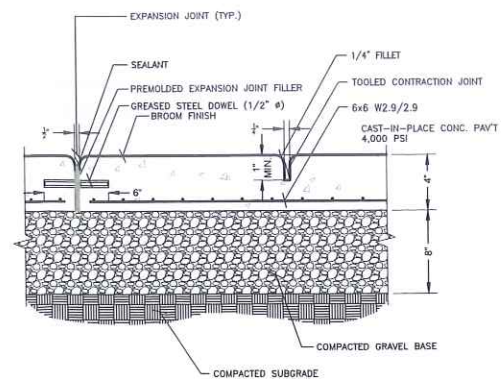
© COPYRIGHT SAMIOTES CONSULTANTS, INC. 2021  
 PROJECT: 171154.02 BUD'S GOODS & PROVISIONS 475 KENNETH W. WELCH DRIVE - LAKEVILLE, MA 01946



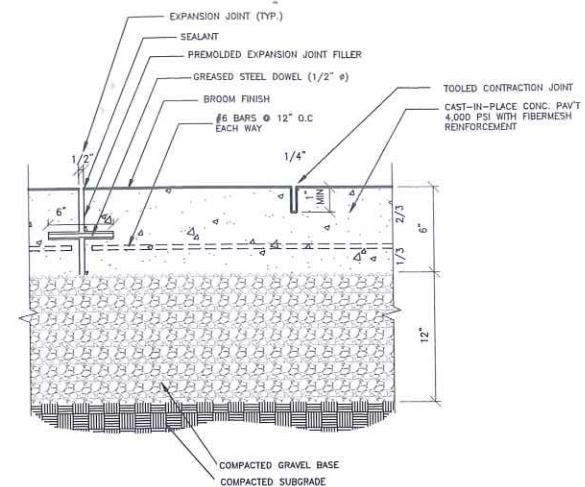
**1 SILT FENCE WITH STRAW WATTLE**  
NTS



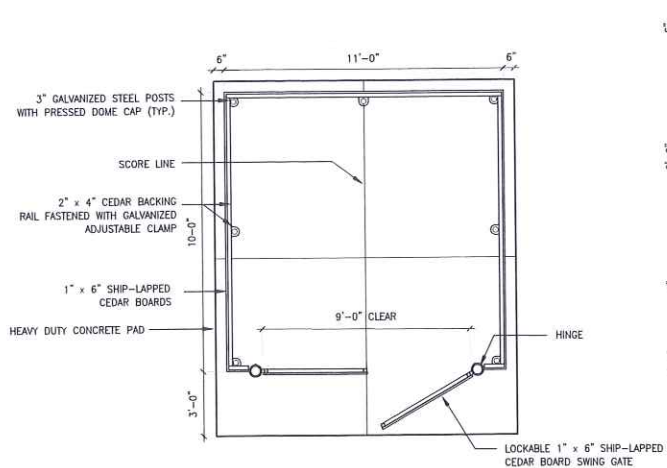
**2 BITUMINOUS PAVEMENT**  
NTS



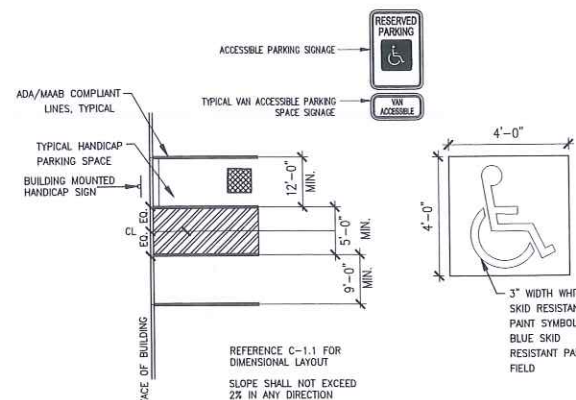
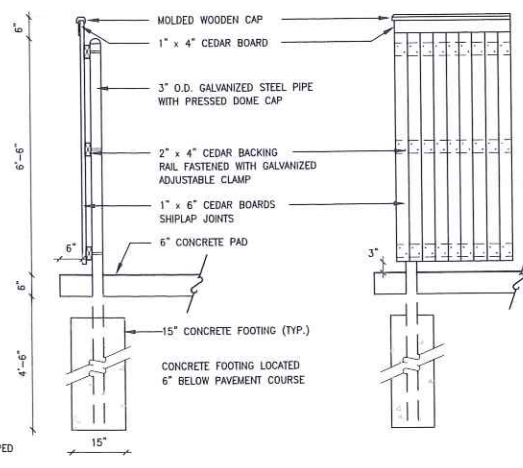
**3 BROOM FINISH CONCRETE WALKWAY**  
NTS



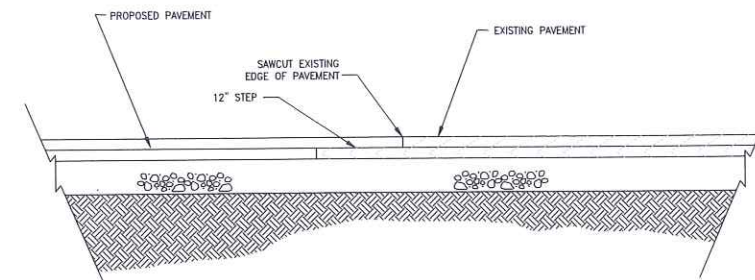
**4 CONCRETE DUMPSTER PAD**  
NTS



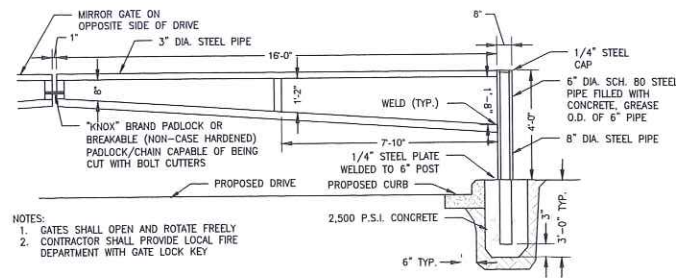
**5 DUMPSTER ENCLOSURE PLAN & ENCLOSURE**  
NTS



**6 ADA PARKING SPACE PAINTING/LAYOUT**  
NTS



**7 PAVEMENT PATCHING DETAIL**  
NTS

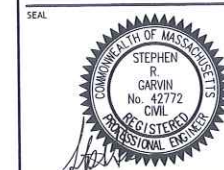


**8 ACCESS GATE**  
NTS

samiotes

**Samiotes Consultants Inc.**  
 Civil Engineers • Land Surveyors  
 70 A Street  
 Framingham, MA 01701  
 T 508.877.6688  
 F 508.877.8349  
 www.samiotes.com

**BUD'S GOODS AND PROVISIONS CORP.**  
 475 KENNETH W. WELCH DRIVE  
 LAKEVILLE, MA



REVISION	

CIVIL DETAILS

JOB # 17154.02  
 DATE: 08.25.2021  
 SCALE: 1"=20'  
 DRAWN BY: MJW  
 APPROVED BY: SRG

C-2.0

FILE: 17154.02 BUD'S GOODS 475 KENNETH W. WELCH DRIVE - LAKEVILLE, MA

#4

# Town of Lakeville

PLANNING BOARD ♦ 346 Bedford Street ♦ Lakeville, MA 02347 ♦ 508-946-8803



## PLANNING BOARD FEE SCHEDULE

DESCRIPTION	FEE	PROPOSED	COMMENT
Form A – Approval Not Required	\$100.00 Per Lot	\$250 per modified lot (property line adjustment) \$500 per new lot	
Form B – Preliminary Plan	\$100.00 Per Plan	\$250 per lot	
Form C – Definitive Plan	\$700.00 + \$100.00 Per Lot * **	\$1500 per plan + \$500 per lot * **	
Form C – Definitive Plan... Following submission of Form B at least 30 days prior to that of Form C	\$500.00 + \$100.00 Per Lot * **	\$750 per plan + \$250 per lot * **	
Repeat Petitions	\$100.00 Each * **	Delete line	
Changes	\$100.00 Each	Minor \$200 Major \$1,500 + \$200 for advertising	
Engineering Review Fee	As Billed by the Engineer	As billed by the Engineer	

## Town of Lakeville

PLANNING BOARD ♦ 346 Bedford Street ♦ Lakeville, MA 02347 ♦ 508-946-8803

Inspection Fees	\$4.00 / Lineal Feet of Road	As billed by the Engineer	
Retainer Fee Surety	At the completion of road (Release of Covenant) a Retainer Fee of \$15.00 Per Lineal Foot of Road shall be held through bond or passbook with the Town Treasurer until such time as the Town accepts the Roadway.	\$15/per lineal foot via bond or surety  *See Rules and Regulations for complete explanation	
Site Plan Review	(Minor) – No Traffic, Drainage, or Signage Issues \$250.00  (Major) – In Public View \$1,000.00	Minor \$250  Major-up to 3 acres \$1,000  Over 3 acres \$500 an acre	
Special Permit DO District		\$500-per-acre	*Revisit Item  Prorated for lot coverage: 20% lot coverage \$8,750 (with conservation restriction) 50% lot coverage \$12,500 70% lot coverage \$15,000
Special Permit Water Development District	Tiered by hazard type-example, one fee for landscaping company storage of salt vs a much higher fee for trash storage		Mirror what is done for DO
Waiver		(\$100?)	*Revisit item and PB Regs
Copy of Rules & Regs		\$50	

# Town of Lakeville

PLANNING BOARD ♦ 346 Bedford Street ♦ Lakeville, MA 02347 ♦ 508-946-8803

Public Hearing Fee		\$100	*Revisit item Suggest: If additional PB meeting date is needed above and beyond the scheduled dates
Street Acceptance		\$250	
		Notes \$1,500 for a definitive plan if a Form B is filed. PB has discretion to waive fees for a development that preserves open space	*Revisit item (Included credit for Form C in wording above) Per Amy, PB may reduce fees for OS but not waive Suggest: At Planning Board's discretion, fees may be reduced for a development which preserves open space

- \* The cost of all professional consultant(s) review and subsequent fees as determined by the Planning Board will be borne by the Applicant.
- \*\* All cost incurred by the Planning Board for the advertising and mailings for Public Notification, will be borne by the Applicant.

E. Fees and Costs (Proposed)

1 Filing Fees. The minimum filing fees shall be as follows:

Form A Subdivision – Approval Not Required – ~~\$100.00 per lot.~~

\$500 per new lot

\$250 per modified lot (property line adjustment only)

Form B Preliminary Plan - ~~\$100.00 per plan~~ \$750 per plan (see II, E – 4)

Form C Definitive Plan - ~~\$700.00 + \$100.00 per lot~~ \$1,500 per plan + \$500 per lot (see II, E - 2, 3, 4)

Form C Definitive Plan following submission of Form B by at least 30

days – ~~\$500.00 + \$100.00 per lot~~ \$750 per plan, \$500 per lot (see II, E - 2, 3, 4)

~~Repeat Petitions – \$100.00 (see II, E – 2, 3)~~

Changes ~~Petition-~~ Minor: \$200

Major: \$1,500 + \$200 for advertising (see II, E - 2, 3)

\*Applies to changes submitted by applicant/developer

Engineering Review Fee (Peer review & Engineers’ Inspection) – As billed by Engineer

Inspection Fees ~~(Lakeville Street Inspector) - \$4.00/Lineal Feet of Road (4 Inspections)~~ – As billed by Engineer

Site Plan Review – (Minor – no traffic, drainage or signage issues) \$250.00

Site Plan Review – (Major – ~~in public view~~ up to 3 acres) \$1000.00 (see II, E - 2, 3)

Site Plan Review - (Major – ~~in public view~~ over 3 acres) \$500 per acre \*\*should we revisit this item due to Amy’s comments regarding the per acre charge for DOD?

If the Applicant intends to submit the road(s) associated with a Definitive Plan to Town Meeting for Acceptance, and has announced that intention at the time of Submission of Definitive Plan, then the following shall apply:

RETAINAGE OF PORTION OF SUBDIVISION SECURITY

At completion of the installation of the road and municipal services, and upon the

request of the applicant for release of the surety, the amount of \$15.00 per lineal foot of road shall be retained by the Planning Board and held by the Town Treasurer until such time as the Town accepts the Roadway, whether by fee or by easement. The form of retainage shall be at the option of the Developer in accordance with G.L. C.41 §81U, in one of the following forms: a proper bond, a deposit of money or negotiable securities, a covenant, or an agreement executed by the Applicant and the Applicant's Lender (Tripartite Agreement). (See III. K. regarding 2 year waiting period).

2 Consultant Fees The fees of any professional consultant(s) engaged by the Board to evaluate and provide peer review of the Applicant's Designers and Engineers shall be borne by the Applicant.

3 Other Costs and Expenses. Costs incurred by the Planning Board for sending notices to abutters by Certified Mail or advertisements for Hearings shall be borne by the applicant. All other expenses including, without limitation, recording fees and filing fees for documents, and costs for sampling, testing, and inspections required by the Board or its agent shall be paid solely by the applicant.

4. a. Form B per plan fees shall be credited toward Form C fees when Form B is submitted at least 30 days prior to submittal of Form C.

b. Form C plan fee is \$750 if Form B is submitted at least 30 days prior to submittal of Form C.

#### F. Payment

All applications shall be accompanied by a check payable to the order of the Town of Lakeville.

#5



**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:** October 28, 2021

**RE:** Attached Petition for Hearing  
Greene – 0 Shore Avenue-M041-B001-L011

Attached please find a copy of one (1) Petition for Hearing, which has been submitted to the Board of Appeals. The hearing for this petition will be held on November 18, 2021.

Please review and forward any concerns your Board may have regarding this petition to the Board of Appeals, if possible, no later than Monday, November 15, 2021.

Thank you.



Petition to be  
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS  
PETITION FOR HEARING

Name of Petitioner: ROBERT GREENE JR

Mailing Address: 73 PARKLANE ROAD

Name of Property Owner: ROBERT GREENE JR

Location of Property: O SHORE AVENUE

Property is located in a  residential  business  industrial (zone)

Registry of Deeds: Book No. 3131 Page No. 218

Map 041 Block 001 Lot 011

Petitioner is:  owner  tenant  licensee  prospective purchaser

Nature of Relief Sought:

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

8/23/21 Date of Denial

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

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: ROBERT GREENE JR Date: 8/24/21

Signed: [Signature] Telephone: 603-475-4690

Owner Signature: SAME 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?

Yes  No

\_\_\_\_\_  
(Name and Title)

RECEIVED  
OCT 18 2021  
BOARD OF APPEALS

Robert Greene Jr.  
73 Parklane Road  
Hampstead, NH 03841

October 4, 2021

Town of Lakeville  
Zoning Board of Appeals

To whom it may concern

I respectfully request a zoning variance to install a 14'x 20' storage shed on a vacant non-conforming lot at 0 Shore Avenue for the following reasons.

- The abutters approve of this project. I have shown our plans to the abutters and to the Shore Ave neighbors and they are excited to see this longtime vacant lot cleaned up and a quality storage structure being placed on this property.
- The Clark Shores Association approves this project. I have submitted the plans to the Clark Shores BOD and they took no exception to this project other than to state that I needed to submit the plans to the Lakeville Building Department and follow proper building department procedures.
- The Town of Lakeville will benefit from this project The tax bill will increase but the Town will not see any cost impact as this site will never support any structure other than a small storage shed.
- The structure will fit in with the neighborhood. The Clark Shore Community has approximately 300 homes, 90%, or more of which don't comply with the current Town of Lakeville setback and acreage requirements.
- The proposed storage shed will be constructed by a local shed builder ( Statewide sheds ) and my fiancée will be planting flowers and landscaping the grounds. Our lot will have curb appeal and will add to the value of the community.
- The Clark Shores roadways are narrow and difficult to navigate by emergency responders, especially during the summer months with guests parking on the streets. We have already spoken with some of our neighbors on Shore Ave and given them permission to use our lot for guest parking.

My history with Buena Vista Shores / Clark Shores dates back to the 1960's when the Greene family spent our summers on Island Road. As I approach my retirement next March my fiancée and I are excited about coming to Lakeville for a few weekends during the summer and kayaking the lake or splashing our waverunner on the lake. We have no intention of using this lot for more than a couple of times a year as we have homes in several vacation areas. Having a storage shed on this lot will allow us to secure our toys and landscaping equipment. The Shore Ave peninsula has seen an influx of new owners who are

investing heavily in their homes and upgrading the neighborhood, my fiancée and I are eager to join in and do our part.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert F. Greene, Jr.", with a large, sweeping flourish at the end.

Robert F. Greene, Jr.

Robert Greene Jr.  
P.O. Box 630  
Derry, NH 03038

March 29, 2021

Clark Shores Association,  
P.O. Box 1083  
Lakeville, MA 02347

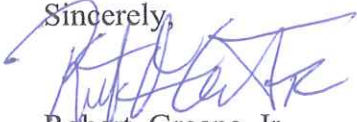
To the Clark Shores Association BOD,

Hi, my name is Bob Greene Jr and I own the small, vacant parcel of land @ 0 Shore Avenue. 0 Shore Ave is sandwiched between 28 Shore Ave and 34 Shore Ave. If my name sounds familiar it is because my parents owned a cottage on Island Road from the early 1960's through the mid 1970's. My dad, Bob Greene senior, was very active in the Buena Vista Shores community and was a past BOD member. In the mid 1960's my father purchased the 0 Shore Ave vacant lot, along with an Island Road neighbor, for the purpose of docking their boats on Hathaway Brook for the summer. After the neighbor and my father sold their cottages on Island Road my father continued to pay the taxes until 1980 on Shore Avenue. In 1980 I bought the lot from my father as he was tired of paying the taxes and not using the lot. For the last 40 years I have paid the taxes on the lot and checked in with my neighbor Al Morris to make sure some of the unsavory characters on the Shore Ave peninsula were not totally trashing the lot, in exchange, I let Al clear some brush and use the street side of the lot for storage.

As I approach retirement, my fiancée and I would like to take day trips to Lakeville and spend time on the beautiful body of water that is Long Pond. We have started to remove the trash, brush, etc. from the lot and have met a lot of the new neighbors. They all seem excited about the rebirth of this lot and about my fiancée and I joining the neighborhood, albeit on a limited basis. We are also very excited after meeting the neighbors, as there is a real positive energy on the Shore Ave peninsula and we are eager to join in. As such, we are submitting the attached drawings for your review and approval. Our desire is to erect a storage shed on the front ½ of the lot and leave the back ½ of the lot undisturbed. The storage shed will house our kayaks, wave runners, gear, landscaping equipment, etc. I wanted to obtain neighborhood and BOD approval for the shed prior to submitting to the Lakeville Building Department. We have no intention of spending more than a couple of weekends per summer at the lot as we have year-round properties in other locations. I have many positive memories of Buena Vista Shores from my youth, and I look forward to making more great memories in Clark Shores in the future. In anticipation of getting a favorable review from the Clark Shores Association BOD, I have enclosed a check in the amount of \$ 200.00 for my yearly HOA fee and a check for \$ 20.00 for the boat ramp fee. My cell phone # is 603-475-4690 and I am available anytime to discuss this matter.

Thank you.

Sincerely,



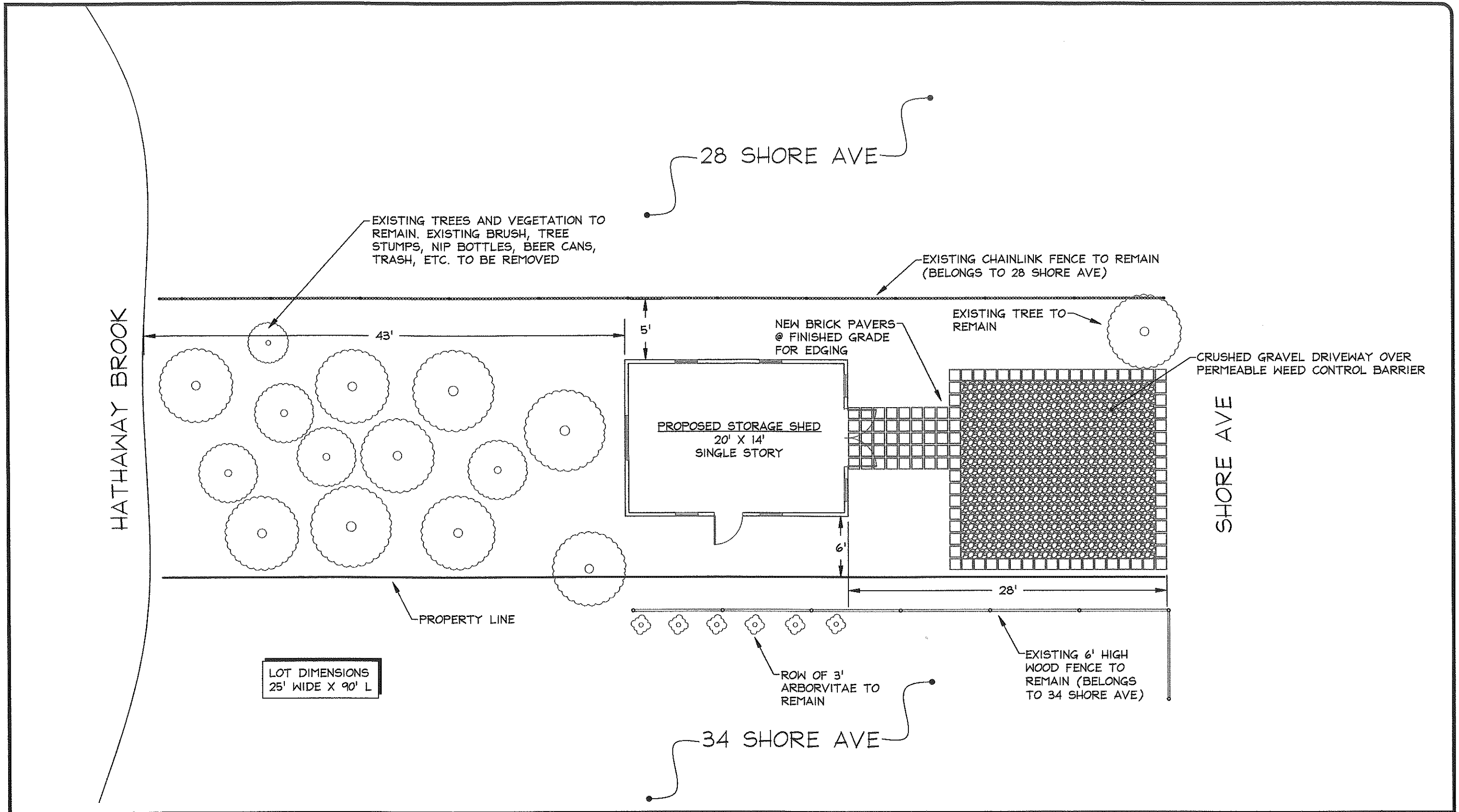
Robert Greene, Jr.



**0 Shore Ave**  
**CLARK SHORES ASSOCIATION**  
LAKEVILLE, MASS

Title  
GOOGLE EARTH SITE  
PLAN

Drawn: SAS	Scale: N.T.S.
Date: 09/30/21	Project No: --
Drawing No: <b>S1.1</b>	



LOT DIMENSIONS  
25' WIDE X 90' L

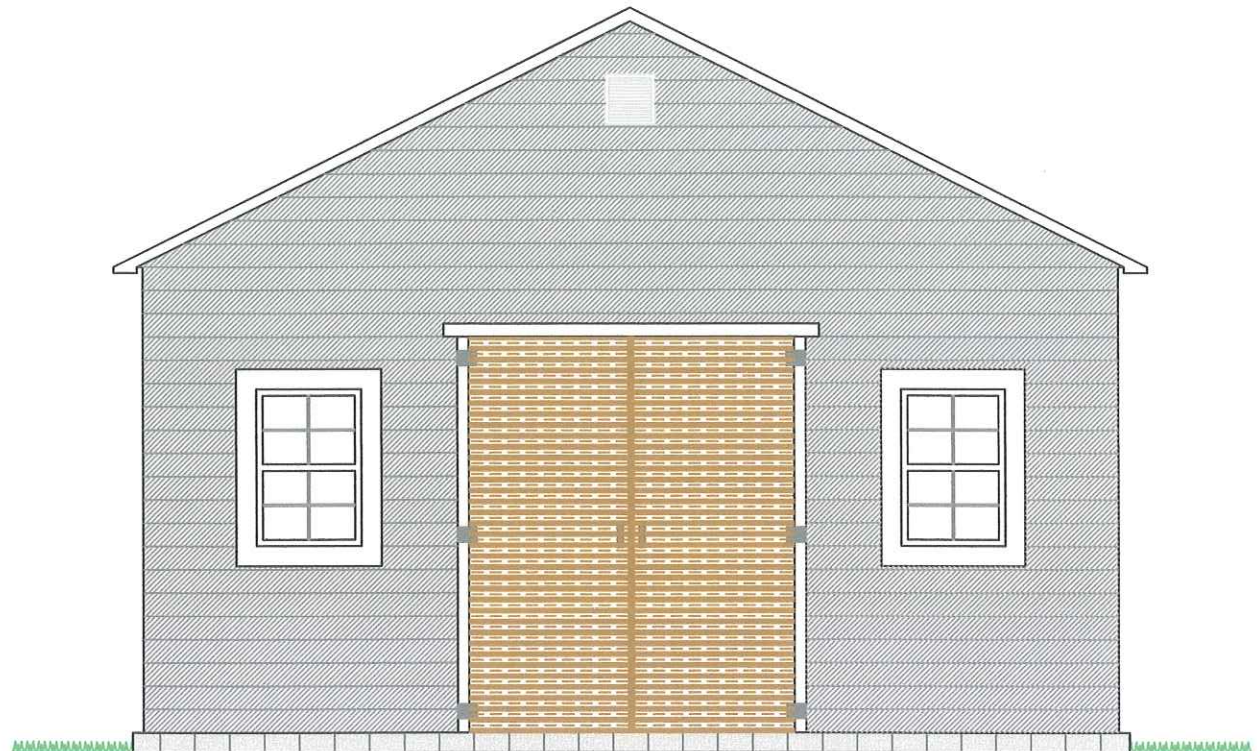
**0 Shore Ave**  
**CLARK SHORES ASSOCIATION**  
 LAKEVILLE, MASS

Title  
 SITE PLAN

Drawn: SAS	Scale: 1/8"=1'-0"
Date: 09/30/21	Project No: --
Drawing No: <b>S1.2</b>	



REAR ELEVATION (FACING HATHAWAY BROOK)  
Scale: 3/8"=1'-0"



FRONT ELEVATION (FACING SHORE AVE)  
Scale: 3/8"=1'-0"

**0 Shore Ave**  
**CLARK SHORES ASSOCIATION**  
LAKEVILLE, MASS

Title  
ARCHITECTURAL  
ELEVATIONS

Drawn: SAS	Scale: 3/8"=1'-0"
Date: 09/30/21	Project No: --
Drawing No: <b>A1.1</b>	



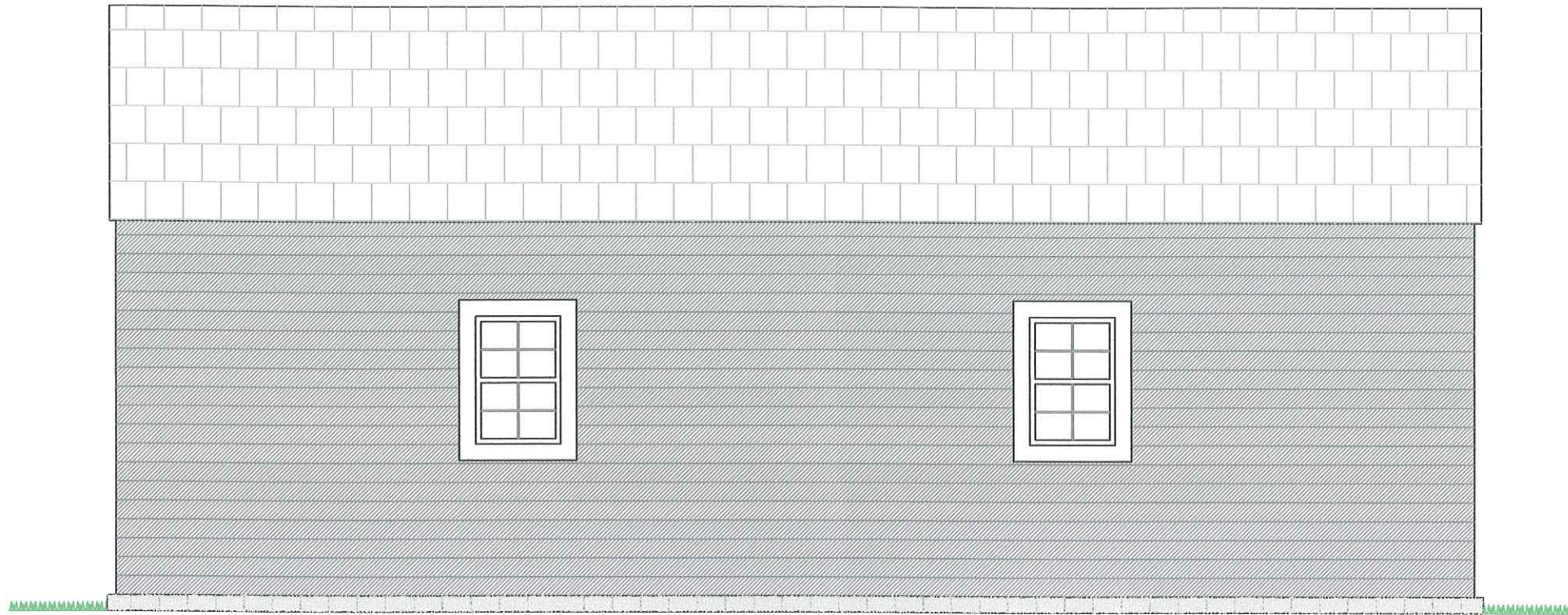


SIDE ELEVATION (FACING 30 SHORE AVE)  
 Scale: 3/8"=1'-0"

**0 Shore Ave**  
**CLARK SHORES ASSOCIATION**  
 LAKEVILLE, MASS

Title  
 ARCHITECTURAL SIDE  
 ELEVATIONS

Drawn: SAS	Scale: 3/8"=1'-0"
Date: 09/30/21	Project No: --
Drawing No: <b>A1.2</b>	



SIDE ELEVATION

Scale: 3/8"=1'-0"

**0 Shore Ave**  
**CLARK SHORES ASSOCIATION**  
LAKEVILLE, MASS

Title  
ARCHIECTURAL SIDE  
ELEVATIONS

Drawn: SAS	Scale: 3/8"=1'-0"
Date: 09/30/21	Project No: --
Drawing No: <b>A1.3</b>	

#70

Robert W. Marshall  
16 Barstow Street  
Lakeville, MA 02347  
508-947-6846  
Rmarsh1098@aol.com

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

October 30, 2021

Dear Lakeville Select Board Members:

I found your meeting on Monday, October 25, 2021 very informative, especially one item: flooding. After listening to Emily Slotnick from BETA present her Mitigation Report, I was encouraged to learn that flooding was actually considered a hazard in need of such mitigation *planning* ahead of time. Previously, when I thought of such a hazard, I usually thought of hazardous chemicals, etc. I was happy to learn that is not the case.

It is my understanding that Mr. Card, the present owner of the property behind 24 Barstow St. plans to have some thirty or so acres behind other Barstow Street properties removed from Chapter 61A protection to sell for development. This causes me great concern IF the drainage plans are not *properly investigated, planned, inspected, and enforced* ahead of time. I seek your help in preventing a great deal of future difficulty in this regard.

To these points and the issue I raised at your meeting, *I am writing to formally request that you forward my concerns* to our Building Commissioner and other appropriate officials/departments before work begins on the lot behind 24 Barstow Street and, ultimately, behind other properties along our street. Specifically, I am concerned that any plans for handling drainage/run-off for any building behind the Barstow Street properties be heavily scrutinized before/after they are approved. I further request that, once any plans are approved, they be inspected often to insure that they are adequate to handle potential drainage/run-off that might create flooding.

Having lived at 16 Barstow Street since 1973, I have witnessed a great deal of run-off travelling through these properties, especially from #16 to #24. While investigating a well problem when I first moved into my house, I found the well-driller, Alden Perry, who had already drilled two artesian wells on my property. After consulting his drilling diaries, he revealed that there is bedrock under my property at twenty-five feet, which creates a smaller "sponge" to soak up any excess water travelling across the land. Mr. Perry went on to say that the bedrock surfaced

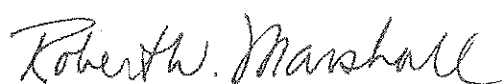
further out back, behind my property line, and, according to his records, dropped to 160 feet at the properties on Precinct Street. I think it makes sense to conclude that there is likely a similar depth to the bedrock along other Barstow St. properties, especially since I paid Mr. Perry to drill two more artesian wells of 500 and 200 feet, where he found the same bedrock structure.

As Ms. Slotnick noted in her BETA presentation, climate change's impact on our weather will certainly require Lakeville to be *more* diligent in our attempts to avoid preventable future emergencies. Clearly, our storms have been stronger and longer over the last ten to twenty years. *We must prepare* for them by making sure we incorporate adequate and sensible mitigation plans down to the grass-roots level by making certain that home and street development plans clearly provide for our realistic future needs, including flooding.

It should also be noted that some years ago, the "culvert" that travelled under Barstow St. (from 24 to 17) had to be completely reconstructed to mitigate serious flooding that commonly occurred at that point. It helped, but was not totally successful, based on my forty-eight years, observing flooding and freezing at that location. Furthermore, in the 1970s and 80s, the lot next to me (#18) was empty, and it carried much of the backwoods run-off through it and across the street to another (then) empty lot, which is now #13 Barstow. Once a house was built at #13, the owners had difficulty with water in their cellar and convinced the town to build a catch basin in front of their house. I do not know if it is successful in keeping their cellar dry now, but I do know that the basin often overflows into their yard when accepting run-off from the #16 and #18 Barstow properties and the rest of the street. In short, I believe our drainage mitigation on Barstow is sadly lacking at present.

Given the above information, it makes sense to me to conclude that these properties are much more sensitive to drainage and run-off issues, *IF potential properties behind us are not properly investigated, planned, inspected, and enforced, moving forward!* I am asking your board (and any other appropriate boards/departments) to do everything possible to *prevent* further drainage/flooding problems on our street. It is my hope to prevent future flooding/drainage problems and not have to litigate a solution after the fact. In that effort, I seek your help and thank you in advance. "An ounce of prevention *is* worth a pound of cure."

Sincerely yours,



Robert W. Marshall