

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeBorja
NOV 9 2023 3:01 PM

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 9, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

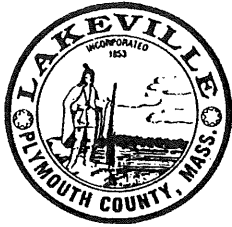
Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. **Public Hearing (7:00) 156 County St.,** - upon the application for a Site Plan Review and Approval submitted by Brian George for NSA Property Holdings, LLC for a self-storage facility expansion, including the addition of three (3) storage buildings within the currently paved footprint of the site, associated site improvements. - Presented by GPI-Possible vote
2. ANR Plan – Barstow & Montgomery Streets – Presented by E.T. Engineering-Possible vote
3. Housing Production Plan (HPP) – Discuss and possible vote on State edits
4. Discuss Planning Board Goals
5. Discuss OSRD
6. Approve the October 12, 2023 Meeting Minutes
7. Review correspondence
8. Next meeting . . . December 14, 2023 at the Lakeville Police Station
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*



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

Date: November 3, 2023

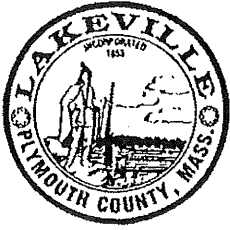
Memo To: Lakeville Planning Board

Memo From: Marc Resnick, Town Planner

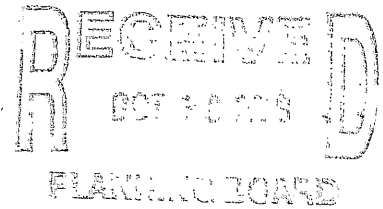
Re: 156 County Road

I have reviewed the Site Plan Review submission for the self-storage facility expansion located at 156 County Street. and I have the following comments about the proposal.

- A few additional low shrubs should be planted in front of the office building by the front property line between the utility pole and the fence.
- Although no new impervious surface will be added the drainage plans should be reviewed to ensure that the catch basins and drainage pipe are correctly designed and sized.



Town of Lakeville
Planning Board
346 Bedford Street
Lakeville, MA 02347
774-776-4350



APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Brian George c/o NSA Property Holdings, LLC

Street: 156 County Street

City/Town: Lakeville State: MA Zip: 02347

Telephone: 603.660.7717 Email: bgeorge@rightspacestorage.com

Property Owner Name: NSA Property Holdings, LLC

Street: 8400 East Prentice Avenue

City/Town: Greenwood Village State: CO Zip: 80111

Telephone: 603.660.7717 Email: bgeorge@rightspacestorage.com

Contact Person's Name: Garrett Piccirillo, GPI (Applicant's Agent)

Telephone: 603.898.9486 Email: gpiccirillo@gpinet.com

SITE INFORMATION

Street and number: 156 County Street

Zoning District: Business Zone (B) Map 14 Block 4 Lot 1-1

Lot size: 12.08 acres Frontage: _____

Current use: Self storage facility containing 8 storage buildings.

PLAN INFORMATION

Plan Title: Self Storage Facility Expansion


Prepared by: Greenman-Pedersen, Inc.


Date prepared: October 30, 2023 Revision date (s): _____

Detailed Description of proposed work: Self Storage Facility Expansion including the
addition of three storage buildings within the currently paved footprint on the site.

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:  Garrett Piccirillo (GPI) on behalf of applicant (see attached Letter of Authorization) Date: 10/27/23

Property Owner's Signature:  Garrett Piccirillo (GPI) on behalf of owner (see attached Letter of Authorization) Date: 10/27/23
(if not Applicant)

Will you have a representative other than yourself? Yes No

Name: Garrett Piccirillo, GPI (Applicant's Agent)

Telephone: 603.898.9486 Email: gpiccirillo@gpinet.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: _____

October 30, 2023

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

SUBJECT: Project Narrative
NSA Property Holdings, LLC
Site Plan Application
Self Storage Facility Expansion
156 County Street

Dear Members of the Planning Board,

On behalf of NSA Property Holdings, LLC, we are pleased to submit this Site Plan Application for site improvements to the existing self-storage facility located at 156 County Street. The subject parcel is a 12.08-acre lot identified as Map 14 Block 4 Lot 1-1 and is located within the Business zoning district.

The lot currently contains eight (8) self-storage buildings ranging from approximately 6,500-7,500 square feet (sf). The applicant proposes to add three (3) new storage buildings to the site as shown on the Site Development Plans included with this submission. It should be noted that the three proposed buildings are all located within currently paved areas. Therefore, no increase in developed area as well as impervious area is proposed.

This project required a Special Permit from the Zoning Board of Adjustment, which was approved at the October 19, 2023 hearing. In addition to the Special Permit and Site Plan approval, this project will also require approval from the Conservation Commission for proposed site improvements within 100' of a wetland.

The proposed buildings will match the appearance of the storage buildings that currently exist on site. For the Board's reference, we have included photos of the existing buildings.

We very much look forward to your review of this project and thank you in advance for allowing us to present our project to the Board.

Sincerely,
Greenman-Pedersen, Inc.



Garrett Piccirillo, P.E.
Project Engineer



Photo 1

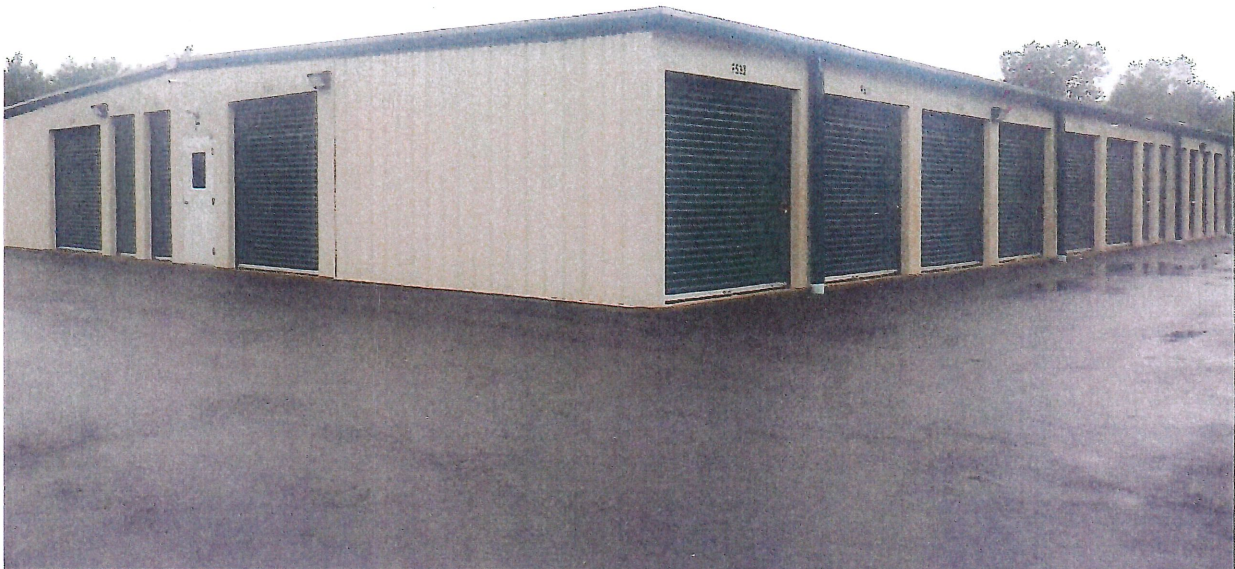


Photo 2



Photo 3

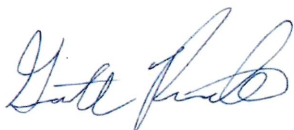
REF: NEX-2021361.00
DATE: October 30, 2023
TO: Town of Lakeville Planning Board
346 Bedford Street
Lakeville, MA 02347
FROM: Garrett Piccirillo, P.E., Project Engineer
RE: **Stormwater Memorandum**
Proposed Self Storage Facility Expansion
156 County Street, Lakeville, MA

Greenman-Pedersen, Inc. (GPI), on behalf of NSA Property Holdings, LLC, has prepared this Stormwater Memorandum for the proposed Self Storage Facility Expansion project located at 156 County Street (Map 14, Block 4, Lot 1-1) in Lakeville, MA. The lot currently contains eight (8) self-storage buildings ranging from approximately 6,500-7,500 square feet (sf). The applicant proposes to add three (3) new storage buildings to the site as shown on the Proposed Site Development Plans included with this submission. It should be noted that the three proposed buildings are all located within currently paved areas. Therefore, no increase in impervious area is proposed for the project. Due to the proposed removal of an existing paved walkway located behind the on-site office building, this project results in an overall decrease in impervious area of approximately 600 sf.

A Watershed Exhibit is attached to this memorandum which shows the on-site drainage patterns for the project area in both the existing and proposed condition. The purpose of this exhibit is to show that in addition to proposing a decrease in impervious area, an effort has been made to maintain all existing on-site drainage patterns. The project area currently drains via overland sheet flow to one of two locations, a catch basin structure which discharges to an above ground stormwater basin, or a paved curb opening that discharges directly to a separate above ground stormwater basin. All runoff generated from the project area will continue to drain to these two locations in the proposed condition, albeit via a combination of overland sheet flow and closed pipe.

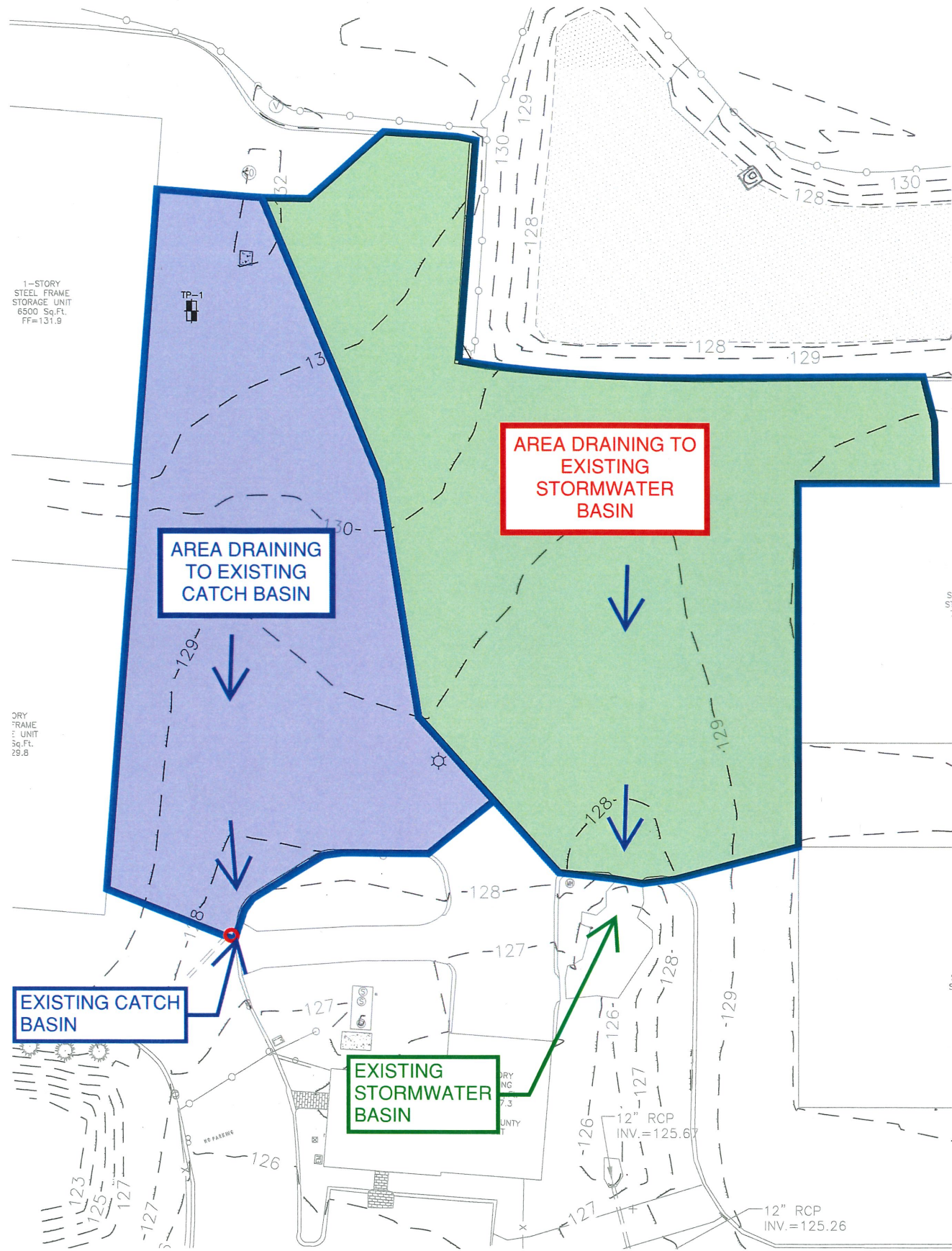
In addition to the grading and drainage improvements, the Site Development Plans specify erosion and sedimentation control measures. Implementation of the erosion control measures shown on the plans will prevent intrusion of sediment into the on-site stormwater management system during construction, which will help ensure the long-term performance of the system.

Sincerely,



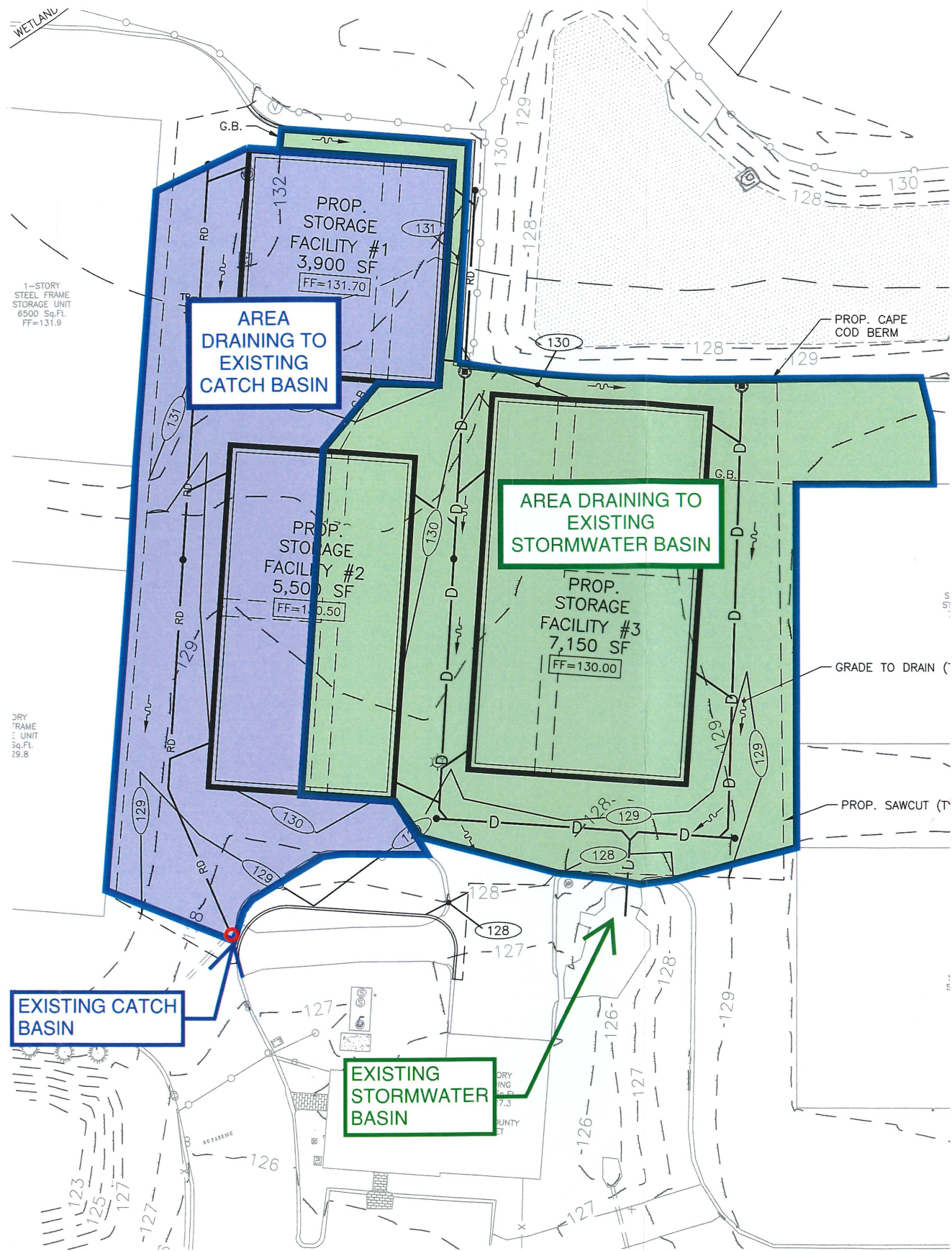
Greenman-Pedersen, Inc.
Garrett Piccirillo, P.E.
Project Engineer

F:\Projects\NEX-2021361 - Lakeville, MA - Rightspace\Drainage\2021361_Watershed Exhibit.dwg GD 10/27/23 3:05pm gpiccirillo



EXISTING WATERSHED AREAS

1"=40' (ON 11x17)



PROPOSED WATERSHED AREAS

1"=40' (ON 11x17)

DRAWN BY: GMP

PROJECT #: NEX-2021361

DATE: 10/30/23

REV.: -



603.893.0720 GPINET.COM

Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

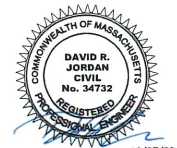
WATERSHED EXHIBIT
SELF STORAGE FACILITY EXPANSION
156 COUNTY STREET, LAKEVILLE, MA

SITE DEVELOPMENT PLANS SELF STORAGE FACILITY EXPANSION

for
ASSESSORS MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

Prepared for:
NSA PROPERTY HOLDINGS, LLC
156 COUNTY STREET
LAKEVILLE, MA 02347

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS



LOCATION MAP
(NOT TO SCALE)

INDEX TO DRAWINGS

1. TITLE SHEET
2. GENERAL NOTES
3. PARTIAL EXISTING CONDITIONS PLAN
4. SITE PLAN OVERVIEW
5. SITE PLAN
6. GRADING & DRAINAGE PLAN
7. DETAIL SHEET

REVISIONS

NO.	REVISION	DATE

OCTOBER 30, 2023

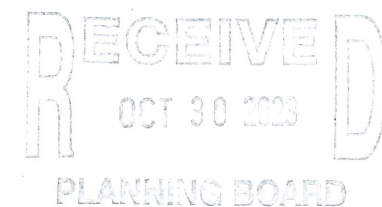
DRAWN/DESIGN BY: GMP
CHECKED BY: DRJ

TITLE SHEET

SCALE: NOT TO SCALE

PROJECT NO. NEX-2021361

1 OF 7



MAP 14 LOT 4-1
N/F ROBERT & JOANNA
STAPLES
165 COUNTY STREET
LAKEVILLE, MA 02347

MAP 14 LOT 4
N/F ROBERT & JOANNA
STAPLES
165 COUNTY STREET
LAKEVILLE, MA 02347

MAP 14 LOT 4-1-3
N/F STEVEN & MARY MALLOCH
3 JULIA'S WAY
LAKEVILLE, MA 02347

MAP 14 BLOCK 4 LOT 1-1
526,122 Sq.Ft.
12.078 Ac.±



LOCATION MAP
(NOT TO SCALE)

GPI Engineering
Design
Planning
Construction Management
603.893.0720
GPI.NET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
NSA PROPERTY HOLDINGS, LLC
156 COUNTY STREET
LAKEVILLE, MA 02347

PROPOSED SITE IMPROVEMENTS
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS



NOTES:

- 1) REFER TO THE TOWN OF LAKEVILLE ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS AND SETBACK INFORMATION.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN SEPTEMBER 12 AND SEPTEMBER 26, 2023.
- 3) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON SEPTEMBER 12, 2023. PROPERTY LINE PER PLAN REFERENCE #1 AND MONUMENTS LOCATED DURING FIELD SURVEY.
- 4) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON SEPTEMBER 12, 2023.
- 5) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND OBTAINED FROM A PARTIAL SUBSURFACE UTILITY LOCATION BY THIS OFFICE, AND RECORD INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
- 6) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 25023C0436J, WITH AN EFFECTIVE DATE OF JULY 17, 2012.

LEGEND

- CCB CAPE COD BERM
- DSLW DOUBLE SOLID LINE YELLOW
- SSLW SINGLE SOLID LINE WHITE
- W WATER LINE
- E UNDERGROUND ELECTRIC
- CHAIN LINK FENCE
- 90- CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- SIGN
- CATCH BASIN
- ROOF DRAIN
- CLEANOUT
- SEWER MANHOLE
- BOLLARD
- ELECTRIC METER
- LIGHT POLE
- PROPERTY LINE
- ABUTTER PROPERTY LINE

REVISIONS

NO.	REVISION	DATE

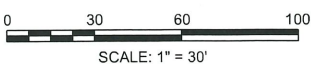
PARTIAL EXISTING CONDITIONS PLAN

SCALE: 1"=30'
PROJECT NO. NEX-2021361
3 OF 7

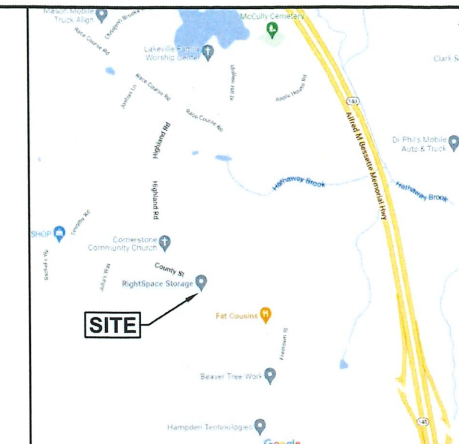
PLAN REFERENCES:

- 1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA-LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019.
- 2) STATE HIGHWAY LAYOUT No. 2176.

OWNER OF RECORD:
NSA PROPERTY HOLDINGS, LLC
8400 EAST PRENTICE AVENUE
GREENWOOD VILLAGE, CO 80111
BOOK 52241 PAGE 309



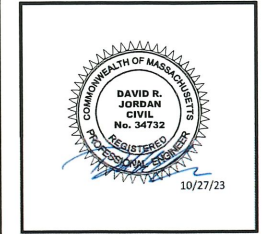
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GPI Engineering
Design
Planning
Construction Management
603.893.0720
GPI.NET.COM
Greenman-Peterson, Inc.
44 Silas Road, Suite One
Salem, NH 03079

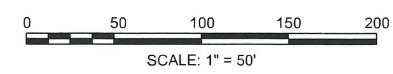
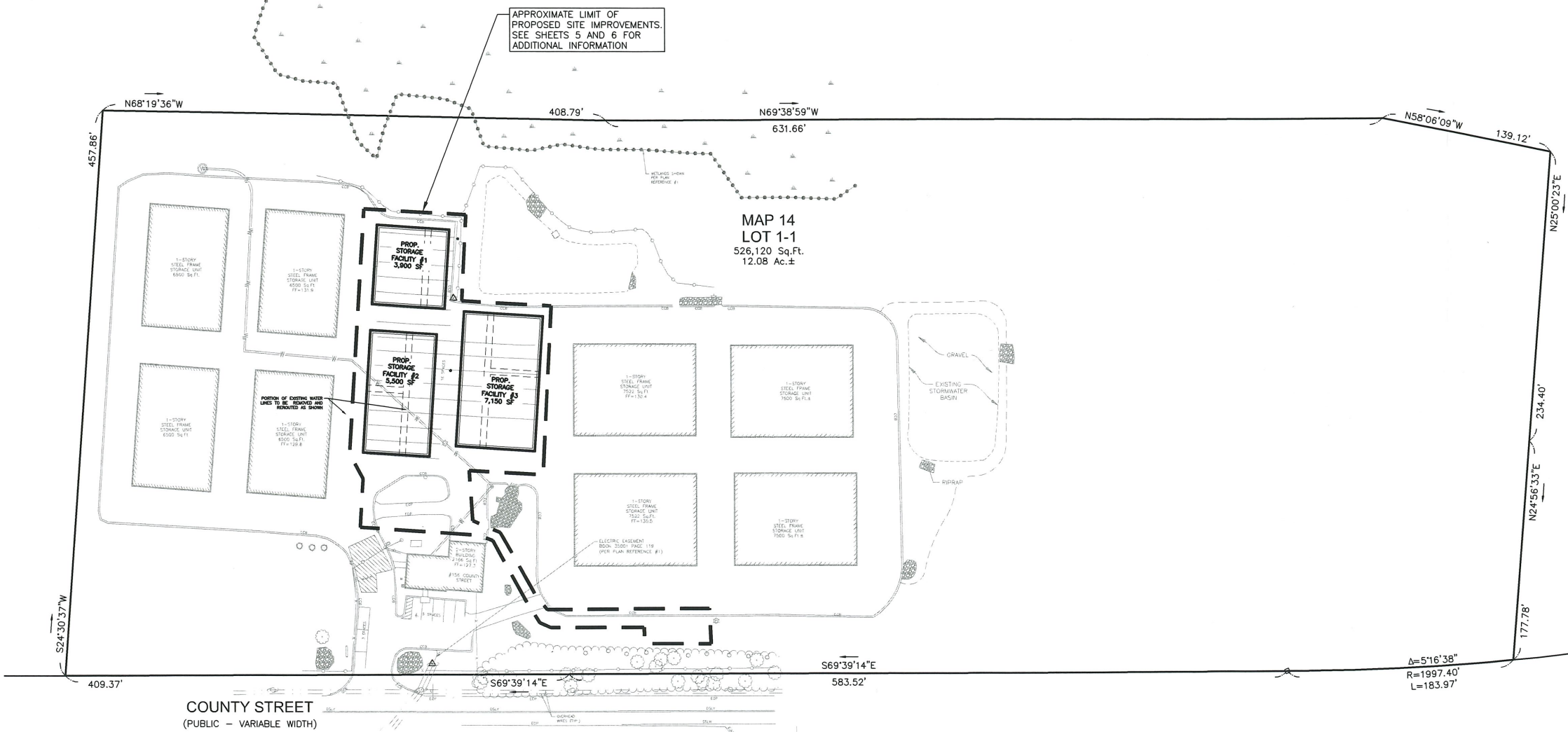
PREPARED FOR
NSA PROPERTY HOLDINGS, LLC
156 COUNTY STREET
LAKEVILLE, MA 02347

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS



NOTES:
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

PLAN REFERENCES:
1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA-LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019



OWNER OF RECORD:
NSA PROPERTY HOLDINGS, LLC
8400 EAST PRENTICE AVENUE
GREENWOOD VILLAGE, CO 80111
BOOK 52241 PAGE 309

REVISIONS		
NO.	REVISION	DATE

SITE OVERVIEW PLAN

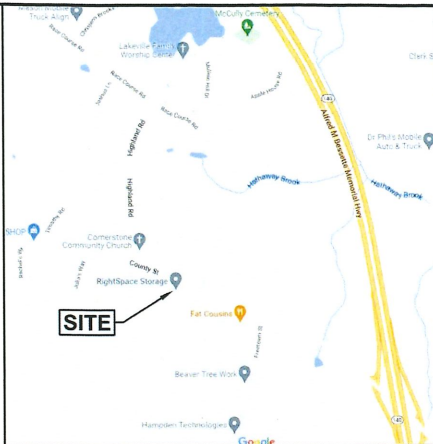
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PROJECT NO. NEX-2021361

4 OF 7

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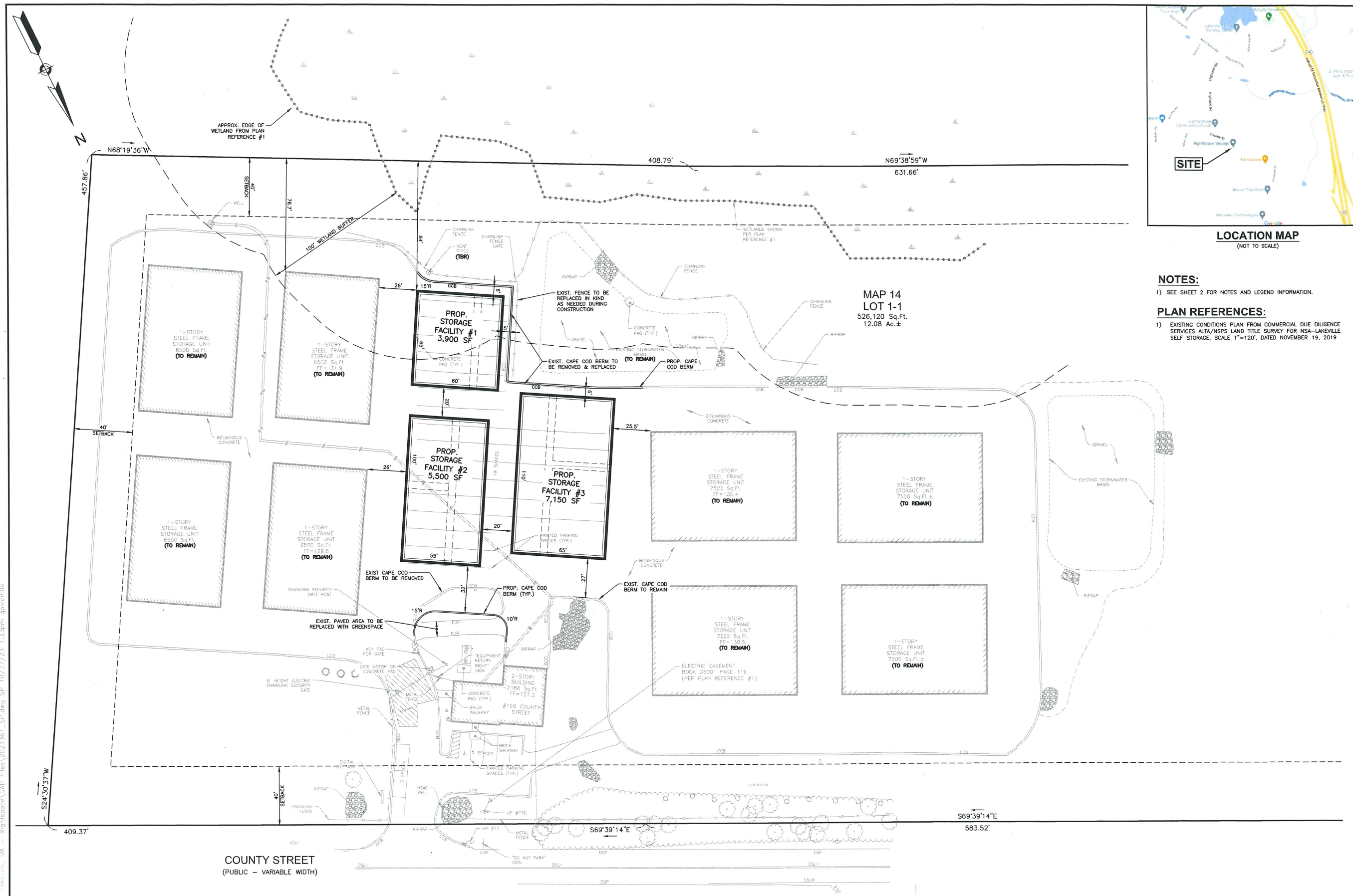


LOCATION MAP
 (NOT TO SCALE)

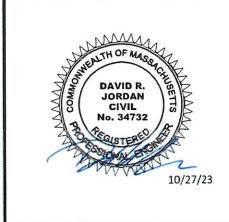
NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

PLAN REFERENCES:
 1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA-LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019

MAP 14
LOT 1-1
 526,120 Sq.Ft.
 12.08 Ac.±



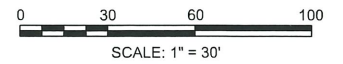
SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS



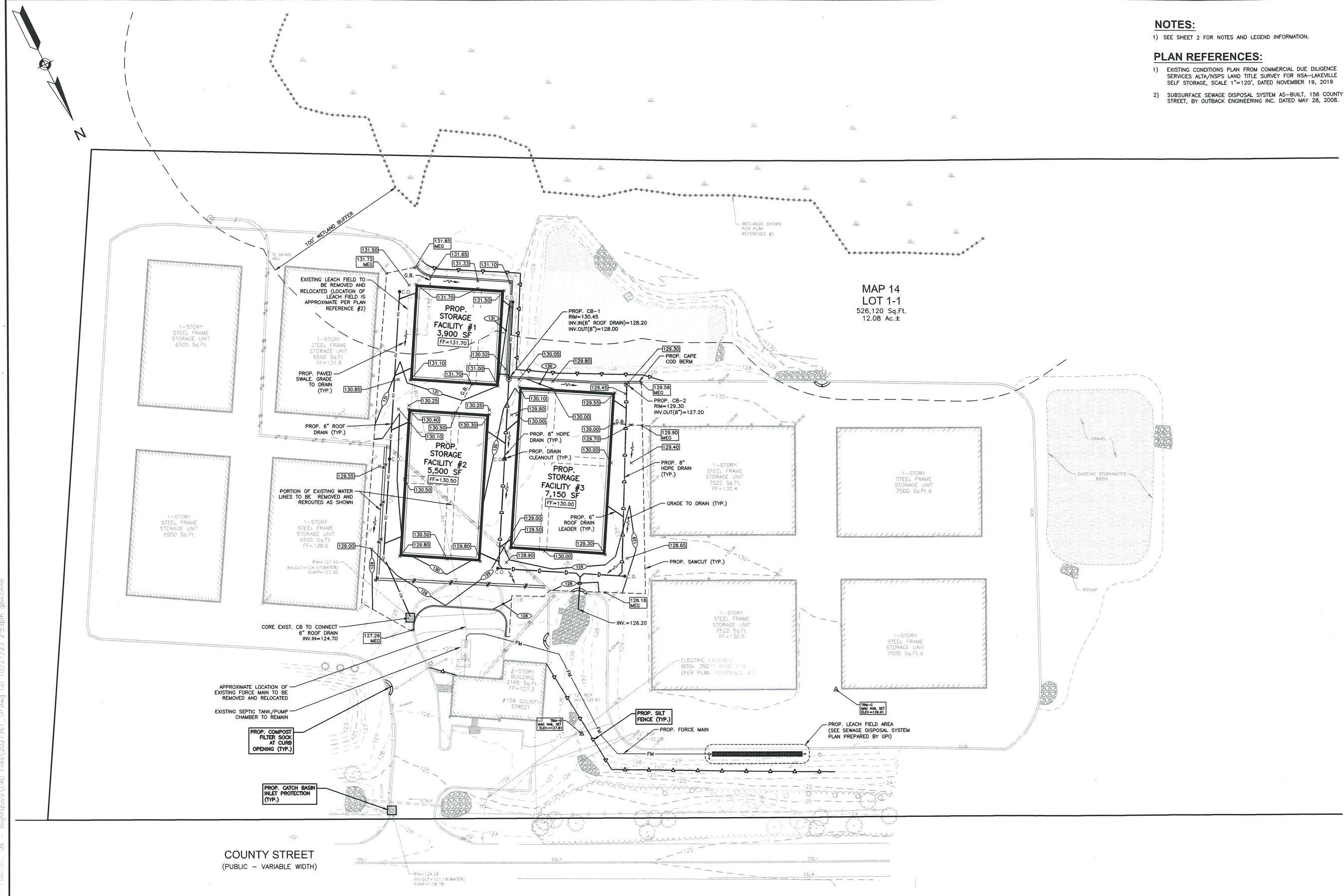
REVISIONS		
NO.	REVISION	DATE

SITE PLAN	
SCALE:	1"=30'
PROJECT NO.	NEX-2021361
5 OF 7	

OWNER OF RECORD:
 NSA PROPERTY HOLDINGS, LLC
 8400 EAST PRENTICE AVENUE
 GREENWOOD VILLAGE, CO 80111
 BOOK 52241 PAGE 309



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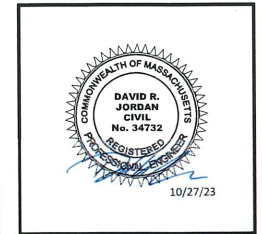
NOTES:
 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
PLAN REFERENCES:
 1) EXISTING CONDITIONS PLAN FROM COMMERCIAL DUE DILIGENCE SERVICES ALTA/NSPS LAND TITLE SURVEY FOR NSA-LAKEVILLE SELF STORAGE, SCALE 1"=120', DATED NOVEMBER 19, 2019
 2) SUBSURFACE SEWAGE DISPOSAL SYSTEM AS-BUILT, 156 COUNTY STREET, BY OUTBACK ENGINEERING INC. DATED MAY 28, 2008.

GPI Engineering Design Planning Construction Management
 603.893.0720 GPINET.COM
 Greenman-Pedersen, Inc.
 44 Siles Road, Suite One
 Salem, NH 03079

PREPARED FOR
 NSA PROPERTY HOLDINGS, LLC
 156 COUNTY STREET
 LAKEVILLE, MA 02347

**MAP 14
 LOT 1-1
 526,120 Sq.Ft.
 12.08 Ac.±**

**SITE DEVELOPMENT PLANS
 SELF STORAGE FACILITY EXPANSION
 ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
 156 COUNTY STREET
 LAKEVILLE, MASSACHUSETTS**



REVISIONS		
NO.	REVISION	DATE

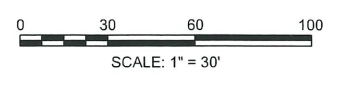
**GRADING,
 DRAINAGE,
 UTILITY &
 EROSION
 CONTROL PLAN**

SCALE: 1"=30'

PROJECT NO. NEX-2021361

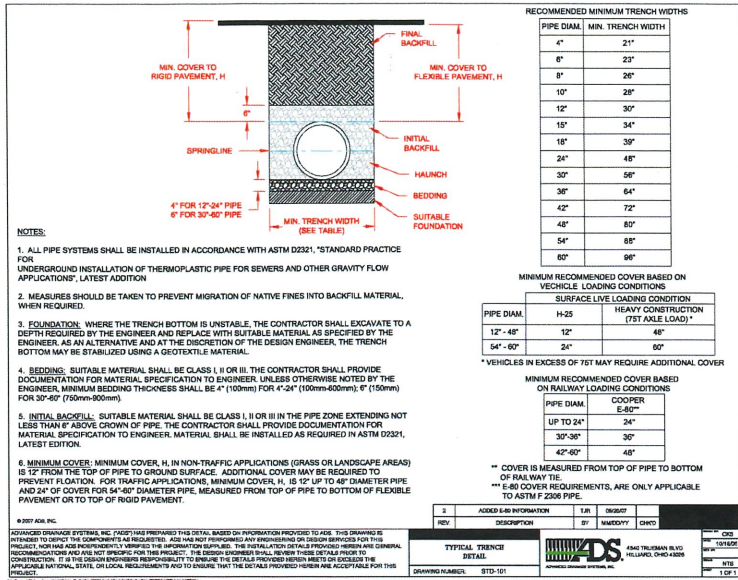
6 OF 7

COUNTY STREET
 (PUBLIC - VARIABLE WIDTH)

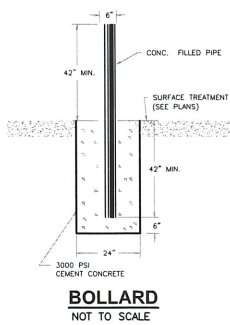


OWNER OF RECORD:
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 GREENWOOD VILLAGE, CO 80111
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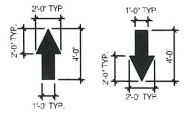




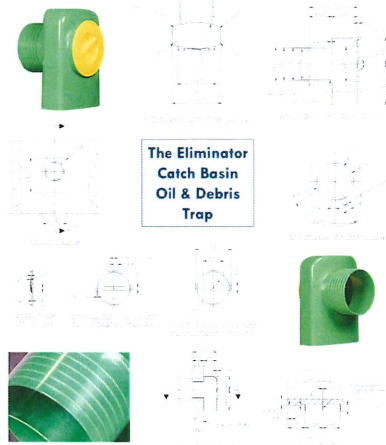
HDPE PIPE TRENCH
NOT TO SCALE



BOLLARD
NOT TO SCALE



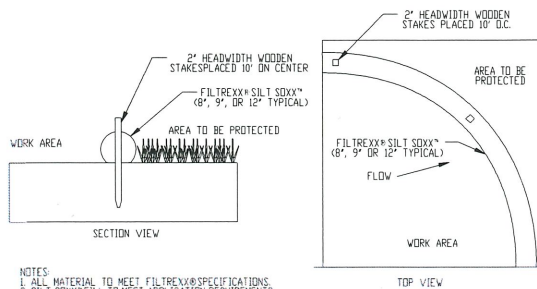
ON-SITE PAVEMENT MARKINGS
NOT TO SCALE



**The Eliminator
Catch Basin
Oil & Debris
Trap**



CATCH BASIN OUTLET HOOD



COMPOST FILTER SOCK
NOT TO SCALE

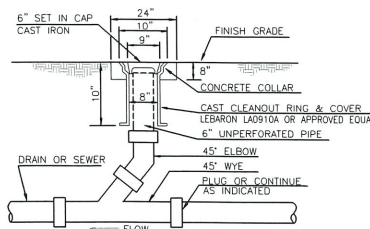
INSPECTION AND MAINTENANCE

Routine inspection should be conducted within 24 hrs of a runoff event or as designated by the regulating authority. Sediment control should be regularly inspected to make sure they maintain their shape and are producing adequate hydraulic flow-through. If ponding becomes excessive, additional Sediment control may be required to reduce effective slope length or sediment removal may be necessary. Sediment control shall be inspected until area above has been permanently stabilized and construction activity has ceased.

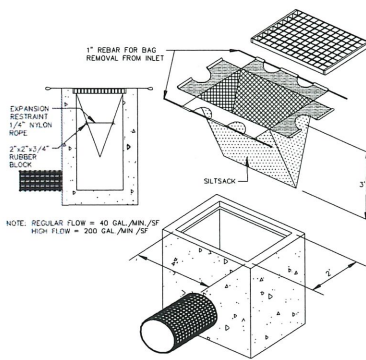
- The Contractor shall maintain the Sediment control in a functional condition at all times and it shall be routinely inspected.
- If the Sediment control has been damaged, it should be repaired, or replaced if beyond repair.

- The Contractor shall remove sediment at the base of the upslope side of the Sediment control when accumulation has reached 1/2 of the effective height of the Sediment control, or as directed by the Engineer. Alternatively, a new Sediment control can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
- Sediment control shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
- The FilterMedia™ will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.
- For long-term sediment and pollution control applications, Sediment control can be seeded at the time of installation to create a vegetative filtering system for prolonged and increased filtration of sediment and soluble pollutants (contained vegetative filter strip). The appropriate seed mix shall be determined by the Engineer.

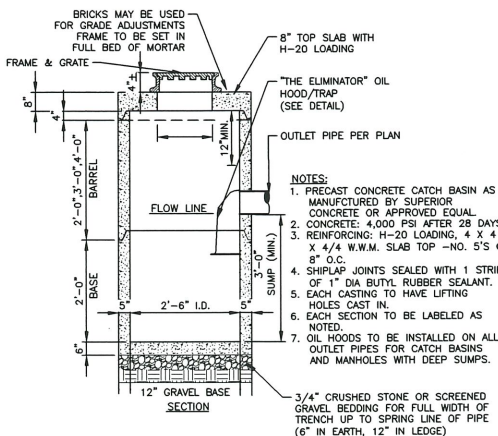
COMPOST FILTER SOCK
NOT TO SCALE



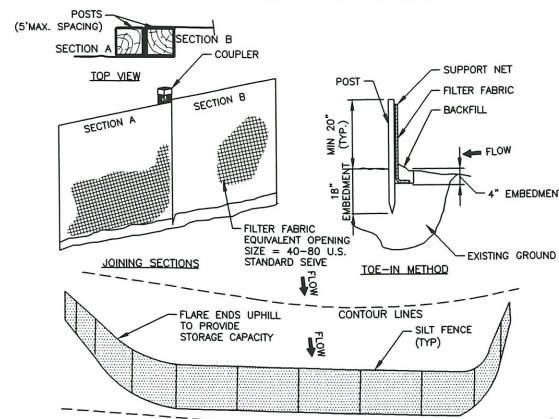
TYPICAL DRAIN CLEANOUT
NOT TO SCALE



CATCH BASIN INLET PROTECTION
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN WITH HOOD
NOT TO SCALE



CRITERIA FOR SILT FENCES:

1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES:	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVALENT OPENING SIZE	40-80	US STD SIEVE

2) FENCE POSTS (FOR FABRICATED UNITS) – THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD 1 OR 1 1/2 SECTION WEIGHTING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.

3) WIRE FENCE (FOR FABRICATED UNITS) – WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.

4) PREFABRICATED UNITS – PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4" DEEP & 4" WIDE) AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

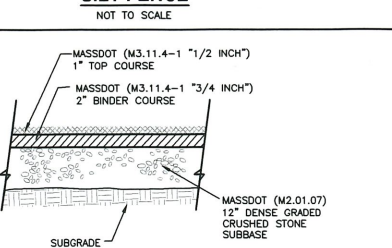
3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.

4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.

5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24" IS PREFERRED), FOLDED, AND STAPLED. NOT TO SCALE.

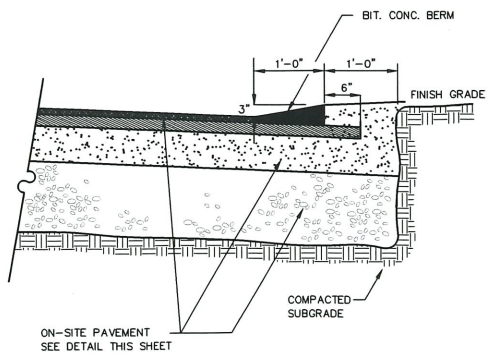
6) POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

SILT FENCE



ON-SITE PAVEMENT
NOT TO SCALE

NOTE: WHERE BITUMINOUS PAVEMENT SECTIONS ARE TRANSITIONED TO CONCRETE SECTIONS, THE BITUMINOUS PAVEMENT SHOULD BE THICKENED BY 2 IN. (BINDER COURSE) TO MITIGATE THE CHANCES OF DIFFERENTIAL SETTLEMENT AND CRACKING BETWEEN THE TWO SECTIONS. THE LATERAL EXTENT OF THE THICKENED SECTION SHOULD BE 6 IN. AND SHOULD TRANSITION BACK TO THE RECOMMENDED FLEXIBLE PAVEMENT SECTION ON A 2H:1V SLOPE.



CAPE COD BERM
NOT TO SCALE

SITE DEVELOPMENT PLANS
SELF STORAGE FACILITY EXPANSION
ASSESSOR'S MAP 14 BLOCK 4 LOT 1-1
156 COUNTY STREET
LAKEVILLE, MASSACHUSETTS

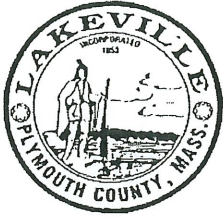


REVISIONS

NO.	REVISION	DATE

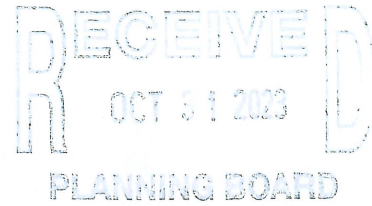
OCTOBER 30, 2023

DRAWN/DESIGN BY GMP	CHECKED BY DRJ
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Date Submitted: 10-30-23

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



FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

To the Planning Board:

The undersigned believing that the accompanying plan of this property in the Town of Lakeville does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for determination and endorsement that Planning Board approval under this Subdivision Control Law is not required.

PLAN TITLE: Approval Not Required Plan of Lot Date: June 15, 2021
Revised through
October 30, 2023

1. Owner's Signature: [Signature] Date: Oct 25-23

2. Owner's Name (Please Print): Kris Fabrowski

Owner's Address: P.O. Box 290 E. Bridgewater, Ma 02333

3. Name of Land Surveyor: ET Engineering Enterprises Inc

Surveyor's Address: 481 Bedford St Bridgewater Ma 02324

Surveyor's Telephone: 508 697 5215

4. Deed of property recorded in Plymouth County Registry,

Book 56267 Page 37 and Book 48809
Page 43

5. Assessors' Map, Block and Lot (MBL) Map 18, Block 1, Lots 2A + 2B, ~~2C~~

6. Location and Description of Property: Located at corner of Beestow St
and Montgomery Street.

7. Plan Contact Name and Telephone Number:

Contact Name: Azu Etoniru Telephone: 508 697 5215

N/F1
HAROLD B. CARD
MAP 18, BLOCK 1, LOT 2
N 88°02'47" E
304.78'

MAP 18 BLOCK 1 LOT 2C

PARCEL 'A'
TOTAL AREA = 80,133 S.F.
NO WETLANDS
NOT A BUILDABLE LOT
IN ITS PRESENT
CONFIGURATION

PARCEL 'B' = 1,105 S.F.
TO BE COMBINED WITH
LOT 1A

PARCEL 'C' = 3,405 S.F.
TO BE COMBINED WITH
LOT 1A
TOTAL AREA LOT 1A = 70,196 S.F.
NO WETLANDS

LOT 1B

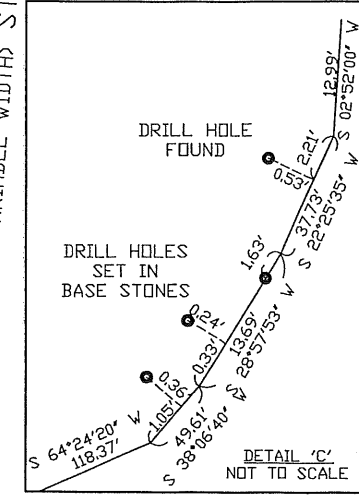
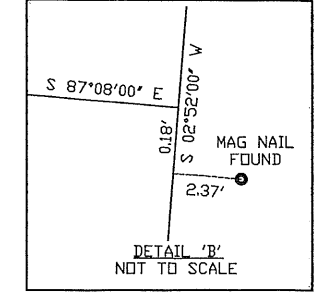
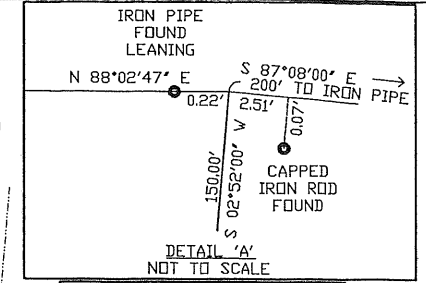
N/F1
LAURA FARRELL
MAP 18
BLOCK 1
LOT 3

GLENN S. SHARLAND &
MELISSA M. ROOT
MAP 18
BLOCK 1
LOT 2A

PARCEL 'D' = 3,682 S.F.
TO BE COMBINED WITH
LOT 1B
TOTAL AREA LOT 1B = 70,234 S.F.
NO WETLANDS

LOT 1A

MAP 18
BLOCK 1
LOT 2B



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN COMPLIANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.



AZU O. C. ETONIRU, P.L.S.
MA REGISTERED LAND SURVEYOR #49203

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS AND WAS
PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND
TECHNICAL STANDARDS FOR THE PRACTICE OF LAND
SURVEYING IN THE COMMONWEALTH OF
MASSACHUSETTS.



AZU O. C. ETONIRU, P.L.S.
MA REGISTERED LAND SURVEYOR #49203

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____

TOWN OF LAKEVILLE
PLANNING BOARD

ENDORSEMENT OF THIS PLAN BY THE PLANNING
BOARD SHALL NOT CONSTITUTE ITS OPINION AS TO
CONFORMANCE OF THE LOTS SHOWN HEREON TO THE
TOWN OF LAKEVILLE ZONING BYLAWS AND
ORDINANCES, AND IT DOES NOT CONSTITUTE ITS
ENDORSEMENT OF ANY SPECIFIC LOT DEVELOPMENT
PLAN FOR WHICH SITE PLAN OR SPECIAL PERMIT
AND/OR ORDER OF CONDITIONS MAY BE REQUIRED.

OWNER OF RECORD (MAP 18, BLOCK 1, LOT 2B)

KRIS FABROWSKI
35 SANDRA DRIVE
EAST BRIDGEWATER, MA 02333

OWNER OF RECORD (MAP 18, BLOCK 1, LOT 2A)

GLENN SHARLAND & MELISSA ROOT
24 BARSTOW STREET
LAKEVILLE, MA 02347

GENERAL NOTE(S):

THIS PLAN AND THE ACCOMPANYING
CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF
THE TITLE TO THE PROPERTY DISPLAYED HEREON. THE
NAMES SHOWN AS OWNERS OF THE LOCUS AND
ABUTTING LANDS ARE TAKEN FROM THE CURRENT
ASSESSORS TAX LIST AND/OR RECORD DEEDS.

LOT 1A, LOT 1B, AND PARCEL 'A' REPRESENT A
REDIVISION OF THE LANDS SHOWN AS LOTS 2A, 2B, AND
2C ON LAKEVILLE ASSESSORS MAP SHEET 18. LOTS 1A
& 1B SHALL BE MAINTAINED AS SINGLE FAMILY HOUSE
LOTS. PARCEL 'A' IS TO BE COMBINED WITH THE
ADJACENT LAND SHOWN HEREON AS ASSESSORS MAP
18, BLOCK 1, LOT 2.

DEED REFERENCES
PLYMOUTH COUNTY REGISTRY OF DEEDS

BOOK NO.	PAGE NO.
56262	37
48809	43
56789	223

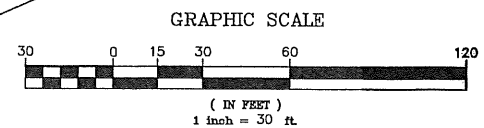
PLAN REFERENCES
PLYMOUTH COUNTY REGISTRY OF DEEDS

BOOK	PAGE
24	207
65	779
2469	378

N/F1
ROBERT F. & SUSAN F. DUNN
LIFE ESTATE
MAP 18
BLOCK 1
LOT 1

LEGEND

[CBDF]	CONCRETE BOUND WITH DISK FOUND
[IPF]	IRON PIPE FOUND
---	EDGE OF PAVEMENT



RESIDENTIAL ZONE

FRONT: 40 FEET
SIDE: 20 FEET
REAR: 20 FEET
FRONTAGE REQUIRED: 175 FEET
LOT AREA 70,000 S.F.
(52,500 S.F. MIN.
CONTIGUOUS UPLAND)

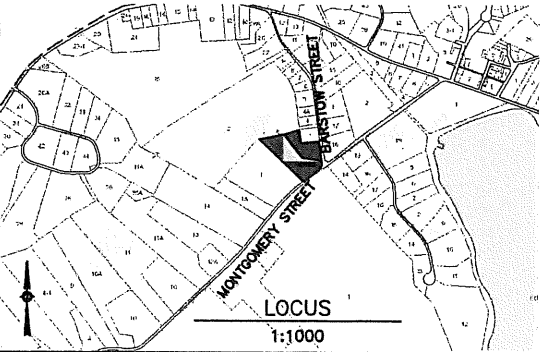
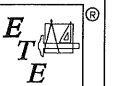
APPROVAL NOT REQUIRED
PLAN OF LAND
IN
LAKEVILLE, MA
PLYMOUTH COUNTY

24 BARSTOW STREET
(MAP 18, BLOCK 1, LOT 2A)
&
14 MONTGOMERY STREET
(MAP 18, BLOCK 1, LOT 2B)

PREPARED FOR
KRIS FABROWSKI
P. O. BOX 290
EAST BRIDGEWATER, MA 02333
PREPARED BY

E.T. ENGINEERING ENTERPRISES, INC.
PROFESSIONAL CIVIL AND ENVIRONMENTAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS
481 BEDFORD ST. (ROUTES 18 & 28)
BRIDGEWATER, MA 02324-3152

PHONE: 508-697-5215 FAX: 508-697-1451
DATE: JUNE 15, 2021 SCALE: AS NOTED
REV: JULY 6, 2021; APRIL 1, 2023;
JUNE 6, 2023; OCTOBER 30, 2023
PROJECT: 607-007
DRAWING: ARCH D
FILE: 607-007/DWG/ANR.DWG



PLANNING BOARD

Goal #	Goal	Details if Needed	T (timebound)	PB	PB Planner and Support Team	6-Apr
1	Review Housing Production Plan	Review	Jun-23	x	x	Draft currently under review
2	Yearly review of Planning Board goals to ensure goals are being met		May-23	x		
3	Establish Individual goals for Planner and support Staff		May-23	x	Planner	
4	Establish tracking and MAP of Buildable Land area (use SRPEDD) - corrindate with SRPEDD resrepresentatives for town		Jul-23		x	
5	Review Current Zoning Map to ensure compatibility with existing uses	Along with this review PB should identify properties for zoning reclassifications based on useage. Look at Open Space Residential needs to determine if a by law is needed. Is there a need for an Adult Entertainment District, look at land to be further established as Industrial Growth land. What are growth areas for all phases	Aug-23	x	x	
6	Complete review of 40R, 40B and 3A for identification of applicable property	Is there a need for modification of existng zoning bylaw to allow Moderate Densities and Multi family housing in appropriate locations - Planner to do developmenta work to present to board. Work with developers to bring housing identified thru survey to town (age restricted, affordable, assisted, etc.	Sep-23	x	x	currently underway
7	Review Planning Board rules and guidelines to ensure consistency and updates. Target a complete review within 5 years	a priority list should be developed to prioitize review - recommend a small committee to do this.	Apr-28	x		
8	Electronic Agendas to be delivered weekly by noon on Friday preceeding the meeting	Hard cut off of seven days prior of submissions for next meeting	At Once and On going		x	
9	Hold one combined meeting with CPA and Con Com		Dec Yearly			
10	Implemenation of applicable Master Plan goals updating priority protection areas	Communicate this goal regularly with MPIC with any/all updates	Dec Yearly	x	x	
11	Adopt stormwater Management By-Law	Planner will present to board for review	Jul-23		x	
12	Investigate of Transfer of Development Rights ByLaw	Planner to define the need and present to board for a go ahead			x	

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, October 12, 2023**

On October 12, 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, Jack Lynch

Others present:

Marc Resnick, Town Planner

Public Hearing #1 (7:00) To amend the Zoning By-law by adding that the Special Permit Granting Authority (SPGA) for changeable copy signs, electronic message board signs, etc. will be the Zoning Board of Appeals

Mr. Lynch made a motion, seconded by Ms. MacEachern to open Public Hearing #1. The **vote** was **unanimous for**.

Mr. Knox then read the legal ad related to the amendment. It was clarified that this is adding text to indicate that the ZBA is the SPGA for changeable copy signs, electronic message board signs, etc. This is not currently specified. Mr. Knox said this will be Article 9 on the Warrant, and he read it in its entirety. There were no comments from Board members or the public.

Ms. MacEachern made a motion, seconded by Mr. Cabral, to recommend approval of this Article, Article 9, to Town Meeting. The **vote** was **unanimous for**.

Mr. Knox made a motion, seconded by Ms. MacEachern, to close Public Hearing #1. The **vote** was **unanimous for**.

Public Hearing #2 (7:00) To amend the Zoning By-law by adding a new section that defines standards for changeable copy signs, electronic message board signs, etc.

Mr. Knox made a motion to open the hearing and then read the legal ad related to the amendment into the record. It was seconded by Ms. MacEachern. The **vote** was **unanimous for**.

Mr. Knox then read the Article in its entirety as it will appear at Town Meeting. This Article defines specific parameters for granting a Special Permit for these types of signs. Ms. Susan Spieler of 10 Valley Road asked if there were any restrictions as to what can be advertised on these Boards specific to that business. Mr. Knox replied he would check with the Zoning Enforcement Officer, but he believed there should be some type of relation to a business within the property.

Ms. MacEachern made a motion, seconded by Mr. Cabral, to recommend approval of this Article, Article 10, to Town Meeting. The **vote** was **unanimous for**.

Mr. Knox made a motion, seconded by Mr. Cabral, to close Public Hearing #2. The **vote** was **unanimous for**.

Public Hearing #3 (7:05) To amend the Zoning By-law by adding a new section that defines standards for Open Space Residential Development (OSRD) by Special Permit

Mr. Knox made a motion, seconded by Ms. MacEachern, to open Public Hearing #3. The **vote** was **unanimous for**.

Mr. Knox said that the Planning Board has had much discussion on this. Did anybody want to make any comments on the bylaw itself? Ms. MacEachern said that she did not feel comfortable voting for this in its current format. She did not think the purpose and intent accurately described why Lakeville should want to adopt this. She did not think that they had gotten enough feedback, and that it was being rushed. Her concern was that even though there is a conservation restriction, the State could come in and take the land as they had done for the expansion of the MBTA. She said that it has also been said that there is no land that is going to remain in open space in perpetuity. If you leave it open, there is a potential for development.

Ms. MacEachern said that she did not know that they had gotten any feedback from this go around. She thought the Town Planner had met with the Board of Health. Mr. Resnick stated that he had met with both Board of Health and Conservation. The first time was to present the bylaw and take the Board's suggestions. He then went back to a meeting with their requested revisions. To respond to Ms. MacEachern's concerns about the open space, that is why they did not want it controlled by a Home Owner's Association. Typically, you see an expansion of the yards, and it can be problematic how that will be policed. For that reason, they wanted it to be publicly owned with a conservation restriction so there will be two levels of protection. That is what has been written into this bylaw.

Mr. Knox said he was in favor of this. If they don't, they may see large parcels of land developed as 40B's. Ms. MacEachern also noted that there is a reference to Section 7.10, but she did not see that, and it should be taken out. She said that in multiple places it says the intent of thus bylaw, but in no place does it say purpose and intent, it just says purpose. She thought it needed more

work. It's not reflective of Lakeville. She also did not believe current perc regulations are doing anything for residents and homeowners. They have become too lenient and allow for building, where it shouldn't be allowed. That is why they have so many people that have problems with water. It's nice to know they want perc tests done on every lot, but to her they are not what they used to be and not the same assurance that those lots should be built on.

Mr. Resnick advised that Town Counsel has removed section 7.10, when it was edited. The other edits were minor and consisted mostly of comments. He had spoken to Atty. Kwesell in regards to those comments. Ms. MacEachern would like to keep working on it to better represent the Town. She would also like to know if the Board of Health is willing to consider more stringent percs or values. Mr. Resnick said the Board of Health follows Title V. They are requiring a deep hole and perc on each of the conventional lots, regardless of whether they are going to be developed. Mr. Knox said he would like to suspend discussion on this for now and resume it later in the meeting.

Public Hearing (7:00) Site Plan Review - 13 Main St., continued

Atty. Michael O'Shaughnessy was present. He had a minor change to the plan, but would like to see the full Board present to go over it. He would like to continue this hearing until the Board's next meeting. There were still some questions with the final draft, and he would like some time to resolve those issues. Ms. MacEachern noted that it was stated that the original plan was for 19 two-unit buildings for a total of 38 age restricted units. She has verified that is not correct, and it is 19 residential units and some of them were duplexes. Mr. Resnick said that he would check on this.

Mr. Knox made a motion, seconded by Mr. Cabral, to continue the public hearing for the Site Plan Review for 13 Main Street until October 26, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Discuss Planning Board Goals

The matrix from the Master Plan had been distributed to the Board. Mr. Resnick advised it was a summary of the goals of the Master Plan, what actions could be taken, and which parties would be involved. After reviewing, Mr. Knox asked what the status of the Housing Production Plan (HPP) was. He asked for clarification in regards to the housing goals. Mr. Resnick replied that the OSRD, which is also in here, is a way of modifying some zoning to allow different types of housing.

Mr. Resnick thought that the updates to the matrix had been done in January of last year, when they began work on the HPP, which is why it indicates to refer to it. Ms. MacEachern asked about the update to the Priority Protection Plan. Had they been contacted about this? It says that the

Planning Board should be involved. Mr. Resnick said they have had a preliminary meeting with SRPEDD, but they have not done anything with it. They have reached out to communities to begin the process, but there is not yet anything to distribute. He noted that this is not a statutory plan, but it has been created because of the South Coast rail to help community's plan for growth. Ms. MacEachern stated that the Board needed to be included in any discussions that were on going. Mr. Knox said that Ms. Cline, as the Planning Board representative to SRPEDD, needs to be included in this. It was noted that some of the Planning Board goals were in the Master Plan and their goal was to communicate with the Master Plan Implementation Committee yearly, in December.

Ms. MacEachern noted that another large goal is 3-1-2 regarding senior housing and first-time buyers. She would like to see this Board work on an overlay for senior housing in a certain area. Ms. MacEachern then asked for an update on the HPP. Mr. Resnick replied it was sent to the State, and has come back with some comments regarding identifying town owned sites for housing. SRPEDD has made some edits which he just recently received. That would be on the next Planning Board agenda as it will now need a final vote from the Boards to get final approval from the State.

Mr. Knox said the next goal is to establish tracking and Map of buildable land area to be coordinated with SRPEDD. Ms. MacEachern said that is the other option to reach Safe Harbor for 40B, and it is to have the 5% buildable land area. The next goal is to review the current zoning map to ensure compatibility with existing uses. Mr. Resnick said the zoning map has been updated and is awaiting Mr. Darling's final review to ensure the edits from SRPEDD are correct. This would be the first step in getting a baseline.

Ms. MacEachern asked what the next step would be? Should they divide this by section as it is so large. Mr. Knox said there is some obvious low hanging fruit that they can look at and see if it makes sense the way it is currently zoned, what is there, and then if it needs to be cleaned up. That would be the first step in the process. Mr. Knox asked if there was anything additional regarding the Matrix. Ms. MacEachern said she would like to see them start checking things off, and then adding new ones, but that would be for the Planning Board goals.

Approve Meeting Minutes

Ms. MacEachern noted that in the minutes it states that Ms. Kerry Palaiologos had noted there should be elevators, but she also stated that Main Street is already a mess. Ms. MacEachern would also like that fact recognized

Ms. MacEachern made a motion, seconded by Mr. Lynch. to approve the minutes from the September 14, 2023, meeting as amended. The **vote** was **unanimous for**.

Next meeting

The next meeting is scheduled for October 26, 2023, at 7:00 p.m. at the Lakeville Police Station.

Public Hearing #3 (7:05) To amend the Zoning By-law by adding a new section that defines standards for Open Space Residential Development by Special Permit

Mr. Knox advised Public Hearing #3 is still open. He asked if anyone from the public would like to speak now. Ms. Susan Spieler of 10 Valley Road asked if the parcel of land that was open space would be Town owned. Mr. Resnick replied it could be Town owned, it could be a land trust, or State or Federally owned. He noted that Conservation had wanted an extra level of protection on the land so you would need an Act of the Legislature to remove it.

Ms. Spieler said that if it was Town owned, it would have to be maintained. Mr. Knox replied it would depend on the use. Mr. Resnick added that Conservation does have some funding in their budget to hire a small amount of field staff, for the limited amount of parcels the Town currently owns. Mr. Knox noted that a lot of people have the view that they want to preserve the rural character of Town and preserve some open space, but you would not get that with normal development or a 40B.

Ms. Noelle Rilleau of 22 Reservoir Avenue asked if there had ever been a discussion regarding establishing a Land Trust and the pros and cons of that. Mr. Knox said that he has a colleague that was on another Town's Open Space, and they did start a Land Trust. He felt that it should be a non-Town entity and a non-profit. Mr. Resnick added that the Open Space Committee has talked about a Land Trust. As Mr. Knox said, it is independent of the community and a well-heeled series of benefactors are needed. He noted that there is a Land Trust out of Plymouth, Wildlands Trust, that does own several parcels in Town. They did a presentation for the Open Space Committee which was very informative and is available for viewing on LakeCam.

Ms. Kerry Palaiologos of 66 Main Street asked who supported all the growth in Town and how is that going to affect the residents that are already here. How do we talk about this? She also mentioned 40B housing and that impact. Ms. MacEachern said that they have a Housing Production Plan and a Master Plan in place. She added that a lot of the framework comes from the State. They dictate the requirements so it is not representative of maintaining a rural character. Mr. Knox then explained how the OSRD would work and its advantages. There was also a discussion regarding 40B housing.

Mr. Cabral liked the idea of the OSRD, but if there still needed to be changes or edits, it should be done before it is forwarded to Town Meeting. Mr. Resnick asked from a functional perspective what changes would the Board like to make. Ms. MacEachern said that she would like to have more joint meetings. She does not like that Mr. Resnick goes there, makes changes, then comes back and claims this is what was said. She would rather have the discussion with these people and these Boards instead of going on Mr. Resnick's word. She finds that the more people involved, the better it is. She thinks they should have more time for public input. They should possibly get Open Space involved, as she did not think that they had even commented on this. Mr. Lynch said that if seems fine to him, but if they go to Town Meeting and change it, they could get pushback from the taxpayer.

Mr. Knox agreed and did not want to go to Town Meeting with a lot of amendments. They have discussed this a long time, and he knew that early on Ms. MacEachern had put a lot of effort into it. If this is not reflective of that, he could understand that frustration. However, if they do not pass it for recommendation on Town Meeting floor, or if Lakeville does not pass an OSRD, he thought they were hurting themselves with allowing 40B's to be a better vehicle for development than a good OSRD.

As they did not have a full Board tonight, he would like to continue this public hearing until their next meeting. Board members should take this time to think about it and if they could come up with some small changes that would satisfy concerns, it would be great. If they wanted to have joint meetings, it would be them going to the Board. He did not think a lot of people are going to come to them. For example, these public hearings are advertised for weeks in advance and look at the turnout they get. This is the challenge. People are not going to come to them, they must go to them.

Mr. Lynch asked who it would be appropriate to meet with. Ms. MacEachern replied if Board of Health had concerns, she would like to meet with them to make sure this addressed them. It would be the same for the Conservation Commission. She thought Open Space should review it. She also wanted to know what sort of reassurance could they get that open space preserved here will remain. That is what makes her hesitant as well as the State pushing housing on communities. Mr. Resnick added that this bylaw is as strong as you could possibly have, with public ownership of the land with a conservation restriction to another entity. Mr. Knox said the chances of a parcel being pulled out for other uses is very minimal. Ms. MacEachern said if developers are reaching out and pushing for this, it makes her weary that they know something else and that no other option would be viable, so they want this and she did not want to help speed that along.

Mr. Knox then made a motion, seconded by Mr. Cabral, to continue this public hearing until October 26, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

It was also clarified that the Select Board voted the Warrant on Tuesday. Any edits would have to be brought up on the floor as an amendment.

Correspondence

Mr. Resnick advised they have received a few notices, mostly from the Town of Rochester. The significant ones were regarding a self-storage facility, recreational marijuana facility, and a large-scale solar panel installation.

Adjourn

Ms. MacEachern made a motion, seconded by Mr. Cabral, to adjourn the meeting.

Meeting adjourned at 8:19.