

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

*Town Clerk's Time Stamp
received & posted:*

K. Murray

LAKEVILLE TOWN CLERK
ROU 2023 DEC 11 PM 3:18

*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, December 14, 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

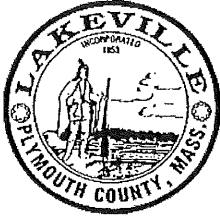
Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

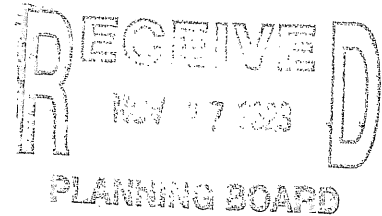
1. **Public Hearing (7:00) 156 County St., continued** - upon the application for a Site Plan Review and Approval submitted by Brian George for NSA Property Holdings, LLC for a self-storage facility expansion, including the addition of three (3) storage buildings within the currently paved footprint of the site, associated site improvements. -Presented by GPI-Possible vote
2. ANR Plan –Montgomery Street – Alpha Survey Group/James Peterson -Possible vote
3. Pauline's Path – Discuss covenants and lot releases
4. Bella's Way – Release lot
5. Review the following Zoning Board of Appeals petitions:
 - a. Sepersky – 311 Pond Lane
 - b. Town of Lakeville – 2/28 Precinct Street
6. Housing Production Plan (HPP) – Discuss and possible vote on State edits
7. Discuss OSRD
8. Planning Board and Budget Cycle
9. Discuss Priority Protection and Priority Development Parcels
10. Approve the October 26, 2023 Meeting Minutes
11. Approve 2024 meeting dates
12. Review correspondence
13. Next meeting. . . January 11, 2024 at the Lakeville Police Station
14. Any other business that may properly come before the Planning Board.
15. 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*



Date Submitted: _____

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.

APPROVAL NOT REQUIRED PLAN OF LAND

PLAN TITLE: Assessor Parcels 017-003-009 & 017-003-006 Date: 11/07/2023

1. Owner's Signature: Hazel F. Dooley Date: 11-25-2023

2. Owner's Name (Please Print):: HAZEL F. CAMPBELL

Owner's Address: C/O HAZEL F. DOOLEY, 51 MONTGOMERY ST.
LAKEVILLE, MA 02347

3. Name of Land Surveyor: ALPHA SURVEY GROUP LLC / JAMES E. PETERSON

Surveyor's Address: 695 WAREHAM ST, MIDDLEBORO, MA 02346

Surveyor's Telephone: 508-295-5505

4. Deed of property recorded in PLYMOUTH COUNTY Registry,

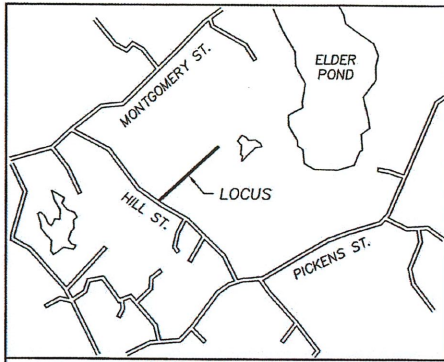
Book 4527 Page 412 Assessor Parcel 017-003-009
4401 80 " " 017-003-006

5. Assessors' Map, Block and Lot (MBL) 017-003-006 & 017-003-009

6. Location and Description of Property: 017-003-006 IS A VACANT PARCEL ADJUTING
017-003-009 WHICH IS ALSO A VACANT PARCEL ADJUTING HILL STREET

7. Plan Contact Name and Telephone Number:

Contact Name: JAMES E. PETERSON Telephone: 508-295-5505



NOTES:

- 1) THE INTENT OF THIS PLAN IS TO CREATE TWO NON-BUILDABLE PARCELS #1 (37,535 +/- SF) AND #2 (52,635 +/- SF), TO BE COMBINED WITH EACH OTHER AND WITH LAND OWNED BY JEFFERY AND MARJORIE TUOMALA SHOWN HEREON AS ASSessor PARCEL 017-003-005.
- 2) PROPRIETOR'S WAY IS UNIMPROVED AND UNDEFINED FOR THE PORTION SHOWN HEREON. THE STATUS OF AND THE RIGHTS OF OTHERS IN AND TO THE USE OF PROPRIETOR'S WAY HAVE NOT BEEN DETERMINED.
- 3) HILL STREET IS A PUBLIC WAY OF VARIABLE WIDTH. THE NORTHERLY SIDELINE AS SHOWN HEREON WAS CREATED BASED ON A BEST-FIT TO THE PHYSICAL LOCATION OF THE PAVEMENT CENTERLINE. THE NORTHERLY LINE WAS THEN OFFSET FROM THE CENTERLINE BY AN AMOUNT SIMILAR TO THE DISTANCES TO THE FIELD STONE BOUND AND CB/DISK FOUND AT THE EACH OF THE CORNERS OF THE SUBJECT PREMISES.
- 4) THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 5) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BETWEEN 6/30/23 & 7/17/23, BY ALPHA SURVEY GROUP, LLC.
- 6) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOD 18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON 6/30/23 UTILIZING MACORS REAL TIME NETWORK.
- 7) THE SUBJECT PREMISES DOES NOT LIE WITHIN A MAPPED FEMA FLOOD ZONE PER FEMA MAP 25023C0428A, EFFECTIVE 7/17/2012.
- 8) THE WETLAND DELINEATION SHOWN HEREON WERE FIELD DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC ON JULY 12, 2023, AND LOCATED BY ASG ON JULY 13, 2023 WITH A CARLSON BRX7 GNSS RECEIVER. ONLY THE WETLANDS IN PROXIMITY TO PARCEL 1 AND PARCEL 2 SHOWN HEREON WERE DELINEATED FOR THIS SURVEY.

DEED REFERENCES:

TUOMALA - 017-003-005
DB 50718 P 218
DB 6722 P 105
DB 5921 P 203

BISSONETTE - 017-003-008
DB 40975 P 259
DB 13317 P 75
DB 5422 P 487

CAMPBELL - 017-003-009
BK 4527 P 412
BK 235 P 225
BK 1414 P 227
BK 1011 P 521
BK 1838 P 322

CAMPBELL - 017-003-004
BK 4401 P 80
BK 4397 P 322
BK 4184 P 480
BK 4036 P 600

MISC BACK DEEDS AND RELATED REFERENCES
BK 3942 P 585
BK 3471 P 37
BK 2979 P 383
BK 4334 P 193
BK 2746 P 28
BK 2750 P 482
BK 2494 P 329
BK 77 P 124
BK 1990 P 103
BK 204 P 277
BK 1011 P 521
BK 914 P 551

PLAN REFERENCES:

PLAN BK 35 P 26
PLAN BK 21 P 879
PLAN BK 22 P 618
PLAN BK 23 P 20
PLAN BK 23 P 757
PLAN BK 29 P 58
PLAN BK 44 P 376

OWNER OF RECORD:

HAZEL F. CAMPBELL
C/O HAZEL F. DOOLEY
51 MONTGOMERY STREET
LAKEVILLE, MA 02347

APPLICANT:

JEFFERY P. TUOMALA
185 HERRING POND RD.
PLYMOUTH, MA 02360

ZONING SUMMARY TABLE	
ZONING DISTRICT: RESIDENTIAL	
ASSESSORS MAP 17	
PARCELS 17-003-009, 17-003-006	
DIMENSIONAL REGULATIONS ARE FROM THE TOWN OF LAKEVILLE'S ZONING BY-LAWS, AS AMENDED THROUGH MAY 10, 2021	
DIMENSIONAL REQUIREMENTS	MIN.
MIN. LOT AREA (S.F.)	70,000 (1)
MIN. LOT FRONTAGE (FT.)	175
MIN. FRONT YARD (FT.)	40
MIN. SIDE YARD (FT.)	20
MIN. REAR YARD (FT.)	20
BUILDING HEIGHT (FT.)	35
NUMBER OF STORIES	2.5
MAXIMUM PERCENTAGE OF LAND COVERED BY STRUCTURES, PARKING AND PAVED AREAS	25%
MAXIMUM HEIGHT OF TOWERS	35

NOTES:

1) 52,500 AREA IN SQUARE FEET IN OF CONTIGUOUS NON-WETLAND AS DEFINED BY MGL CH. 131, SEC 40.

LEGEND:

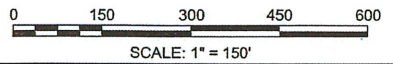
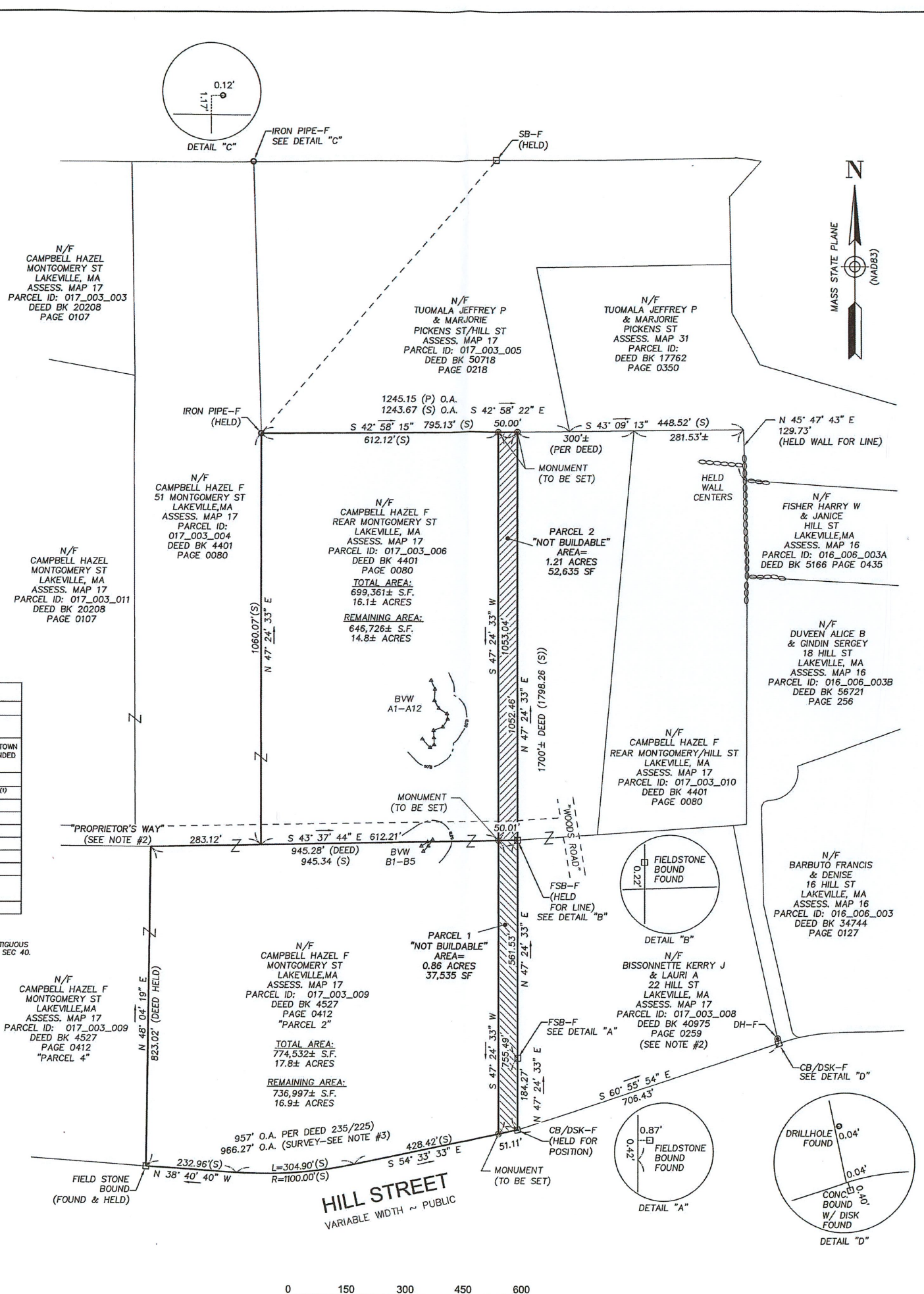
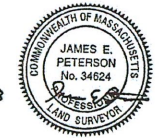
RECORD PLAN	(P)
SURVEYED	(S)
OVERALL DISTANCE	O.A.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

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

James E. Peterson
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR ALPHA SURVEY GROUP, LLC

11/07/2023
DATE



REGISTRY USE ONLY

REVISION	DATE

PREPARED FOR
JEFFERY P. & MARJORIE TUOMALA
185 HERRING POND ROAD
PLYMOUTH, MA 02360

APPROVAL NOT REQUIRED PLAN OF LAND
ASSESSOR PARCELS 017-003-009 & 017-003-006
MONTGOMERY STREET (ON HILL STREET)
LAKEVILLE, MA

LAKEVILLE PLANNING BOARD
*APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.

SCALE: 1" = 150'

DATE: 11/07/2023

PREPARED BY
ALPHA SURVEY GROUP, LLC
695 WAREHAM STREET
MIDDLEBOROUGH, MA 02346
T: (508) 298-5695
F: (508) 298-5635
WWW.ALPHASURVEYING.COM

DATE: 11/07/2023
JOB NO.: 23128
SHEET NO.: 1 of 1
Dwg. No.: 23128_PL

Property Address: 2, 3 and 5 Bella Way, Lakeville, MA

**TOWN OF LAKEVILLE
PLANNING BOARD
RELEASE OF LOTS**

The undersigned, being a majority of the Planning Board of the Town of Lakeville, Massachusetts, having received a cash security in the amount of \$11,000.00 in accordance with the Covenant dated October 30, 2020 and recorded with Plymouth County Registry of Deeds in Book 54695, Page 71 to secure the completion of the roadway in accordance with the Planning Board's approval of the subdivision plan entitled "Bella Way Definitive Plan for a Residential Subdivision Off Cross Street Lakeville, Massachusetts", dated: May 11, 2020 and revised through October 2, 2020, Prepared by: Zenith Consulting Engineers, LLC, 3 Main Street, Lakeville, MA 02347, hereby release Lots 1, 2 and 3 from said Covenant.

Lots 1, 2 and 3 are shown on the plan entitled "Lotting Plan 39 Cross St. & Part of Harding St.", Scale: 1" = 50', Dated: May 11, 2020, revised through October 2, 2020, Prepared By: Zenith Consulting Engineers, LLC, 3 Main Street Lakeville, MA 02347 and recorded with Plymouth County Registry of Deeds in Plan Book 65, Page 161.

Lakeville Planning Board

Mark Knox, Chair

Michele MacEachern, Vice Chair

Jack Lynch

John Cabral

Nora Cline

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

December ____, 2023

On this day, before me, the undersigned notary public, personally appeared Mark Knox, Michele MacEachern, Jack Lynch, Nora Cline and John Cabral who proved to me through satisfactory evidence of identification, which was based on [] personal knowledge [] a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as members of the Town of Lakeville Planning Board.

Notary Public: _____

Printed Name: _____

My Commission Expires: _____



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

OFFICE OF
ZONING BOARD OF APPEALS
Secretary: Cathy Murray

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

FROM: Board of Appeals

DATE: November 7, 2023

RE: Attached Petition for Hearing
Sepersky Family Trust – 311 Pond Lane

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 December 21, 2023.

Please review and forward any concerns your Board may have regarding this petition to the Board of Appeals, if possible, no later than Friday, December 8, 2023.

Thank you.

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

EXHIBIT "A" RECEIVE NOV 3 2023 BOARD OF APPEALS

ZONING BOARD OF APPEALS PETITION FOR HEARING

Name of Petitioner: SEPERSKY FAMILY INVESTMENT TRUST ROBERT A & KYLY MARIE SEPERSKY TRUSTEES

Mailing Address: 3511 CREEKVIEW DR, BONITA SPRINGS, FL 34134-1634

Name of Property Owner: SAME AS PETITIONER

Location of Property: 311 POND LANE

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 42288 Page No. 0329

Map 047 Block 003 Lot 003

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

- Special Permit under Section (s) of the Zoning Bylaws
Variance from Section (s) 5.1 of the Zoning Bylaws.
Appeal from Decision of the Building Inspector/Zoning Enforcement Officer
Date of Denial

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

To Construct Mudroom and 2 car garage with Primary Bedroom and Bath room above. I respectfully request a variance under section 8.2.2. of the LAKEVILLE Zoning Bylaw to construct a mudroom/2 car garage addition within the required rightside setback 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 A. SEPERSKY * Date: 10-23-23

* Signed: [Signature] * Telephone: 508-243-0965

Owner Signature: (If not petitioner) Owner Telephone:

* Email: robsepersky@gmail.com

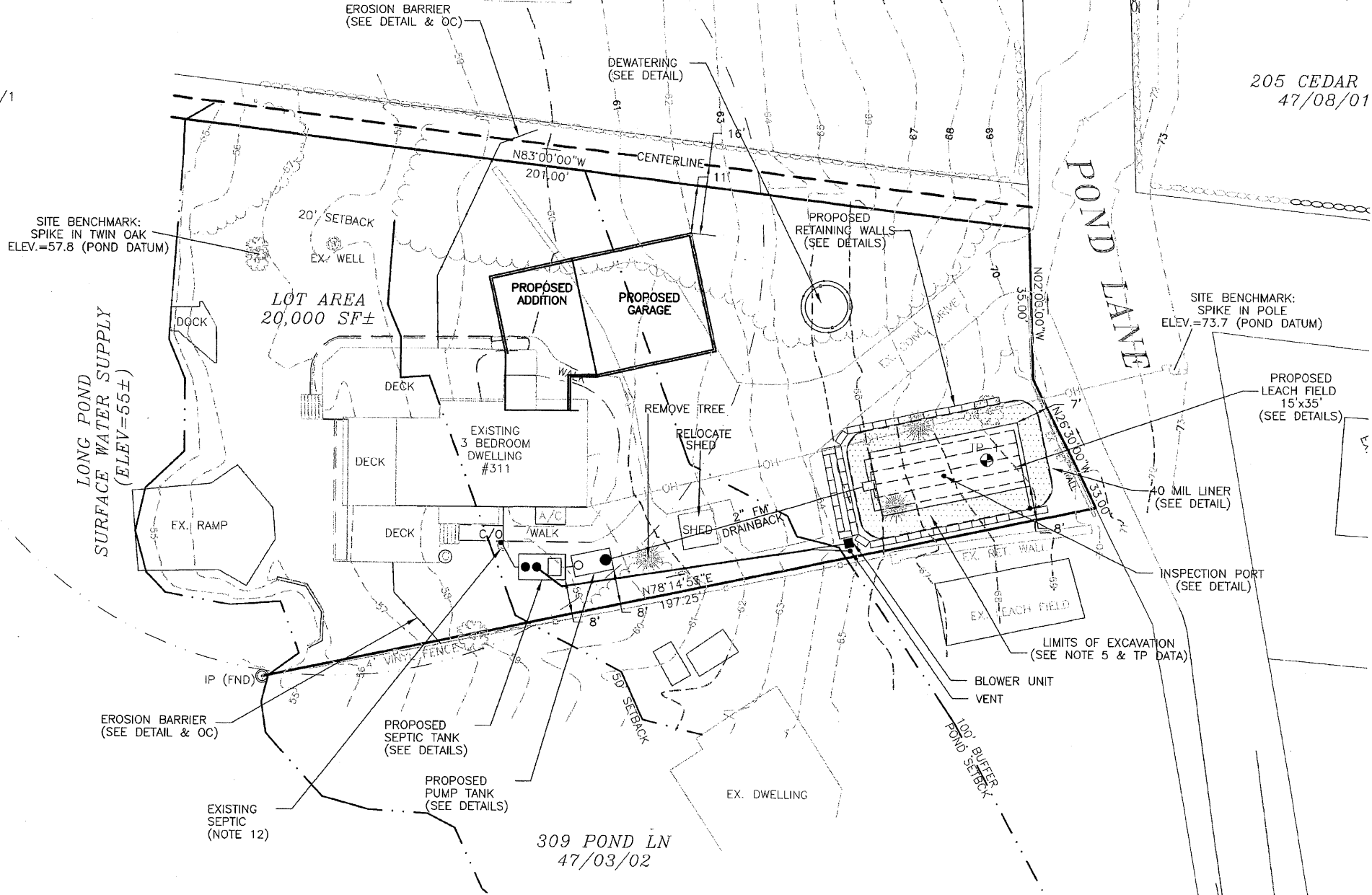
WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

LEO BISIO, PRESIDENT OF BISIO & SON CONSTRUCTION (Name and Title)

BY 3/1

205 CEDAR
47/08/01



309 POND LN
47/03/02

SITE BENCHMARK:
SPIKE IN POLE
ELEV.=73.7 (POND DATUM)

SITE BENCHMARK:
SPIKE IN TWIN OAK
ELEV.=57.8 (POND DATUM)

LONG POND
SURFACE WATER SUPPLY
(ELEV.=55±)

POND LANE



2023 00046919

Bk: 58125 Pg: 180 Page: 1 of 16
Recorded: 07/25/2023 01:59 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
SE192-896
MassDEP File #
eDEP Transaction #
Lakeville
City/Town

A. General Information

Please note:
this form has
been modified
with added
space to
accommodate
the Registry
of Deeds
Requirements

- 1. From: Lakeville Conservation Commission
- 2. This issuance is for (check one):
a. Order of Conditions b. Amended Order of Conditions
- 3. To: Applicant:

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

a. First Name: Sepersky Family Investment Trust
 b. Last Name: _____
 c. Organization: _____
 d. Mailing Address: 3511 Creekview Drive
 e. City/Town: Bonita Springs
 f. State: FL
 g. Zip Code: 34134

4. Property Owner (if different from applicant):

a. First Name: _____
 b. Last Name: _____
 c. Organization: _____
 d. Mailing Address: _____
 e. City/Town: _____
 f. State: _____
 g. Zip Code: _____

5. Project Location:

311 Pond Lane
 a. Street Address: _____
 b. City/Town: Lakeville
 047
 c. Assessors Map/Plat Number: _____
 d. Parcel/Lot Number: 003/003
 Latitude and Longitude, if known:
 d. Latitude: _____ d m s e. Longitude: _____ d m s

FORESIGHT ENGINEERING INC.

518 County Road
(Wishbone Way)
West Wareham, MA 02576
508-245-2148

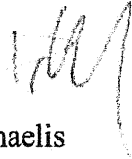
October 19, 2023

RE: Building Addition @ 311 Pond Ln

To Whom It May Concern:

On behalf of the property owner, Sepersky Family Investment Trust, we are requesting the Zoning Board to consider a property line variance. The setback of 11' will be to an access easement (10' wide) to the pond for all residents in the neighborhood. The garage meets the current setback to the abutting residential property line an existing stone wall (21'). By rights, we own to the center of the easement so the setback is 16' to that centerline. With the location of the proposed raised septic system and existing driveway, we have tried to limit the amount of site disturbance for the addition being in close proximity to the resource area (Long Pond). Placing it over an already paved area to eliminate some tree removal and keep the drainage pattern similar to existing. In no way will the addition affect the access easement. Thank you for your consideration.

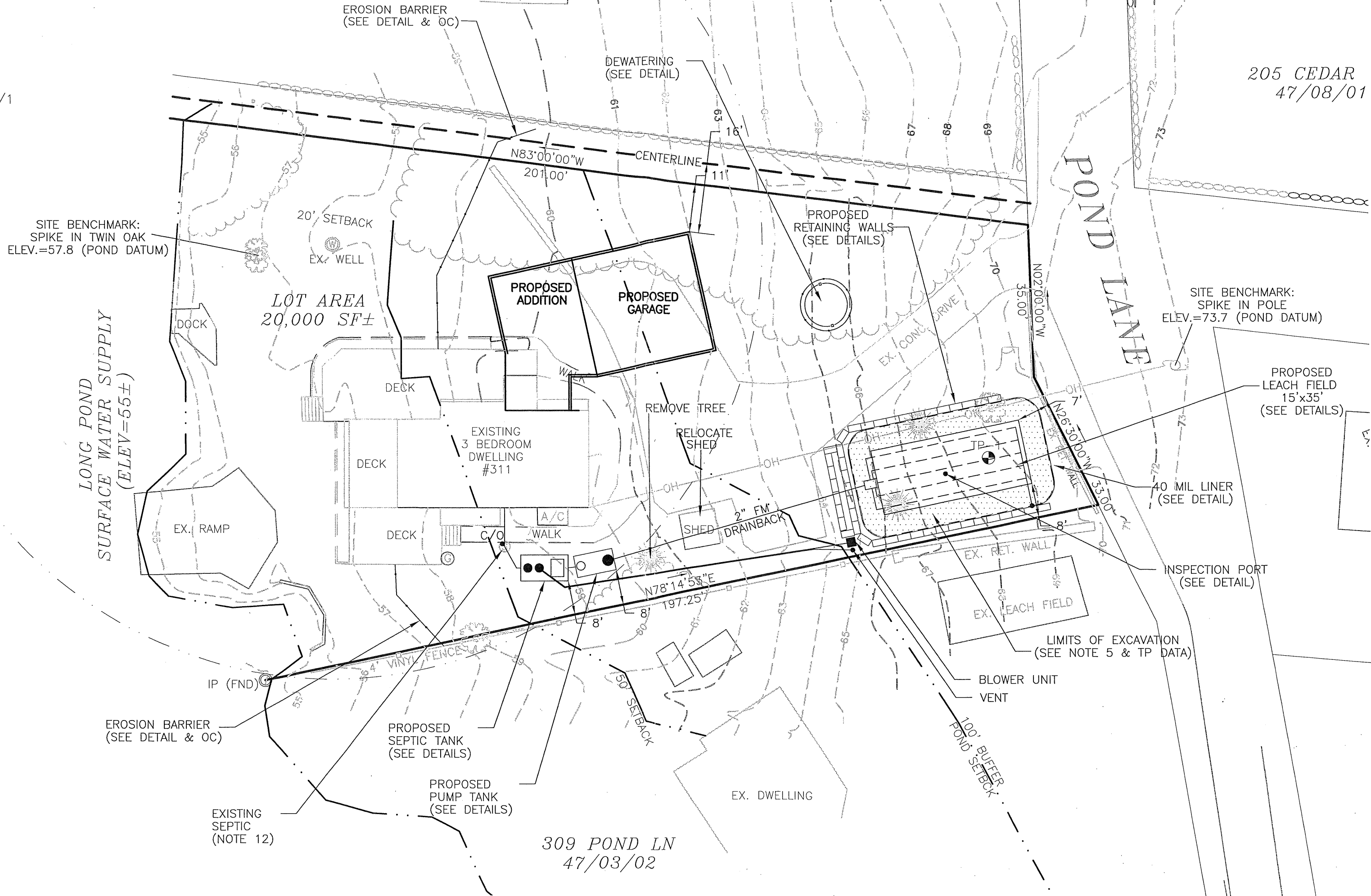
Sincerely,



Darren Michaelis
EIT, CSE, CSI

ED BY 3/1

205 CEDAR
47/08/01



SITE BENCHMARK:
SPIKE IN TWIN OAK
ELEV.=57.8 (POND DATUM)

SITE BENCHMARK:
SPIKE IN POLE
ELEV.=73.7 (POND DATUM)

LONG POND
SURFACE WATER SUPPLY
(ELEV.=55±)

POND LANE

LOT AREA
20,000 SF±

309 POND LN
47/03/02

PROPOSED
LEACH FIELD
15'x35'
(SEE DETAILS)

40 MIL LINER
(SEE DETAIL)

INSPECTION PORT
(SEE DETAIL)

LIMITS OF EXCAVATION
(SEE NOTE 5 & TP DATA)

BLOWER UNIT
VENT

100' BUFFER
POND SETBACK

EX. DWELLING

PROPOSED
PUMP TANK
(SEE DETAILS)

PROPOSED
SEPTIC TANK
(SEE DETAILS)

EXISTING
SEPTIC
(NOTE 12)

EROSION BARRIER
(SEE DETAIL & OC)

IP (FND)

84" VINYL FENCE

50' SETBACK

EX. RET. WALL

EX. LEACH FIELD

SHED

RELOCATE
SHED

REMOVE TREE

EXISTING
3 BEDROOM
DWELLING
#311

DECK

DECK

EX. RAMP

DOCK

EX. WELL

20' SETBACK

PROPOSED
RETAINING WALLS
(SEE DETAILS)

DEWATERING
(SEE DETAIL)

EROSION BARRIER
(SEE DETAIL & OC)

N83°00'00"W
201.00'

CENTERLINE

16'

11'

67

68

69

N02°06'00"W
35.00'

70

71

72

73

EX. CONC. DRIVE

N26°30'00"W
33.00'

74

75

76

77

78

79

80

N78°14'53"E
197.25'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'

8'



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

OFFICE OF
ZONING BOARD OF APPEALS
Secretary: Cathy Murray

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

FROM: Board of Appeals

DATE: December 1, 2023

RE: Attached Petition for Hearing
Town of Lakeville – 2 & 28 Precinct Street

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 December 21, 2023.

Please review and forward any concerns your Board may have regarding this petition to the Board of Appeals, if possible, no later than Friday, December 8, 2023.

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: Town of Lakeville

Mailing Address: 346 Bedford Street, Lakeville, MA 02347

Name of Property Owner: Town of Lakeville

Location of Property: 2 Precinct Street & 28 Precinct Street

Property is located in a _____ residential business _____ industrial (zone)

Registry of Deeds: Book No. 1814 Page No. 560 & Bk7272 Pg61

Map 030 Block 005 Lot 001 & Map: 027 Block: 002 Lot: 028

Petitioner is: owner _____ tenant _____ licensee _____ prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.3.2 & 7.4.6 of the Zoning Bylaws

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

_____ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

_____ Date of Denial

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

We respectfully request a Special Permit to place an accessory structure (pavilion) within the required setbacks as allowed under sections 6.3.2 and 7.4.6 of the Lakeville Zoning By-Law and shown on the plan provided.

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: Town of Lakeville

Date: November 30, 2023

Signed:  _____

Telephone: 508-946-8803

Owner Signature: _____
(If not petitioner)

Owner Telephone: _____

Email: asky@lakevillema.org

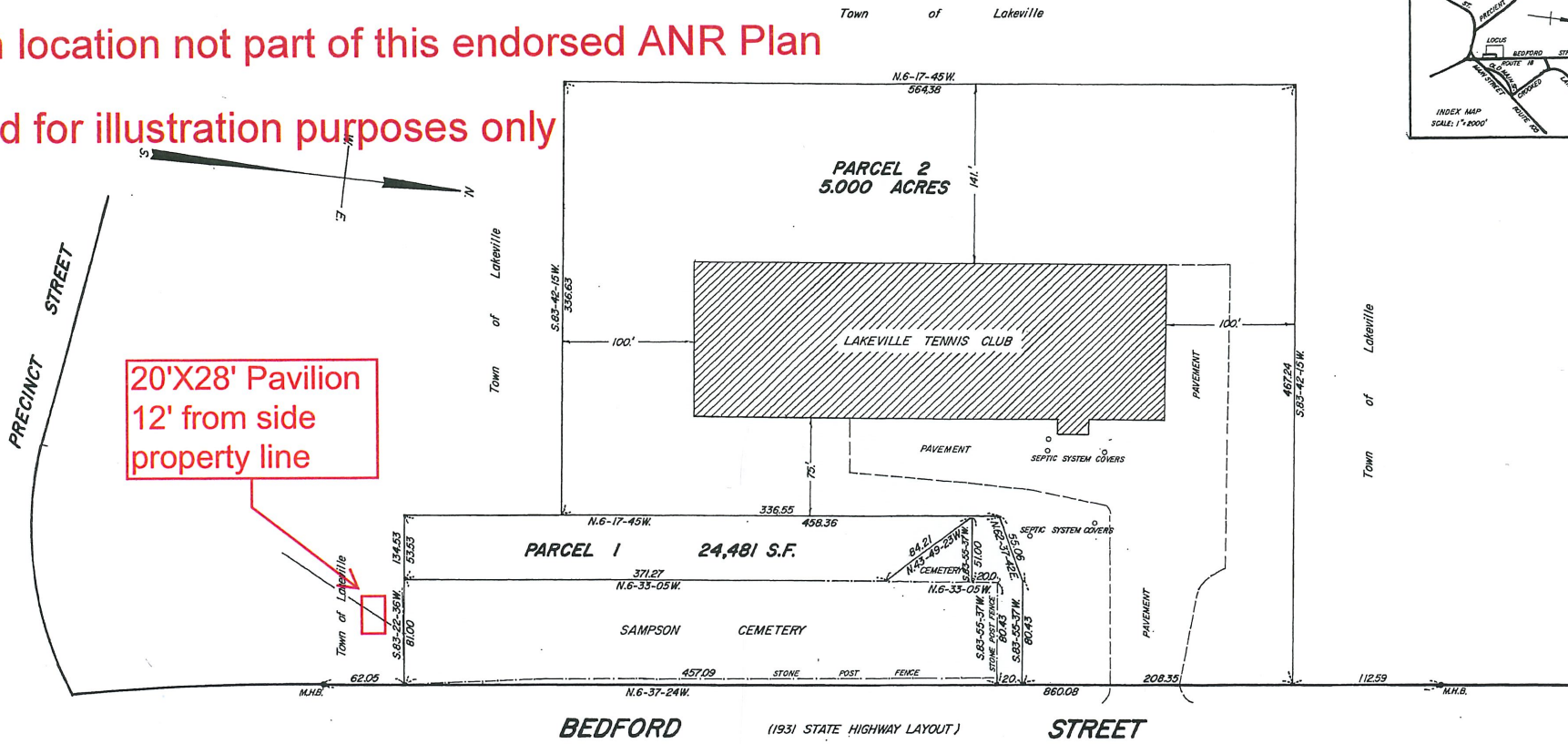
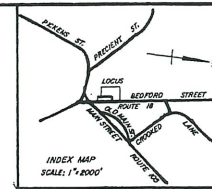
WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes _____ No

Marc Resnick, Town Planner
(Name and Title)

Pavilion location not part of this endorsed ANR Plan

Intended for illustration purposes only



Note:
Parcel 1 is not to be considered a building lot.

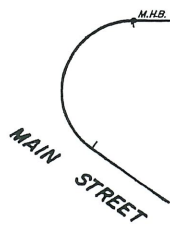
PROCESSED FOR CONVEYANCE PURPOSES ONLY

Land is in the Business District.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED LAKEVILLE PLANNING BOARD

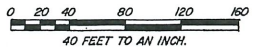
[Signatures]
Carol Woodhouse
Kevin W. St. George

DATE: 5/15/89



PLAN OF LAND
BEDFORD STREET
LAKEVILLE, MASSACHUSETTS

MAY 3, 1989



WILLIAM L. PHINNEY
REGISTERED LAND SURVEYOR
MIDDLEBOROUGH, MASSACHUSETTS

PREPARED FOR:
TOWN OF LAKEVILLE



I certify that this plan conforms with the rules and regulations of the Registers of Deeds.

William L. Phinney

FOR REGISTRY USE ONLY

Flynn County Registry of Deeds
PLAN BOOK 33 PAGE 228



'90-156

14186



Town of Lakeville, MA



1 inch = 150 Feet



www.cai-tech.com

December 6, 2023



-  Property Line
-  Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ABBREVIATIONS

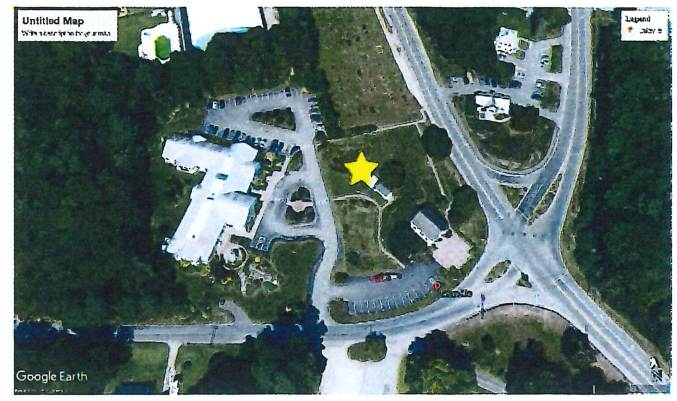
A/C AIR CONDITIONING	DL DEAD LOAD	GWL GYPSUM WALLBOARD	NI NICKEL	SCN SCHEDULE
AB ANCHOR BLOT	DMT DEMOUNTABLE	GYPFL GYPSUM LATH	NIC NOT IN CONTRACT	SCR SCREEN
ABV ABOVE	DN DOWN	GNL GYPSUM PLASTER	NL NAILABLE	SCRN STORAGE
AC ACOUSTICAL	DP DAMP PROOFING	GYPF GYPSUM TILE	NO NUMBER	SCUP SCUPPER
ACC ACCESSIBLE	DRK DAMPER	HBT HOSE BIBB	NOM NOMINAL	SEC SECTION
ACFL ACCESS FLOOR	DR DOOR	HBR HANGBOARD	NR NOISE REDUCTION	SEC SPECIFICATION
ACPL ACOUSTICAL PLASTER	DS DOWN SPOUT	HC HANDICAP	NTS NOT TO SCALE	SFGL SAFETY GLASS
ACR ACRYLIC PLASTIC	DSP DISPENSER	HD HEAVY DUTY	OA OVALBALL	SRR STRUCTURAL
AD AREA DRAIN	DT DRAIN TILE	HC HEAVY DUTY	OC ON CENTER	SG ON SHEET GLASS
ADH ADHESIVE	DTA DOWTAIL ANCHOR	HDW HARDWARE	OD OUTSIDE DIAMETER	SGL SHANDREL GLASS
ADJ ADJACENT	DTL DETAIL	HML HOLLOW METAL	OH OVERHEAD	SH SHEET METAL
ADJT ADJUSTABLE	DTVA DOWTAIL ANCHOR SLOT	HND HORIZONTAL	OP OPPOSITE	SHW SHIMMING
AF ABOVE FINISHED FLOOR	DW DRAINWATER	HPT HIGH POINT	OPG OPENING	SHW SHEATHING
AGG AGGREGATE	DWG DRAWING	HIL HANDRAIL	OPH OPPOSITE HAND	SHW SHEATHING
AL ALUMINUM	DWR DRAWER	HT HEIGHT	ORN ORNAMENTAL	SHU SHUTTERS
ALT ALTERNATE	E EAST	HTR HEATING	PAR PARALLEL	SID SIDING
ANC ANCHOR, ANCHORAGE	EA EACH	HVC HEATING/ VENTILATING/ AIR	PB PANIC BAR	SIM SIMILAR
AP ACCESS PANEL	EB EXPANSION BOLT	HW HEATING	PD PARTICLE BOARD	SLO SLOPE
ARCH ARCHITECT, ARCHITECTURAL	EF EXHAUST FAN (MECH)	HW HARDWOOD	PCF PRECAST CONCRETE	SNT SEALANT
AT ASPHALT TILE	EIT EXPANSION JOINT	ID INSIDE DIAMETER	PCF POUNDS PER CUBIC FOOT	SOL SOLDIER
AUTO AUTOMATIC	EL ELEVATION (VERTICAL HEIGHT)	IGL INSULATING GLASS	PCFL PORCELAIN CEMENT PLASTER	SP SOUNDPROOF
AWN AWNING	ELAS ELASTIC	INCAN INCANDESCENT	PCFL POUNDS	SPC SPECIFICATION
B/ BOTTOM OF	ELE ELEVATION (VIEW)	INCIN INCINERATOR	PE PORCELAIN ENAMEL	SPEL SPECIAL
BD BOARD	ELEC ELECTRICAL	INCL INCLUDE (EQ), (ING)	PER PERIMETER	SPK SPEAKER
BE1 BELOW	ELEV ELEVATOR	INS INSULATE (EQ), (ING)	PERF PERFORATED	SPR SPECIAL
BE2 BETWEEN	EMER EMERGENCY	INSC INSULATING CONCRETE	PF3 PREFABRICATED	SSK SERVICE SINK
BEY BEYOND	ENC ENCLOSE (PURE)	INT INTERIOR	PFN PREFINISHED	ST STAINED GLASS
BLDG BUILDING	EP ELECTRIC PANEL	INTM INTERMEDIATE	PG PLATE GLASS	STA STAINLESS STEEL
BLK BLOCK	EQ EQUAL	INV INVERT	PK PARKING	STG STORM DRAIN
BLKG BLOCKING	EQP EQUIPMENT	J JOIST	PL PLATE	STG SQUARE FEET, STOREFRONT
BM BEAM	ESC ESCALATOR	JF JOINT FILLER	PLA PLASTIC	STG SEATING
BM BENCHMARK	ESNT EASEMENT	JT JOINT	PLAM PLASTIC LAMINATE	STG SQUARE
BO BY OWNER	EST ESTIMATE	JT JOINT	PLAM PLASTER	STG SERVICE YARD
BOT BOTTOM	EWG ELECTRIC WATER COOLER	KEC KITCHEN EQUIPMENT CONTRACTOR	PLF POUNDS PER LINEAR FOOT	SYD SIDE YARD
BPL BEARING PLATE	EXG EXISTING	KIT KITCHEN	PLT PLANTING	SPS STAIRS
BNG BEARING	EXH EXHAUST	KO KNOCKOUT	PLT PLANTING	T TREAD
BRGL BRICK RESISTANT GLASS	EXP EXPANDED METAL PLATE	KPL KITCHEN PLATE	PNT PAINTED	T&G TONGUE AND GROOVE
BRK BRICK	L LENGTH	LAB LABORATORY	PREM PREMOULDED	T/ TOP OF
BRKT BRACKET	FA FIRE ALARM	PAS FASTENER	PREM PREFORMED	TRBL TO BE RELOCATED
BRZ BRIDGE	FBD FIBERBOARD	LAM LAMINATE(D)	PRFT PANDALET	TC TOP OF CURB
BS BOTH SIDES	FD FLOW DRAIN	LAV LAVATORY	PSI POUNDS PER SQUARE INCH	TG TEMPERED GLASS
BUR BUILT UP ROOFING	FE FIRE EXTINGUISHER	LBI LAG BOLT	PT POINT	THR THRESHOLD
BVL BEVELED	FEC FIRE EXTINGUISHER CABINET	LBL LABEL	PTD PAPER TOWEL DISPENSER	TI TOP OF JOIST
CAB CABINET	FFE FINISHED FLOOR ELEVATION	LGL LAMINATED GLASS	PTN PARTITION	TR TO BE REMOVED
CAN CANVAS	FHL FINISHED FLOOR LINE	LL LIVE LOAD	PTN PAPER TOWEL RECEPTOR	TOR TO REMAIN
CB CATCH BASIN	CC COOLER COMPRESSOR (MECH)	LG LEFT HAND	PVC POLYVINYL CHLORIDE	TP TOP OF PLATE
CEM CEMENT	CEM CEMENT	LLG LOOSE LAG	PV PAVED (ING)	TRP TRAP
CEM CERAMIC	CHS CORNER GUARD	LMS LIMESTONE	LAYOUT LAYOUT	TRP TOILET PAPER DISPENSER
CEM CERAMIC	CGL COATED GLASS	LOC LOCATE	LOC LOCATE	TPG TYPING
CHAM CHAMFER	CHD CHALLENGER	LPT LUSH POINT	PWD PLYWOOD	TPG TRAP PARTITION
CHD CHALLENGER	CHC CHAMFER	LFL FLASHING	QUARRY TILE QUARRY TILE	TRM TRIM
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	R RISER	TSF TOP OF SUB FLOOR
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	LUV LUV	TSF TOP OF CONCRETE SLAB
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RA RETURN AIR	TV TELEVISION
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RAD RADIUS	UNF UNFINISHED
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RBL RUBBLE STONE	UNF UNLESS NOTED OTHERWISE
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RBT RUBBER TIE	UR URINAL
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RCP ROUND CONCRETE PIPE	UTL UTILITY
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RD ROOF DRAIN	VB VARNISH
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REC RECESSED	VB VAPOR BARRIER, VINYL BARE
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REC REINFORCED CONCRETE PIPE	VCT VINYL COMPOSITE TILE
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REF REFERENCE	VERT VERTICAL
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REF REFERENCE	VF VINYL FABRIC
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REG REGISTER	VIN VINYL
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REN REINFORCE (EQ), (ING)	VNR VENER
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REN REMOVE	WC WATER CLOSET
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REQ REQUIRED	WD WOOD
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RES RESISTENT	WH WALL HUNG
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RET RETURN	WHR WATER HEATER
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	REV REVISE, REVISION	WI WROUGHT IRON
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RFG ROOFING	WID WIDTH, WIDE
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RH ROOF HATCH	WIN WINDOW
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RFL REFLECT, (EQ), (VE), (OR)	WM WIRE MESH
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RFT RAFTER	WP WATERPROOFING
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RH RIGHT HAND	WS WATERSTOP
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RM ROOM	WSCT WAHNSCOT
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RO ROUGH OPENING	WST WEATHER STRIP, (ING)
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RTU ROOF TOP UNIT (MECH)	WVF WELDED WIRE FABRIC
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	ROK ROWLOCK	
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	ROW RIGHT OF WAY	
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RUV ROOF TOP UNIT (MECH)	
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	RVS REVERSE (SIDE)	
CHC CHAMFER	CHC CHAMFER	LFL FLASHING	S SOUTH	

GENERAL SYMBOLS

ELEVATION TAG TOP = ELEVATION NUMBER BOTTOM = SHEET NUMBER	DN NOTES WALL TYPE. SEE	ELEVATION BENCHMARK	NORTH NORTH SHOWS DIRECTION OF MAGNETIC NORTH
DETAIL TAG TOP = DETAIL NUMBER BOTTOM = SHEET NUMBER	ACCESSORIES TAG LETTER DENOTES PLUMBING FIXTURES & TOILET ROOM ACCESSORIES. SEE A150	REVISION TAG NUMBER DENOTES NUMBER OF REVISIONS	KEYNOTE TAG
SECTION TAG TOP = SECTION NUMBER BOTTOM = SHEET NUMBER	EQUIPMENT TAG	ROOM ROOM NUMBER TAG	FINISH MATERIAL TAG
DOOR TAG NUMBER DENOTES DOOR REFERENCE TO DOOR SCHEDULE. SEE A111			

LAKEVILLE PAVILION

**2 PRECINCT ST
LAKEVILLE, MA 02347**



**OWNER
TOWN OF LAKEVILLE**
346 BEDFORD ST,
LAKEVILLE, MA 02347

**ARCHITECT
RT ARCHITECTURE, INC**
12 CROSS NECK ROAD
MARION, MA 02738
508-726-0811

245 SHEA AVE
BELCHERTOWN, MA 01007
413 241 4600



DRAWING LIST

- T.1.0 - COVER SHEET
- A.1.1 - FLOOR PLAN AND ELEVATIONS
- A.1.2 - RCP, SECTION, DETAILS AND ROOF PLAN
- A.1.3 - TYPICAL DETAILS

CONSTRUCTION DOCUMENTS
February 16, 2023

02/16/23

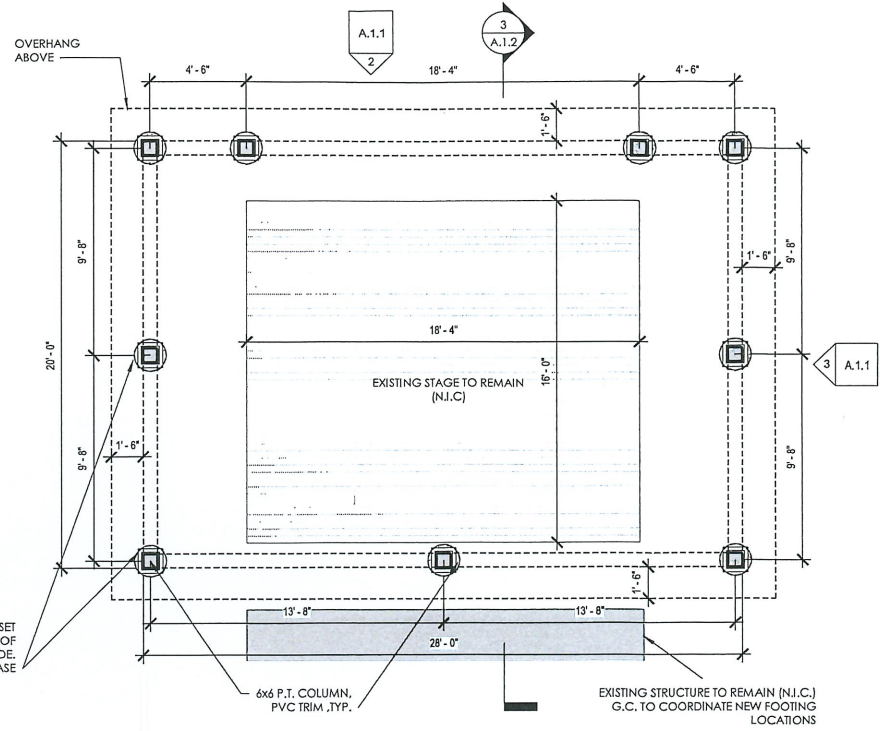
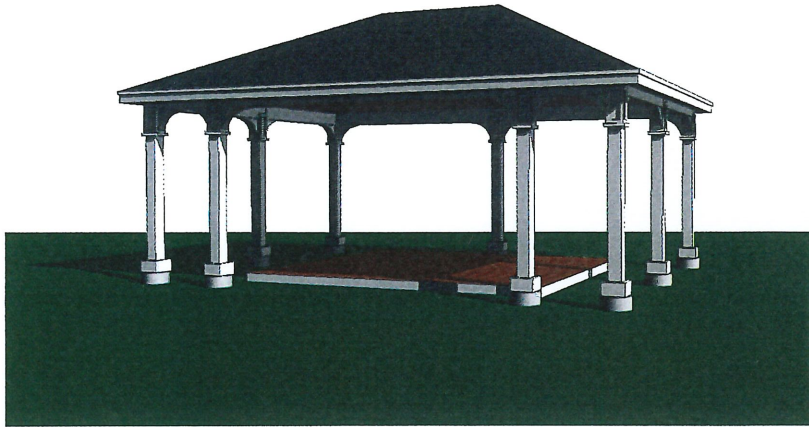
scale:

T.1.0

COVER

LAKEVILLE PAVILION, LAKEVILLE, MA

ARCHITECTS + OPM
12 Cross Neck Road
Marion, MA 02738
Tel: 508-726-0811
Email: jorge@rt-architecture.com

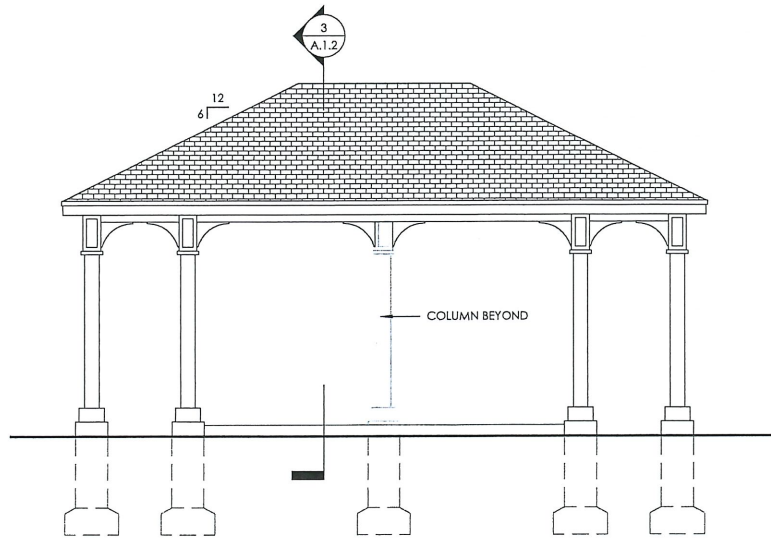


18" CONCRETE SONOTUBE FOOTING, SET ON BIGFOOT BASE. BOTTOM OF FOOTING TO BE MIN. 48" BELOW GRADE. UTILIZE SIMPSON STRONG-TIE POST BASE

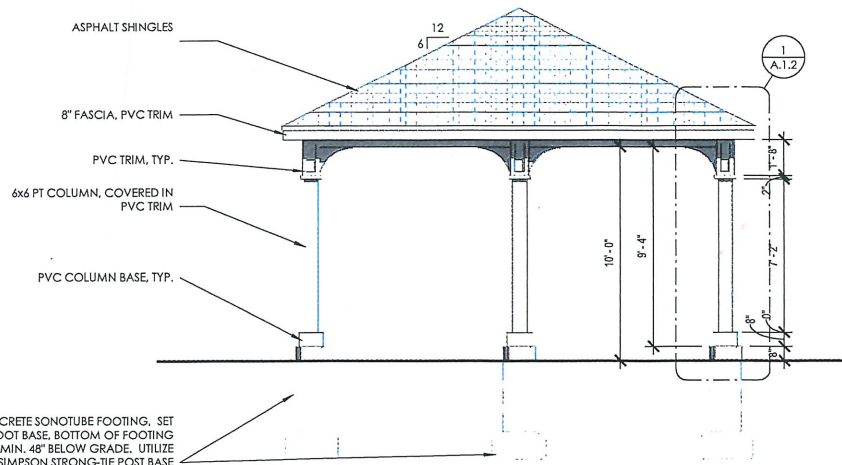
6x6 P.T. COLUMN, PVC TRIM, TYP.

EXISTING STRUCTURE TO REMAIN (N.I.C.) G.C. TO COORDINATE NEW FOOTING LOCATIONS

① LAKEVILLE PAVILION FLOOR PLAN
1/4" = 1'-0"



② FRONT ELEVATION
1/4" = 1'-0"



18" CONCRETE SONOTUBE FOOTING, SET ON BIGFOOT BASE. BOTTOM OF FOOTING TO BE MIN. 48" BELOW GRADE. UTILIZE SIMPSON STRONG-TIE POST BASE

③ SIDE ELEVATION
1/4" = 1'-0"



FLOOR PLAN AND ELEVATIONS

LAKEVILLE PAVILION, LAKEVILLE, MA

RTA
ARCHITECTS + OPM
12 Cross Neck Road
Marion, MA 02738
Tel: 508-726-0811
Email: jorge@rt-architecture.com

A.1.1

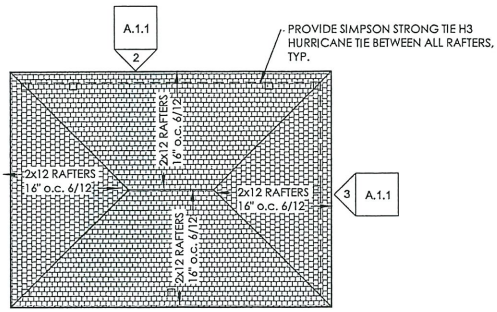
scale: 1/4" = 1'-0"

02/16/23

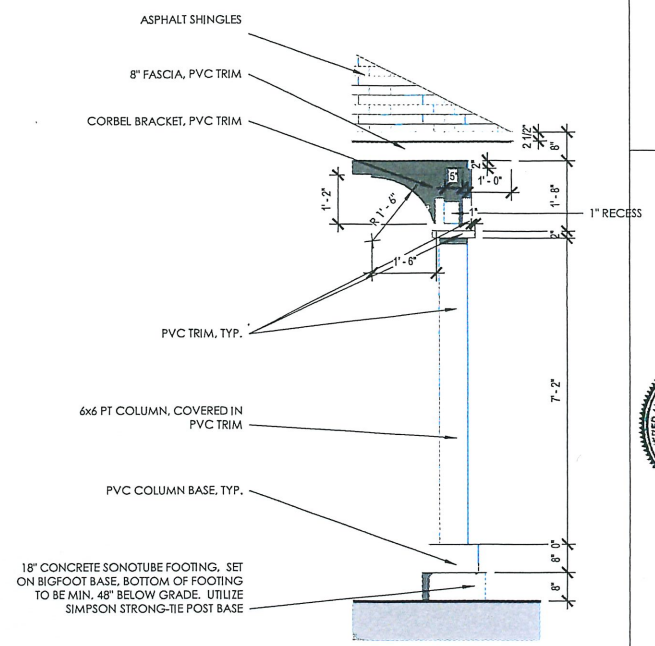


RCP, SECTION, DETAILS AND ROOF PLAN

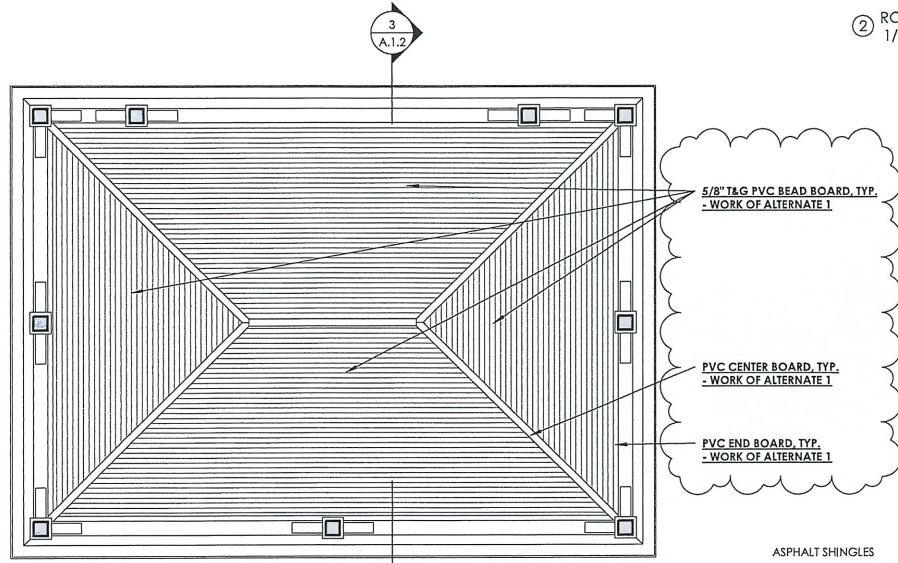
LAKEVILLE PAVILION, LAKEVILLE, MA



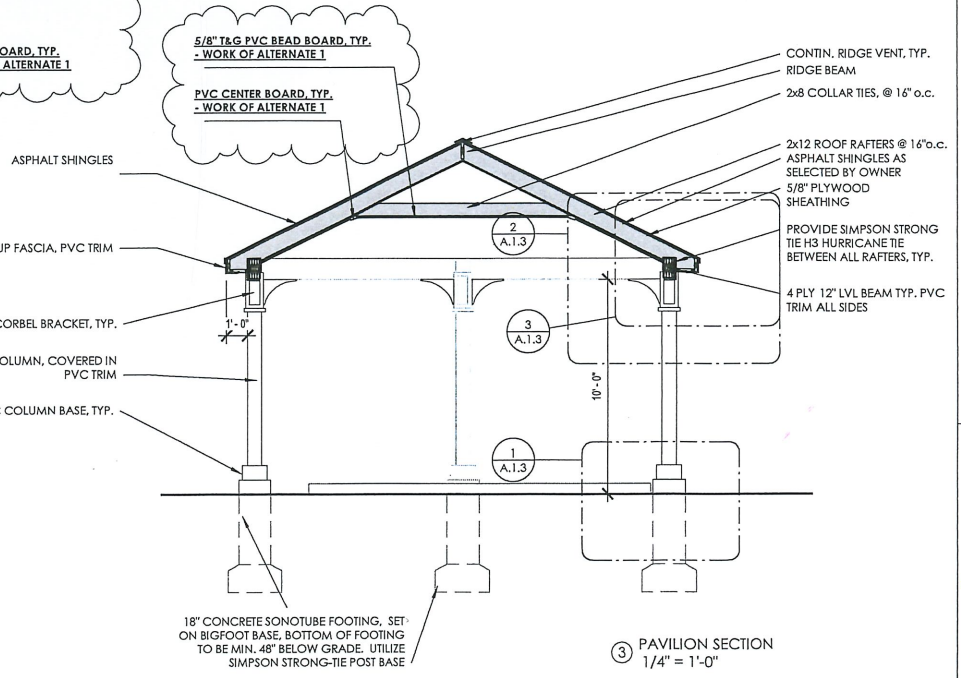
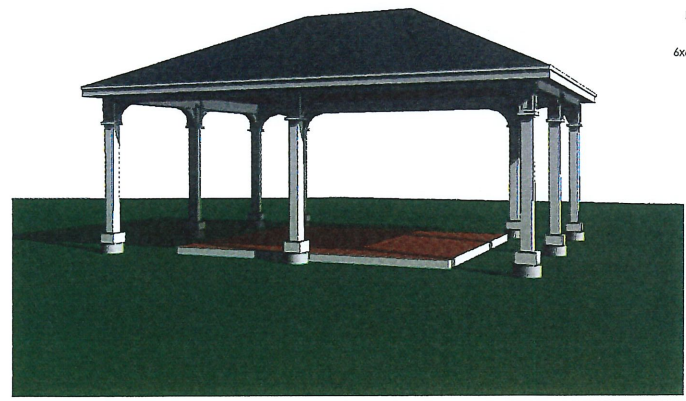
② ROOF PLAN
 1/8" = 1'-0"



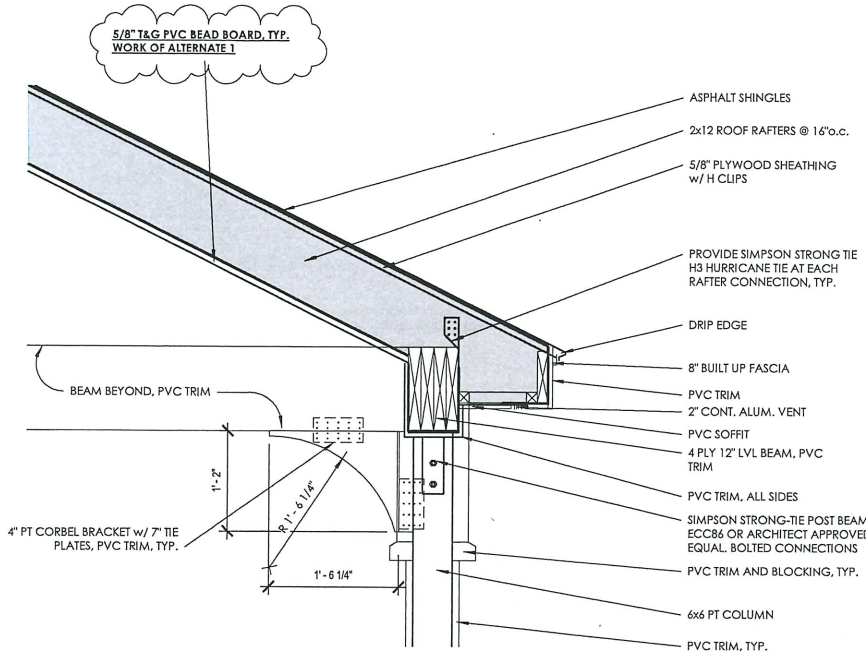
① TYPICAL COLUMN
 1/2" = 1'-0"



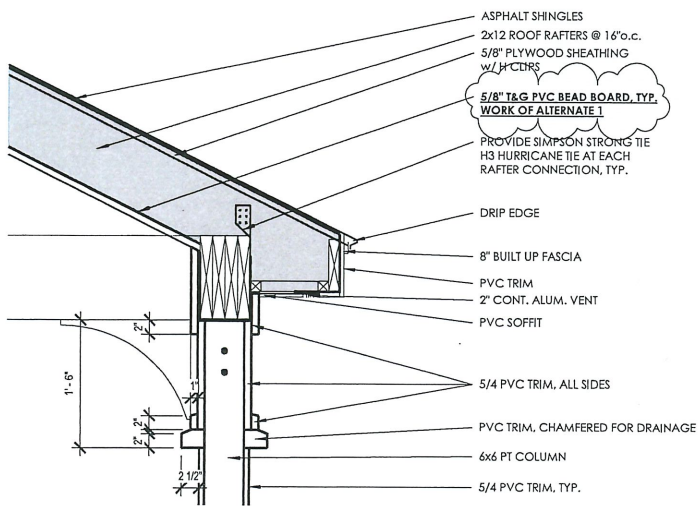
⑤ REFLECTED CEILING PLAN
 1/4" = 1'-0"



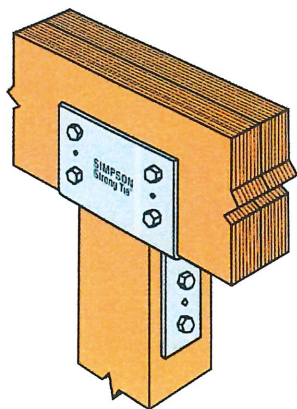
③ PAVILION SECTION
 1/4" = 1'-0"



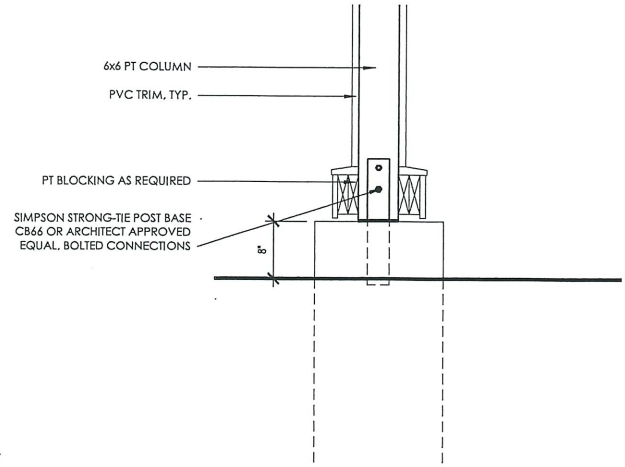
② HEADER DETAIL
 1" = 1'-0"



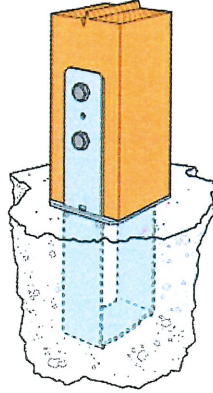
③ COLUMN DETAIL
 1" = 1'-0"



CONCEPT DIAGRAM



① BASE DETAIL
 1" = 1'-0"



CONCEPT DIAGRAM

ZONING BY-LAW

Town of Lakeville

6.3.2 No accessory building or structure shall be located within the required front, side or rear setback unless a Special Permit is granted by the Zoning Board of Appeals. Where a Special Permit is sought under Section 7.4.6 for an accessory building or structure within the setback on a lawfully pre-existing, nonconforming lot, the Zoning Board of Appeals shall additionally make a finding that the accessory building or structure shall not be substantially more detrimental to the neighborhood than the existing nonconformity.

(Underlined- Adopted at STM November 13, 2017; approved by Attorney General February 9, 2018)

7.4.6 Specific Uses by Special Permit

No Special Permit shall be issued, except in accordance with the following conditions and requirements for each specific use:

Accessory building or structure located within the required front, side or rear setback

SPGA-Board of Appeals; All Districts

The Board of Appeals may impose certain restrictions including but not limited to size, height and/or number of buildings or structures.

(Adopted STM November 13, 2017; Approved by Attorney General February 9, 2018)

RECEIVED
NOV 02 2023
BUILDING DEPT



November 1, 2023

Zoning Board of Appeals
346 Bedford Street
Lakeville, MA 02347

Dear Zoning Board of Appeals Members,

The Arts Council voted at our October 16 meeting to write the ZBA in support of the Historical Commission's request with Nate Darling's assistance, for a variance to move the stage from its current location, with the intent of having a structure built over it, within the setback from the property line of Sampson Cemetery. Water pipes recently discovered located under the stage in its current location could cause future issues for the stage and makes it unfeasible for a structure to be built over it.

The stage was built by the Arts Council with the Historical Commission approval in 2014. Since then it has been used for our annual Arts & Music Festival and summer concert series in July, as well as by the children's librarian for several programs throughout the years.

Moving forward with a permanent structure over the stage, it will give a greater number of community groups the ability to also make use of this "Pavilion" such as COA programs, Historical Commission programs, and additional library programs besides children programs. The Arts Council would like to hold more summer concerts, radio plays and who knows what else.

When the structure is added over the stage it will give Lakeville a real center with a purpose of community for all.

Thank you for your thoughtful consideration in the matter.

Sincerely,


Joanne Corrieri-Upham
Arts Council, Chair

Cc: Nate Darling, Building Commissioner & Zoning Enforcement Officer
Ari Sky, Town Administrator
Mark Resnick, Town Planner
Select Board
Historical Commission
Library Trustees

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, October 26, 2023**

On October 26, 2023, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:02 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 #3 (7:00) To amend the Zoning By-law by adding a new section that defines standards for Open Space Residential Development by Special Permit, continued

Mr. Knox read the public notice into the record. He said there had been a lot of discussion regarding this, and it had been continued from their last meeting. Ms. MacEachern had distributed a copy of the bylaw that she had worked on about a year ago. He noted that Town Counsel had advised them to give a favorable approval of this even if they wanted to continue to work on it and bring it back to another Town Meeting. He also said he had spoken to one of the members of the Board of Health who previously opposed it. He was generally satisfied with the changes related to the Board of Health, but he still had some concerns with it.

Ms. MacEachern said the other version had been circulated, but she had not yet had the chance to compare it. She also commented on the handout that the Select Board had requested for circulation at Town Meeting. She felt the diagram was not accurate, was misleading, and did not show how spacious the existing lots are. It should not go to Town Meeting. Mr. Cabral was not sure if it told the story of what they were trying to do, but it was a better option than all high-density. Mr. Lynch was in favor of Open Space, but thought it was difficult to understand. How could they get the parties to understand it? Ms. MacEachern said that her concern was the version they have going to Town Meeting is not the best version it could be, and Open Space has not even commented on it. They should meet with the different Boards and Committees and get feedback prior to them taking it to Town Meeting.

Mr. Resnick said this bylaw represents what has been discussed. It incorporates the concerns that the Board of Health had, particularly as it related to proving lots in the conventional subdivision, as well as protecting the public water supply and public health in the OSRD. The concerns of the Conservation Commission have also been addressed. The mechanics of this bylaw between the version that Ms. MacEachern wants to work on versus this one is essentially the same. There is a

lot of additional language in the other version that adds complexity but is not that much different mechanically. Some Towns have adopted things that are more complex than this, and they don't get used. Sometimes, a developer will move forward with the Plan they know will be approved. This is a Special Permit so there is risk that if a proposal loses two votes, it won't be approved. If this is something the townspeople want to do, this version is sufficient to accomplish the goals that have been outlined and reviewed by the Board. He noted the diagram is an example of the differences between the two forms of development, and may not be exactly a conventional subdivision in Lakeville but the concept of what these things look like.

Ms. Christina Sargo of Baker Lane, asked if this relates to areas that are already thought of for this type of development, such as Freetown and County Roads. Mr. Knox replied that developer might have considered using the OSRD, but he has not met with the Planning Board regarding it. He has heard rumors that others have inquired about it, and if they could use it or not. Ms. Sargo asked how this would affect the schools, if this bylaw brought in families with children, as well as their Fire and Police Departments.

Mr. Knox replied no differently that if the developer came in and built regular homes. Ms. Sargo said there would be more homes in a smaller area. Mr. Knox replied that is not the nature of the bylaw. If 50 houses could be put on a parcel, then they are allowing them to put 50 houses on half the parcel. The advantage is the road and utilities do not have to be as long or as built out. The developer still has to prove that he can build the same amount of houses the conventional way before he can pursue the OSRD. Mr. Knox then explained some of the specifics of the bylaw in regards to water and septic.

Ms. MacEachern said another one of her concerns about this is with 40B the developer has a lot of hurdles that he has to go through with the State, and the State sends comments back to the Town. One of those recommendations relating to this particular property is the Native American significance of that area and taking proper measures. Something she would like to see included in this is anything that has archaeological significance should be excluded from the total land area. There are also certain concessions in here that are allowed for the developer's benefit, and she thought the Town should have a benefit which would be either affordable housing or senior housing to be included in these projects. It needs more work, and she did not want to see this going to Town Meeting.

Mr. Knox made a motion to recommend approval. Mr. Knox said if the Planning Board wants to postpone indefinitely on Town Meeting floor that would be the proper action. Ms. MacEachern wanted to amend and make it a singular motion. Mr. Resnick recommended there be two separate motions, because they were following the statute which is very specific as to whether there is a recommendation for or against a particular zoning article.

Mr. Knox said his motion was still active, and he was making a recommendation for approval. It was seconded by Mr. Lynch.

Vote: Mr. Cabral, Mr. Lynch, Mr. Knox – **Aye**; Ms. MacEachern - **Nay**

Mr. Knox made a motion, seconded by Ms. MacEachern, for the Planning Board on Town Meeting floor to make a motion to postpone indefinitely. The **vote** was **unanimous for**.

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

Atty. Michael O'Shaughnessy was present. Mr. Knox advised they had some correspondence over the past week with the draft of the conditions. Some revisions had been made by Town Counsel and had been forwarded to the Board. Atty. O'Shaughnessy said the last time they were there, the Board had talked about showing the potential EV spaces on the Plan. They have done that, which he indicated on the Plan.

Atty. O'Shaughnessy said he did not have any problem with the revisions, but he did have the following comment:

- Atty. O'Shaughnessy distributed to the Board the first page of the draft decision and the notice of the meeting, and how the project has been described as a two-building, three-story apartment building with site improvement for age qualified housing.
 - The Board did not have a problem with that, but would like it to go back to Counsel for final review.
- Mr. Knox read through Counsel's edits. Atty. O'Shaughnessy was okay with all the edits

Mr. Knox said at this point, he would open it up to final discussion. Mr. Lynch asked if there were elevators in the buildings. Mr. Knox said there are two conditions regarding ADA access and complying with the Architectural Access Board (AAB) rules. Atty. O'Shaughnessy said the buildings have not been fully designed, but they are going to take the next step and design the interior of the building. At that time, they will have to comply with ADA and AAB requirements. If they need an elevator, it will go in, and if it requires the building to be enlarged they will return to the Planning Board for an amendment to the Site Plan.

Ms. MacEachern noted that data from the traffic analysis was for urban areas, District 5. That contains 81 cities and towns across the South Shore region, including Abington, Brockton, Dartmouth, Easton, etc. This shows the data does not recognize or differentiate between urban and rural town traffic patterns. The applicant has shown he doesn't wish to maintain these units for 55+ despite the intent of the bylaw. The architectural drawings, although not within the Planning Board scope, do not show a location for elevators in these three-story buildings. This would create detriment to future residents and the Town's First Responders.

Ms. MacEachern stated the purpose of Site Plan Review is to promote balanced growth, to protect property value, to encourage development by providing the public and the Town with an opportunity to review and comment. It is also to ensure that the design and layout of certain developments permitted as of right or by Special Permit will constitute suitable development and

will not result in a detriment to the neighborhood or the environment. In her opinion, this is detrimental to their Town and the neighborhood.

Ms. Noelle Rilleau of 22 Reservoir Avenue advised that currently from driving that part of Lakeville in the afternoon, that stretch of road is dicey and the traffic is very heavy. It also sounds like although complying with ADA requirements, they do not want to spend the money on elevators. Ms. Susan Spieler of 10 Valley Road asked the difference between ADA and age restricted. Mr. Knox replied ADA is the term for the American Disabilities Act which is for handicap accessibility. Ms. Spieler noted that people 55+ have health issues, and they are not all going to be able to fit on the first floor. She did not understand why the developer wouldn't put the elevators in to be a good developer in Town. She agreed that this was a detriment to the neighborhood. Mr. Knox said they have done their best within the conditions to make the elevators happen, if it is required.

Ms. Joy Malomo of 11 Bachand Lane asked for a clarification of the number of units. She also asked about the impact to the schools. Mr. Knox replied that would be a question for the Select Board. She stated that she knew that some emails had come over from the Townspeople to please vote no on this project, and uphold their rights. Mr. Knox said that he did not think that was an action the Planning Board could take based on the arguments put forth. After further discussion, Ms. Malomo said the Planning Board needs to work together with the Select Board to maintain the integrity of the Town, without overwhelming Town Services and the schools. Mr. Knox said the applicant applied through the zoning that existed for age restricted. He did not know how enforceable it will be, as it is not the best written bylaw, but he did not think it is grounds for them to deny the project.

Ms. MacEachern noted that Site Plan Review is supposed to promote balanced growth. Atty. O'Shaughnessy said that he thought they met all the performance standards of the bylaw. He thought it was approvable as presented. As they had no additional information to present, he asked that they close the hearing and take a vote. Mr. Knox asked that everybody that sits at this table with him to recognize that they are here for Site Plan Review, and not for some of these other matters that bother people. He understood, but didn't think it was the purview of the Planning Board to go rogue on some of those items.

Mr. Lynch asked if they vote yes, is there still an ability to come back and have elevators put in. Mr. Knox replied it is his opinion that with the conditions, if they are required, that will be picked up in the building permitting process. He spoke to the Building Commissioner about it, and he was of the opinion that it would be required, but when they came in with their building plan and all the other information, that would be the point to begin the process.

Mr. Knox then made a motion, seconded by Mr. Cabral, to approve the Site Plan for 13 Main Street, with the amendment to add the language two three-story apartment buildings with a total

of 40 age qualified residential units, subject to the approval of Town Counsel, and as drafted in the Site Plan Approval document they reviewed tonight.

Vote: Mr. Cabral, Mr. Lynch, Mr. Knox – **Aye**; Ms. MacEachern – **Nay**

Mr. Knox made a motion, seconded by Mr. Cabral, to close the Site Plan Review hearing for 13 Main Street. The **vote** was **unanimous for**.

Discuss amendment on the floor for Article 10 on the Fall Special Town Meeting Warrant

Mr. Knox then read the amendment into the record. It was to add the words “or contain a single-family dwelling.” He read the sentence in its entirety, and advised this was the amendment for the Sign bylaw.

Mr. Knox then made a motion, seconded by Mr. Lynch, to make the amendment as stated on Town Meeting floor. The **vote** was **unanimous for**.

Housing Production Plan (HPP)

Mr. Knox said that based on his earlier conversation with Mr. Resnick, the edits were made by SRPEDD based on comments from the State. Mr. Knox read the email that discussed the edits. The main edits requested were an expansion of the demographics, as well as the identification of municipally owned parcels for which the municipality would commit to issue requests for proposals to develop subsidized housing inventory. They also need a formal submission letter sent to them from the CEO of the Town before they can approve.

The Board had the pages in their packet where the changes had been highlighted. Ms. MacEachern asked who chose to indicate these small-Town owned parcels down by Long Pond. It looks like they are in Clark Shores. Mr. Resnick replied that SRPEDD did that because they felt there is a large cluster of municipal properties there. They understand many of them are undersized, but a full review of the parcels might identify a few that could be used for housing. Ms. MacEachern said there are many issues here. First, they are looking for locations where the Town is deeming they want to see a 40B development. She noted in that area there is already nitrogen loading, there are issues with water, and a water hook up issue. These parcels should not be used for anything other than passive recreation. She noted the topography which was hilly and could be icy for children walking to a bus stop.

Ms. MacEachern said it also shows a currently proposed 40B at the Rocky Woods location, which is a priority protection parcel in Town. She did not think it should be proposed as a 40B because it will confuse the designation for it, and she has spoken against this previously. She was okay

with adding potential 40B to the Hospital Site. Mr. Knox noted that they have already applied, and they did not have a say in that. He did not want to designate another area. He asked if they could disagree with the edits. Mr. Resnick replied he thought they would have to make some adjustments in order to get the okay from the State. He said that SRPEDD picked the Clark Shores area because there are a lot of parcels there, and it shows there are possibilities. Most of them are small parcels, but there is a handful of larger parcels within those municipal pieces, that they could potentially put out an RFP on.

Mr. Knox said his concern with Clark Shores is water. They are struggling and came in front of Conservation to extend their Notice of Intent for the work they are now doing on the water. He thought even when they are all built out, it was going to be problematic to support all those homes with that water. What would a high density 40B development do to that? Mr. Resnick said because of the size of the lots, a townhouse building of four or five units would be what they were talking about. Some may not even be able to be built on because of wetlands or other factors. He noted that SRPEDD understands the conflict around housing in suburban towns, particularly Lakeville, so they did not want to pick some big Town property that may not be necessarily completely restricted for development. SRPEDD thought that because of the limited parcel and size, even if the Town pursued this option, there would only be a few units. The State just wants a good faith effort put forth into identifying something. Mr. Knox said that he did not hate the Clark Shore area because they are so spread out, it wouldn't be a big development. As long as the Town doesn't sell them, it's not going to be built. Ms. MacEachern said chances are if they are designated, somebody will come across it, and see that they are designated. Mr. Lynch questioned recommending this, if there was a problem with the water. Mr. Knox replied, as with any developer, the burden to see if they could provide water would be on them. Ms. MacEachern said it seemed like a risk.

After further discussion, Mr. Knox asked if they removed Clark Shores and left the other three would that satisfy the State's requirement. Mr. Resnick said he did not believe so because they want a piece of Town owned property. Ms. Joy Malomo asked if those parcels could be sold to individual people. Ms. MacEachern replied this is within their Housing Production Plan, which the State wants them to create. Mr. Knox said it is now in the review process and these are the final edits. Mr. Resnick said in previous conversations with SRPEDD, they had asked about the Town landfill. They operate the transfer station on one piece, and along Route 79 it is a level lawn area before the hill starts and where all the debris is. Could any of that be developed in the front? He had discouraged them initially, and thought when they came up with this, it could be a better and smaller alternative.

Ms. Sue Spieler asked if they designate Town owned land, could the State come in and take it by eminent domain. Mr. Knox did not know if the State would want to do that. Mr. Cabral said identifying something is not the same as designating it. Ms. MacEachern would like to look at the GIS map before they confirm this. It looks like there are multiple parcels on 100 Kenneth Welch Drive. Mr. Resnick noted that some of those parcels are wetlands. He could pull up the

information for those properties and discuss it at their next meeting. Ms. MacEachern suggested picking two in the area of the landfill that aren't next to each other, and those two parcels only.

Mr. Knox then made a motion, seconded by Mr. Lynch, to continue the HPP edits until their next meeting. The **vote** was **unanimous for**.

Discuss Planning Board Goals

Mr. Knox asked that this be placed on their next agenda.

Discuss Chapter Land Maps

Mr. Knox said they had gotten some good information in an email in regards to a cost for adding a chapter land layer to the GIS. Mr. Resnick replied their maps are maintained by a company that is under contract with the Assessors. They replied a map could be produced for \$250, and then every year the update will be another \$250. They could also pay a one-time fee of \$1,800 until the Vision system is upgraded. Mr. Knox said as this is budget driven, this would be a Planning Board recommendation to go to the Select Board. Mr. Resnick said they would have to send a memo to the Select Board, copying the Board of Assessors because the maps fall under their jurisdiction. Members discussed what they thought the best option would be.

Ms. MacEachern then made a motion, seconded by Mr. Lynch, to forward this information along with a recommendation from the Planning Board to the Select Board and copying the Assessor's Office to consider adding the Chapter 61 areas as a layer to the GIS maps. The **vote** was **unanimous for**.

Approve Meeting Minutes

Ms. MacEachern noted on page 5, the second paragraph, change clean set of plans with the changes, to clean set of conditions and site plans. Ms. MacEachern made a motion, seconded by Mr. Lynch, to approve the minutes from the September 28, 2023, meeting as amended. The **vote** was **unanimous for**.

Vote: Mr. Lynch, Ms. MacEachern, Mr. Knox – **Aye**; Mr. Cabral – **Abstain**

Correspondence

Mr. Resnick said there were a few hearing notices from other communities. One of substance would be a 28-unit development on Porter Street in Taunton.

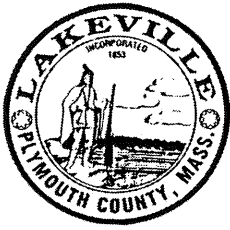
Next meeting

The next meeting is scheduled for November 9, 2023, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

Mr. Knox made a motion, seconded by Mr. Lynch, to adjourn the meeting.

Meeting adjourned at 8:29.



Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02447
774-776-4350

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

Planning Board Meeting Schedule 2024

Meetings of the Planning Board will be conducted on the following dates. Currently, meetings are held the Lakeville Police Station at 7:00 p.m. unless otherwise noted

Meeting Date	Deadline for submittals
1/11/24	1/2/24
1/25/24	1/16/24
2/8/24	1/29/24
2/22/24	2/12/24
3/14/24	3/4/24
3/28/24	3/18/24
4/11/24	4/1/24
4/25/24	4/15/24
5/9/24	4/29/24
5/23/24	5/13/24
6/13/24	6/3/24
6/27/24	6/17/24
7/11/24	7/1/24
7/25/24	7/15/24
8/8/24	7/29/24
8/22/24*	8/12/24
9/12/24	9/3/24
9/26/24	9/16/24
10/10/24	9/30/24
10/24/24	10/14/24
11/14/24	11/4/24
12/12/24	12/4/24

*if needed

Any additional information must be submitted no later than 48 hours before the meeting. Depending on the complexity of the information, the Board will vote to either accept the submittal or place it on their next agenda.

Meeting dates may be added or changed at the discretion of the Planning Board.